JANATA SAHAKARI BANK LTD., PUNE.

(Multi State Scheduled Bank)

Head Office: 1444, Shukrawar Peth, Thorale Bajirao Road, Pune -411002,
Phone: 24453258, 2445325, 24452894, 24453430

Recovery Dept: - S. No. 691, Hissa No. A/1/2A, Near Rao Nursing Home,
Pune Satara Road, Bibwewadi Pune – 411037. Phone No. 020- 24404444 & 24404400

E Mail: ho.recovery@jsblpune.bank.in Web Site: www.jsblpune.bank.in

H. O/Legal Recovery/Sec. Int /Sale/Aurangabad/MRB Ent.1542-205 & 1531-30997/ 109/2025-26 Date :18/09/2026

Proclamation of Sale of Attached Immovable Property U/s.13 of "The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) "and Under Rule 8 (5) (c) 6 & Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

Whereas the Property Belongs to & Owned by Borrower and Mortgagor **Mr. Rahul Balasaheb Holkar (**Owner Mr**. Balasaheb Hokar)** as per order passed by **The Hon'ble Appar Tahsildar O/W2023/TK4658/Sarfesi253/Kavi-705 dt. 2/11/2023 U/s.14 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (54 of 2002) through his Authorised Officer i.e. Nayab Tahsildar, Chatrapati Sambhajinagar has taken over Actual & Physical Possession** of the mortgaged property and handed over the same to the Authorised Officer of Janata Sahakari Bank Ltd., Pune.

On Dt. 23/02/2022 on account of the claim of about **Rs.14,27,166/- (Rs. Fourteen Lakh Twenty-Seven Thousand One Hundred Sixty Six Only)** as on dt.31/01/2022 and further interest, charges from dt.01/02/2022 as per the Demand Notice: Ho/Legal-Rec/Sec Int13(2)/Aurangabad/MRB Ent/1531-30997 & 1542-205/2021-22/331 Dt. 23/02/2022 due to the Janata Sahakari Bank Ltd, Pune **Branch Aurangabad and** the below mentioned Property is mortgaged for the loans availed by **Mr. Rahul Balasaheb Holkar.**

Whereas the outstanding balance as on dt. 31/08/2026 **in** the said loan account is **Rs.26,53,101.87 (In Words Rs. Twenty Six Lakhs Fifty Three Thousand One Hundred One & Paise Eighty Seven Only) plus** further interest & charges, expenses thereon from dt. 01/09/2026. Therefore, it is necessary to recover the said outstanding amounts in the said Loan account by sale of the said property together with all lawful charges and expenses arising due to recovery of possession and proposed Sale of the said Property. Notice is hereby given that on **Thursday 29th October 2026 at 02.00 p.m.,** the **undersigned**, Authorised Officer of Janata Sahakari Bank Ltd., Pune will held Public Auction of the Property mentioned below at Aurangabad and hereinbefore referred to as "The Said Property" and will sale this property to the highest bidder in the above mentioned Public Auction, on **"As is where is Basis and Without Recourse Basis "** & upon such conditions, as are set out in the enclosed schedule of Terms & conditions of sale, in respect of the property, herein under specified…

DESCRIPTION OF THE PROPERTY

Sr. No	Particulars	Details
1	**Borrower & Mortgagor Guarantor**	Mr. Rahul Balasaheb Holkar and Mr. Balasaheb Mukundrao Holkar, Mr. Manohar Sanjay Kachru and Mr. Gajendra Sitaram Singh.
2	**Details Of the Auction Property**	All that Piece and Parcel viz., Residential House / Plot No. 02 & 03, totally admeasuring 198.40 sq. meter along with present construction and future development thereon, situated at Land Gut No. 142, village Waladgaon, Tal. & Dist. Aurangabad.
3	**Outstanding Balance As on dt. 31/08/2025**	**Rs.26,53,101.87 (In Words Rs. Twenty Six Lakhs Fifty Three Thousand One Hundred One & Paise Eighty Seven Only)** plus further interest & charges, expenses thereon from dt. 01/09/2025
4	**Assessment or other taxes, Charges etc,**	All pending Taxes As per rules of Pune Municipal Corporation and Electricity charges. (if any)
5	**Encumbrances**	Not known to Bank
6	**Remarks**	Said Property is in **Actual & Physical Possession** of the Authorised Officer of Janata Sahakari Bank Ltd, Pune.
7	**Date Time and Place of Proposed Auction**	**Thursday 29th October 2026 at 02.00 p.m., Place: Janata Sahakari Bank Ltd., Pune, Aurangabad (Chhatrapati Sambhajinagar) Branch, Near Gomtesh Market, Opp. Aushadhi Bhavan, Dalalwadi, Aurangabad 431001.**
8	**Reserve Price for Immovable Property & Earnest Money deposit**	**Rs. 21,50,000.00 (Rs. Twenty One Lakhs Fifty Thousand Only) Rs.2,20,000/- (Rs. Two Lakh Twenty Thousand only)**
9	**Property Inspection Date & Time**	**Monday 29th October 2026 at 2.00 p.m.**
10	**For inspection of property or more information**	**Branch Manager - Janata Sahakari Bank Ltd., Pune, Aurangabad (Chhatrapati Sambhajinagar) Branch, Near Gomtesh Market, Opp. Aushadhi Bhavan, Dalalwadi, Aurangabad 431001.. Email: aurangabad@jsblpune.bank.in ho.recovery@jsblpune.bank.in Web Site: www.jsblpune.bank.in**

Place - Pune
Date – 18/09/2026

Deepak S. Jagtap
Authorised Officer
(Under SAFAESI Act 2002 (54 of 2002)
Janata Sahakari Bank Ltd., Pune
(Multi-State Scheduled bank)

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Terms and Conditions of Sale Proclamation

The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002"and Under Rule 8 (5) (c) 6 and Rule 9(1) of the Security Interest (Enforcement) Rules 2002.

1) The Property will be sold on "As is where is Basis" and “Without Recourse basis”**.**
2) This notice and mode of sale of secure assets are without prejudice to any other notice / mode of sale secured assets.
3) All Pending Costs, Charges, Fees, Dues including cost of Stamp Duty and Registration relating to the sale of the said Property and excluding the Auction Sale Price and all other charges existing and in future for the property whether incidental or otherwise, in respect of the Immovable property should be paid and borne by the Auction Purchaser.
4) **As a condition precedent to participate in the auction every Participant has to be deposit an amount of Rs.2,20,000.00 as earnest money deposit with the Authorised Officer before the auction takes place.** The unsuccessful bidders / participant will be refunded the said deposit after finalization of Auction sale, without any interest, damages, compensation, or consideration thereon, thereto, and thereof or incidental thereto. All Auction participant has to submit latest photograph, Xerox copy of all KYC document i.e. Pan Card, Adhar Card, etc. along with originals (for verification) before the auction take place.
5) The sale shall be confirmed in favour of the purchaser/ participant who has offered highest sale price in his bid to the Authorised Officer & shall be subject to confirmation by the secured creditor.
6) On sale of the said immovable property, the purchaser / Successful Bidder shall deposit 25% of the amount of total and highest bid / sale price, (Which is inclusive of Earnest Money deposit) immediately on the same day to the Authorised Officer conducting the Auction sale. In default thereof, the amount so deposited including participation amount and all the rights, interest, claim or demand in or upon the property of defaulting purchaser shall be forfeited fully and completely.
7) The balance amount payable of purchase price i.e. 75% of Total Highest Bid amount shall be paid by the purchaser to the Authorised Officer, on or before the **15th day** from the date of auction of the immovable property.
8) In default of the payment of 75% amount of total highest bid amount, within a period of 15 days from the date of auction of the immovable property or such extended period as may be agreed upon in writing between the parties, the entire amount (Including earnest money deposit) deposited, till then deposited with, shall be forfeited fully and completely and the defaulting purchaser shall forfeit all his rights, interest, claim, or demand in or upon the property.
9) **The Reserve Price fixed for the sale of the property is Rs.21,50,000.00 (Rs. Twenty One Lakh Fifty Thousand Only) below which the property will not be sold**.
10) Other Terms & Conditions will be read at the time of Auction sale.
11) The Authorised Officer holds the right to change (i.e. add or delete) the terms and condition and to cancel or Postpone the Auction without assigning any reason.
12) The purchaser / participants shall carry out due diligence at its own cost and consequences in respect of the said auction property.
13) In respect of any other terms and conditions contained herein or otherwise relating to the sale of said secured Assets put to the auction through this public notice, if any dispute, difference of opinions, disagreement arises or take place, the same shall be referred to the Courts at Pune only and only Pune courts shall have exclusive Jurisdiction to decide the same.
14) **Bid increment Rs. 10,000/- and in multiples.**
15) **For any further details and information Please Contact**: -

1) **Authorized Officer**, **Recovery Dept**: - S. No. 691, Hissa No. A/1/2A, Near Rao Nursing Home, Pune - Satara Road, Bibwewadi, Pune – 411037. Phone No. 020 - 24404444 & 24404400.

2) **For inspection of property or more information, the prospective bidders may contact –**
Branch Manager - Janata Sahakari Bank Ltd., Pune, **Aurangabad (Chhatrapati Sambhajinagar) Branch, Near Gomtesh Market, Opp. Aushadhi Bhavan, Dalalwadi, Aurangabad 431001. Ph No 0240/2334093,2349651**

3) **Email : aurangabad@jsblpune.bank.in,** ho.recovery@jsblpune.bank.in
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