

The Vaidyanath Urban Co-op. Bank Ltd.

H.O. : Parli-Vajinath Branch : Patoda

Notice for Sale-Cum-Auction/Tender

Sale of Immovable property i.e.mortgaged to bank under Securitization and Reconstruction of Financial Assets and Enforcement of security Interest Act. 2002 Whereas, the Authorized Officer of The Vaidyanath Urban Co-operative Bank Ltd. had taken **Symbolic Possession** of the following properties pursuant to the notice issued under Sec. 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of security Interest Act 2002 in the following loan account with right to sell the same on "AS IS WHERE IS BASIS" & "AS IS WHAT IS BASIS" for realization of bank's dues plus interest, expences and other charges as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act proposes to realize the Bank's dues by sale of the said property/ies. the sale will be done by the undersigned through bids/auction.

Sr. No.	Name of Borrower /Mortgagor the	Name of Branch	Total Outstanding + Further interest, expenses & Other Charges	Reserve Price (Rs)	Description of Properties with Boundaries
1.	BORROWER 1. M/s.Hotel New Ajinkyatara Prop.Sow.Manjusha Sandeep Kavathekar Beed-Nagar Road, At.Naygaon Tq.Patoda Dist.Beed. 2. Shri Mahendrakumar Maganrao Khedkar At.Post.Naygaon Tq.Patoda Dist.Beed. GUARANTOR 3. Shri Sandeep Sarjerao Kavathekar A/P. Naygaon, Tq.Patod, Dist.Beed.	Patoda	Rs.23,49,746.50 as on 30/04/2017 & Interest & Expenses there on from 01/05/2017 A/c.No. 2/105	Rs.36,00,000/- (In word Rs.Thirty Six Lacs only)	Agree land gut no.516 area 20 R (includes Naygaon Gram Panchyat House no.425.(Old house no.352), Area 5252 Sq.Ft.) along with teen shad construction at.Naygaon Tq.Patoda Dist.Beed in the name of Shri Sandeep Sarjerao Kavathekar. Having boundaries are as under : East : Beed-Nagar Road West : Govt.Forest land South : Land of Bajirao Ingole North : Nala.
2.	BORROWER 1.M/s.Hotel New Ajinkyatara Prop.Sow.Manjusha Sandeep Kavathek Beed-Nagar Road, At.Naygaon Tq.Patoda Dist.Beed. GUARANTOR 2. Shri Vishnu Bajirao Ingole At.Post.Naygaon Tq.Patoda Dist.Beed. GUARANTOR 3. Shri Sandeep Sarjerao Kavathekar A/P. Naygaon, Tq.Patod, Dist.Beed.	Patoda	Rs.8,83,853.00 as on 30/04/2017 & Interest & Expenses there on from 01/05/2017 A/c.No. 31/128		
3.	BORROWER 1. Sow.Manjusha Sandeep Kavathekar At.Post.Naygaon Tq.Patoda Dist.Beed. GUARANTO 2. Shri Sandeep Sarjerao Kavathekar GUARANTOR At.Post.Naygaon Tq.Patoda Dist.Beed. GUARANTOR 3. Shri Vishnu Bajirao Ingole A/P. Naygaon, Tq.Patod, Dist.Beed.	Patoda	Rs.7,86,279.50 as on 30/04/2017 & Interest & Expenses there on from 01/05/2017 A/c.No. 34/47	Rs.17,55,000/- (In word Rs.Seventeen Lacs Fifty Five Thousand only)	Gram panchyat House Property No.349 Area.40 x 60 Sq.Ft.Adm.2400 Sq.Ft.in Gut No.5 at TPS Patoda Tq.Patoda Dist.Beed in the name of Sow.Munjusha Sandeep Kavathekar Having boundaries are as under : East : House of Sayyad Lalmiya West : Road South : Road North : Plot of Bhaguji Nikam
4.	BORROWER 1. Shri Sandeep Sarjerao Kavathekar At.Post.Naygaon Tq.Patoda Dist.Beed. GUARANTOR 2. Shri Babasaheb Bhimaji Kavathekar At.Post.Naygaon Tq.Patoda Dist.Beed. GUARANTOR 3. Shri Vishnu Bajirao Ingole A/P. Naygaon, Tq.Patod, Dist.Beed.	Patoda	Rs.9,34,512.00 as on 30/04/2017 & Interest & Expenses there on from 01/05/2017 A/c.No. 31/138	Rs.9,45,000/- (In word Rs.Nine Lacs Forty Five Thousand only)	Property No.1 Naygaon Gram panchyat House Property No.24 Area 60 x 22 Sq.Ft.Adm.1320 Sq.Ft.at Naygaon Tq.Patoda Dist.Beed in the name of Shri Sandeep Sarjerao Kavathekar. Having boundaries are as under : East : Own Plot West : Plot of Jaya Satpute South : Sahadev Bhosale North : Open Space. Property No.2 Agree land gut no.516 area 20 R (includes Naygaon Gram Panchyat House no.425.(Old house no.352), Area 5252 Sq.Ft.) along with teen shad construction at.Naygaon Tq.Patoda Dist.Beed in the name of Shri Sandeep Sarjerao Kavathekar. Having boundaries are as under : East : Beed-Nagar Road West : Govt.Forest land South : Land of Bajirao Ingole North : Nala.

Terms / Conditions :

- 1) Earnest Money Dposit (EMD) for an amount equivalent to 10% reserve price of the property is required to be deposited in a closed cover along with the indentity proof of the intending participants.
- 2) EMD amount shall be paid through **Banker's Cheque/Demand Draft** issued by Scheduled/Nationalize/Commercial Bank drawn in favour of, "The Authorized Officer, The Vaidyanath Urban Co-operative Bank Ltd" payable at **Patoda** The EMD is refundable, if the bid is not successful. Payment by any other mode such as cash/cheques will not be accepted for the aforesaid purpose. Bidders, not depositing the earnest money, will not be allowed to participate in the auction.
- 3) For the purpose of participating in the auction, the bidder must have indentity proof such as pan card, driving license, voter id etc.
- 4) During the auction the bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the minimum increse in the bid amount (Minimum Increment Value) Must be of Rs.1,00,000/- to last higher bidders.Ten minutes time will be allowed to the bidders to quote successive higher bid and if no higher bid is offered by any bidder within ten minutes to the las highest bid, the auction shall be closed.
- 5) Intending bidders are advised to properly read the Sale Notice, Terms & Condictions of auction and follow them strictly. In case of any difficulty or assistace is required before or during Auction process they may contact Authorized Officer, Mr. Sanjay Pandharinathrao Khandade Mob. : 9923401080.

- 6) The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount deposited, immediately and the remaining amount shall be paid within 15 days from the date of auction. In case of failure to deposit the amount within the time as stipulated, the amount deposited by successful bidder will be forfeited by the Authorized Officer and the Authorized Officer shall have the liberty to cancel the auction and conduct a fresh Sale.
- 7) The balance payments are required to be made in the form of Bankers' Cheque/Demand Draft issued by Scheduled/Nationalized/Commercial Bank drawn in favour of "The Authorized Officer, The Vaidyanath Urban Co-operative Bank Ltd" payable at **Patoda** On receipt of the entire sale consideration, the Authorized Officer, Shall issue the Sale Certificate for immovable property along with the possession in favour of the purchaser as per the rules under SARFESI Act.
- 8) All expenses relating to stamp duty and registration of the Sale Certificate/conveyance, etc.if any shall have to be borne by the successful bidder.
- 9) Furniture and Fixtures attached to the property is a part of auction.
- 10) The Authorized Officer will not be held responsible for any charges. Lien, encumbrances, property tax or any other dues to The Government or any body in respect of the property under sale.
- 11) The intending bidder has to make due diligence & physical verification of properties with regard to title, areas, dues etc. No claim subsequent to bid shall be entertained by the bank.
- 12) The Bids will be opened on **09/01/2020** in between **12.00** noon in the presence of bidders and they will be given an opportunity for inter-se bidding to improve the offer. The bids will be opened at the Branch of the Bank At "The Vaidyanath Urban Co-operative Bank Ltd., Head Office Parli-V." at 12.00 am. The bids along with the EMD should reach on or before **05.00 p.m.** on **08/01/2020** at **The Vaidyanath Urban Co-operative Bank Ltd., Branch Patoda.**
- 13) Authorized Officer has the absolute right to accept or reject any bid or adjourn/postpone/cancel the sale without assigning any reason there of. It may be noted that nothing in this notice constitute or deemed to constitute any commitment or representation on the part of the bank to sell the property.
- 14) For inspection of the property/ies the intending bidders may contact **Branch Manager Shri. S.P.Kabra Branch Patoda Mo. No. 9422931240** During banking office hours till **07/01/2020**.

Note : This is also a notice to the borrower/guarantors/mortgagors of the above said loan about holding of this sale on the above mentioned date and the other details.

Date : 07.12.2019.
Place : Parli-V.

s/d
Asst. General Manager & Authorized Officer
The Vaidyanath Urban Co-op. Bank Ltd.
Head Office Parli-V.