

Public Notice for Sale

Sale notice of immovable properties under rule 8(6) & (9) of the Security interest (enforcement) rules 2002

In exercise of powers conferred under Securitization and Reconstruction of Financial Assets and Enforcement of Security interest Act 2002 and Security interest (enforcement) Rules, 2002 and pursuant to the possession of the secured assets of the borrower(s) / mortgagors mentioned hereunder, the public and all concerned including the concerned borrowers/mortgagors, their legal heirs/ representatives, as the case may be are hereby informed that offers are invited by the Bank for purpose of the properties listed below.

Where as the authorized officer of the bank has decided to sell the properties described here in below on **"AS IS WHERE IS BASIS AND AS IS WHAT IT IS BASIS "** under rule 8 & 9 of the said act, through public auction.

Borrowers ,Guarantors name	M/S Atul & Aryan Associates Prop :- Nirmalsingh Bhagwan Pawar (Deceased) (Legal heirs) :-1)Pawar Sumitra Nirmalsing 2)Pawar Atul Nirmalsing 3)Pawar Sonali Devichand 4)Jadhav Poonam Tukaram 5)Jadhav Swati Mohan Guarantor: - 1) Ghadage Revansidha Subhash. 2) Amlekar Ramanna Mukkanna.																						
Amount of Outstanding +interest w.e.f.date (20/09/2022)	Rs.34,49,896.10/- (Rs.Thirty Four Lakhs Fourty Nine Thousand Eight Hundred Ninty Six & Ten Paise only) loan A/c.0090010170000014																						
Description of the property	All that piece and parcel of the land and building situate within the Dist.Solapur, Sub Dist.Solapur, Within the limit of Solapur Municipal Corporation, Nehru Nagar, Ujwal Jom Nagar Gat Survey No.16/1/2 Part, Plot Area Serially <table border="1" style="width: 100%;"><thead><tr><th>Sr.no</th><th>Plot No</th><th>Area In Sqmts</th></tr></thead><tbody><tr><td>1</td><td>Plot No.6</td><td>128.16</td></tr><tr><td>2</td><td>Plot No.10</td><td>81.60</td></tr><tr><td>3</td><td>Plot No.20</td><td>78.93</td></tr></tbody></table> <p>Total Area 288.69 Sqmts. & Boundaries are as under.</p> <table border="1" style="width: 100%;"><thead><tr><th>Plot No</th><th>East</th><th>West</th><th>South</th><th>North</th></tr></thead><tbody><tr><td>Plot No.6</td><td>Plot No.16 B</td><td>Road</td><td>Open Space</td><td>Plot No.5</td></tr></tbody></table>	Sr.no	Plot No	Area In Sqmts	1	Plot No.6	128.16	2	Plot No.10	81.60	3	Plot No.20	78.93	Plot No	East	West	South	North	Plot No.6	Plot No.16 B	Road	Open Space	Plot No.5
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	Plot No.10	Plot No.20	Road	Survey No.16	Plot No.9
	Plot No.20	6Mtr Road	Plot No.10	Survey No.16	Plot No.19
Date of Demand Notice	12/01/2022				
Date of physical possession	13/06/2022				
Reserve price	Plot No	Area in Sq.Mtrs	Reserve Price	Bid Price 10 Percent of Reserve Price	
	Plot No.6	128.16	5,75,500/-	57,550/-	
	Plot No 10	81.60	3,66500/-	36650/-	
	Plot No 20	78.93	3,55,000/-	35,500/-	
Date ,Time & Place of Public Auction	11/10/2022 Time 01.00 P.M. to 04.00 P.M. The Laxmi Co-Op.Bank Ltd.Solapur Head Office, Solapur.				

Note: The Measurement of above property, however, be verified by the bidders at site and also from the Records of the Revenue Authorities prior to participating in auction.

Terms and conditions of Auction in respect of above described immovable property will be Available at our bank web site <https://www.laxmibanksolapur.org>

STATUTORY NOTICE AS PER RULE 8(6) of SARFAESI ACT, 2002 This notice also be considered as a notice to the Borrower/s, Co-Borrower/s, Guarantors & Mortgagors of the said loan, to pay the dues in full before the date of sale, failing which the property will be sold on the above mentioned Auction date.

For more Information please contact – (9850573709, 9028922689)

Date: 21/09/2022

Place: Solapur

sd/-
Vijay.C.Kashetti
Authorized Officer
The Laxmi Co-op Bank Ltd, Solapur

Authorized Office
The Laxmi Co-Operative Bank Ltd.Solapur
Head Office: 319, South Kasba, Solapur.
Phone No-0217-2747363

Terms and Conditions of the Auction are as under:

- (1) The Auction-cum-Sale shall be conducted through Public Auction mode.
- (2) The Authorized Officer shall not be answerable for any error,or omission in this proclamation.
- (3) The Secured Asset shall not be sold below the Reserve Price. & The bid price should be increased by Rs.ten thousand times
- (4) 10% Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT/ on or before **10.10.2022, before 5:00 P.M.** to the designated account, the details of which are given as under :-

Account Name:

The Laxmi Co –Operative BANK / **Account No.** 110002820005495, **IFSC Code : YESB0SDC001, Name of Bank :** The Sholapur District Central Co-Op Bank Ltd,Goldfinch Peth Solapur

- (5) The intended bidders who have deposited the EMD should mail the following on or before **10.10.2022** on official mail i.e banking@tlcbl.com, a) Proof of deposit of EMD. b) Self attested true copy of Identity Card containing Photograph and Residential Address and PAN card of the intending bidder, issued by Govt. of India. Original of the document should be made available for verification by the concerned Authorized Officer. c) Intending Bidder's Mobile Number and E-Mail address. d) Intending Bidder's Bank Account details for the purpose of refund of EMD.

- (6) The intended bidders who require assistance in bidding process, property related query etc., may contact THE LAXMI-COOPERATIVE BANK

LTD, SOLAPUR **Mobile No: +91 9850573709 / 9028922689**, during the office hours on any working days.

(7) In case of stay of sale or Recovery proceeding by any superior court of competent jurisdiction, the auction may either be postponed/cancelled in compliance of such order, without any further notice and the persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement/cancellation etc.

(8) Only those bidders who has confirmed payment of EMD through NEFT /RTGS shall be permitted to participate in the auction. The Authorized Officer reserves the right to accept or reject any or all bids. Further, the Authorized Officer reserves the right to postpone or cancel or adjourn or discontinue the Auction or vary the terms of the Auction at any time before conclusion of the Auction process, without assigning any reason whatsoever and his decision in this regard shall be final.

(9) The successful bidder shall have to pay 25% of the purchase amount Immediately (including Earnest Money Already paid) the balance of the purchase price shall have to be paid in the same mode as stipulated above within 15 days of acceptance/confirmation of sale conveyed to them. In case of default, all amounts deposited till then shall be forfeited including earnest money deposit.

(10) Mere deposit of 25% of the Sale Price shall not entitle the successful bidder to get the sale confirmed in his favour. Sale shall be subject to terms and conditions applicable to this auction notice and confirmation by the secured creditor to that effect.

(11) The EMD (without interest) of the unsuccessful bidder will be returned On 3rd day of the closure of the auction sale proceedings through RTGS/NEFT.

(12) The sale is subject to confirmation by the Bank. If the borrower/guarantor pays the entire amount due to Bank before publication of this notice, no sale will be conducted.

(13) All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.

(14) The Sale Certificate under SARFAESI Act shall be issued to the highest successful bidder and in the same name in which the Bid is submitted.

(15) The property is sold on "As is where" and "As is what is" basis and the Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the government or anyone else in respect of properties Auctioned. The intending Bidder is advised to make their own independent inquiries regarding the encumbrances, search results and other revenue records relating to the property including statutory liabilities arrears of property tax, electricity dues etc. and shall satisfy themselves before the Bid.

(16) Bank reserves its right to accept/reject any or all of the offer(s) or bid(s) so received or cancel the sale without assigning any reason thereof.

(17) In case there is any discrepancy found in Publication of Marathi Version or English Version then in such case English Version will be considered for the purpose of interpretation. Bidding in the final minutes and seconds should be avoided in the bidders own interest.

(18) It shall be the responsibility of the successful bidder to remit the TDS @ 1% as applicable u/s 194

1-A if the aggregate of the sums credited or paid for such consideration is Rs. 50 Lakhs or more. TDS should be filed online by filling form 26QB & TDS certificate to be issued in form 16B. The purchaser has to produce the

proof of having deposited the income tax into the government account within 15 days of auction.

(19) GST as per government rules is payable by the purchaser on unmovable assets.

Authorized Officer, THE LAXMI-COOPERATIVE BANK LTD, SOLAPUR

DATE OF AUCTION: 11.10.2022, FROM 1.00 P.M. TO 4.00 P.M. (WITH UNLIMITED EXTENSION OF 5 MINUTES EACH)

LAST DATE OF SUBMISSION OF 10% EMD: 28.07.2022, BEFORE 5.00 P.M.

Date: 11/10/2022

Place: Solapur

Sd/-
Vijay.C.Kashetti
Authorized Officer
The Laxmi Co-Op Bank Ltd.Solapur

विक्री लिलावाच्या अटी व नियम खालीलप्रमाणे आहेत.

- 1) लिलाव विक्री सार्वजनिक लिलाव पद्धतीने केली जाईल.
- 2) या लिलावासंदर्भातील त्रुटी व चुकीचे विधान याबद्दल उत्तर देण्यास प्राधिकृत अधिकारी जबाबदार राहणार नाही.
- 3) स्थावर मालमत्ता राखीव किंमतीपेक्षा कमी किमतीला विकली जाणार नाही.
- 4) लिलावात भाग घेणाऱ्यांनी 10% बयांना (ईएमडी) जमा करावयाची रक्कम RTGS/NEFT/ द्वारे १०/१०/२०२२ रोजी किंवा त्यापूर्वी, संध्याकाळी 5:00 पूर्वी जमा करावी लागेल. त्याचे तपशील खालीलप्रमाणे दिले आहेत.

खात्याचे नाव:लक्ष्मी को-ऑपरेटिव्ह बँक/खाते क्रमांक 110002820005495, IFSC कोड: YESB0SDC001, बँकेचे नाव: The Sholapur District Central Co-Op Bank Ltd . गोल्डफिंच पेठ सोलापूर

- 5) ज्या बोलीदारांनी बयांना (ईएमडी) जमा केली आहे त्यांनी खालील माहिती १०/१०/२०२२ रोजी किंवा त्यापूर्वी अधिकृत मेलवर पाठवावी. banking@tlcbl.com, अ) बयांना(ईएमडी) जमा केल्याचा पुरावा. ब) फोटो आणि रहिवासी पत्ता आणि इच्छुक बोलीदाराचे पॅन कार्ड असलेल्या ओळखपत्राची स्वतः प्रमाणित खरी प्रत, संबंधित अधिकृत अधिकाऱ्याकडून पडताळणीसाठी उपलब्ध करून द्यावी. क) इच्छुक

बोलीदाराचा मोबाईल क्रमांक आणि ई-मेल पत्ता. ड) बयांना (ईएमडी) परत करण्याच्या उद्देशाने बोलीदाराच्या बँक खात्याचे तपशील.

6) ज्या बोलीदारांना बोली प्रक्रिया, मालमत्तेशी संबंधित प्रश्न इ.मध्ये सहाय्य आवश्यक आहे, त्यांनी लक्ष्मी-कोऑपरेटिव्ह बँक लिमिटेड, सोलापूर या मोबाईल क्रमांकावर 9850573709,9028922689, कार्यालयीन वेळेत कोणत्याही कामकाजाच्या दिवसात संपर्क साधावा.

8) सक्षम अधिकारक्षेत्रातील कोणत्याही सर्वोच्च न्यायालयाद्वारे विक्रीला स्थगिती किंवा वसुलीची कार्यवाही झाल्यास, पुढील कोणत्याही सूचना न देता, अशा आदेशाचे पालन करून लिलाव पुढे ढकलला/रद्द केला जाऊ शकतो आणि विक्रीत सहभागी झालेल्या व्यक्तींना नुकसान भरपाईचा दावा करण्याचा अधिकार नाही,

9) यशस्वी बोली लावणाऱ्याला खरेदी रकमेच्या 25% रक्कम ताबडतोब भरावी लागेल(आधीच भरलेल्या बयाणा रकमेसह) खरेदी किमतीची शिल्लक त्यांना विक्रीची स्वीकृती/ निश्चित केल्याच्या 15 दिवसांच्या आत वर नमूद केल्याप्रमाणे भरावी लागेल. डिफॉल्ट झाल्यास, जमा केलेल्या सर्व रकमा बयाणा ठेवीसह जप्त केल्या जातील.

10) विक्री किमतीच्या केवळ 25% रक्कम जमा केल्याने यशस्वी बोली त्यांच्या वतीने विक्रीसाठी अंतिम होण्यास पात्र होणार नाही. विक्री या लिलावाच्या सूचना, अटी व शर्तीच्या अधीन असेल

- 11) अयशस्वी बोलीदाराचा बयांना(ईएमडी) रक्कम (व्याजाशिवाय) RTGS/NEFT द्वारे लिलाव विक्री प्रक्रिया बंद झाल्याच्या 3०्या दिवशी.परत केली जाईल.
- 12) विक्री बँकेच्या पुष्टीकरणाच्या अधीन आहे. ही नोटीस प्रकाशित करण्यापूर्वी कर्जदार/जामीनदाराने बँकेची संपूर्ण रक्कम भरल्यास, कोणतीही विक्री केली जाणार नाही.
- 13) सर्व वैधानिक देय/अटेंडंट शुल्क/नोंदणी शुल्क, मुद्रांक शुल्क, कर इत्यादींसह इतर देय खरेदीदाराने भरावे लागतील.
- 14) SARFAESI कायद्यांतर्गत विक्री प्रमाणपत्र सर्वोच्च यशस्वी बोली लावणाऱ्याला आणि ज्या नावाने बोली सादर केली जाते त्याच नावाने जारी केले जाईल.
- 15) मालमत्तेची विक्री "जशी आहे तशी" आणि "जशी आहे तशी" तत्त्वावर केली जाते आणि अधिकृत अधिकारी किंवा बँक कोणतेही शुल्क, धारणाधिकार, बोजा किंवा इतर कोणत्याही देयांसाठी कोणासही जबाबदार राहणार नाही.मालमत्तेचा लिलाव. इच्छूक बोलीदाराने मालमत्ता कर, वीज देय इत्यादी वैधानिक देय थकबाकीसह मालमत्तेशी संबंधित भार, शोध परिणाम आणि इतर महसूल नोंदी यासंबंधी त्यांची स्वतंत्र चौकशी करावी आणि त्यांनी बोलीपूर्वी स्वतःचे समाधान करावे.
- 16) बँकेने कोणतेही कारण न देता बोली स्वीकारणे न स्वीकारणे आणि सर्व ऑफर व इतर सर्व हक्क स्वीकारणे किंवा रद्द करण्याचा अधिकार राखून ठेवला आहे.

17) मराठी आवृत्ती किंवा इंग्रजी आवृत्तीच्या प्रकाशनात काही विसंगती आढळल्यास, अशा परिस्थितीत अर्थाच्या हेतूसाठी इंग्रजी आवृत्तीचा विचार केला जाईल.

18) 194 नुसार लागू असलेल्या TDS @ 1% पाठविण्याची जबाबदारी यशस्वी बोलीदाराची असेल. 1-अ) जर अशा मोबदल्यात जमा केलेल्या किंवा भरलेल्या रकमेची एकूण रक्कम रु.50 लाख किंवा त्यापेक्षा अधिक असेल तर फॉर्म 26QB भरून TDS ऑनलाइन भरावा आणि फॉर्म 16B मध्ये जारी केले जाणारे TDS प्रमाणपत्र. खरेदीदाराने लिलावाच्या १५ दिवसांच्या आत आयकर सरकारी खात्यात जमा केल्याचा पुरावा सादर करावा.

19) सरकारी नियमांनुसार जीएसटी अचल मालमत्तेवर खरेदीदारास देय आहे.

अधिकृत अधिकारी, लक्ष्मी-कोऑपरेटिव्ह बँक लि.सोलापूर

लिलावाची तारीख: ११/१०/२०२२, दुपारी 1.00 पासून 4.00 P.M. (प्रत्येक 5 मिनिटांच्या अमर्याद विस्तारासह)

10% EMD सबमिट करण्याची शेवटची तारीख: १०/१०/२०२२, संध्याकाळी 5.00 पूर्वी असेल.

दिनांक : ११/१०/२०२२

स्थळ - सोलापूर

प्राधिकृत अधिकारी

लक्ष्मी को - ऑपरेटिव्ह बँक लि,सोलापूर