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/ Jalnaroad/Meghdoot Hotel/1541-26,1580-8/ 106 /2026-27 Date:16/09/2026

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 **Borrowers and Mortgagors Mr. Chavan Ankushrao Aabarao and 2 Mr. Chavan Pradip Ankushrao stood as Mortgagor Guarantor & You No. 3 & No.4 Mr. Mr. Chavan Vishal Ankushrao and Mrs. Chavan Vrushali Pradeep** stood as **Guarantor** herein under specified, has been in **Symbolic Possession** of the Authorised Officer of Janata Sahakari Bank Ltd., Pune on account of the claim of about **Rs.19,23,769.20 (In Words Rs. Nineteen Lakhs Twenty Three Thousand Seven Hundred Sixty Nine Paise Twenty Only)** as on 28/02/2023 and further interest, charges from 01/03/2023 as per the Demand Notice: **Ho/Legal-Rec/Sec Int13(2)/Jalna Road/Meghdoot Family Garden Rest /1580-8/ 525 /2022-23 Date – 06/03/2023 and Rs.33,54,490.34 (In Words Rs. Thirty Three Lakhs Fifty Four Thousand Four Hundred Ninety Paise Thirty Four Only)** as on 28/02/2023 and further interest, charges from 01/03/2023 as per the Demand Notice: **Ho/Legal-Rec/Sec Int13(2)/Jalna Road/Meghdoot Family Garden Rest /1580-8/ 526 /2022-23 Date – 06/03/2023**due to the Janata Sahakari Bank Ltd, Pune **Branch Jalana Road** and the below mentioned Property is mortgaged for the loans availed by **Mr. Chavan Ankushrao Aabarao Prop- Meghdoot Family Garden Restaurant**

And whereas the outstanding balance as on 31/08/2026 **in** the said loan account is **Rs. 87,80,185.56(In Words Rs. Eighty Seven Lakhs Eighty Thousand One Hundred Eighty Five Paise Fifty Six Only)** plus further interest & charges, expenses thereon from 01/09/2026 Therefore, it is necessary to recover the said outstanding amounts in the said Loan accounts 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 1.00 p. m** the undersigned, Authorised Officer of Janata Sahakari Bank Ltd., Pune will held Public Auction of the Property i.e. All that piece and parcel of agricultural land Gut No.119, admeasuring 1 H 41 R to the extent of 2000.00 Sq. Meters situated at Village Wadod (Budruk) , tal. Khultabad, Dist. Aurangabad along with any future development/ construction thereon and said land is bounded as follows – East - Remaining Land of Mr. Ankush Chavan South - Remaining Land of Mr. Ankush Chavan , West - Land of Sitaram Tukaram Bhande , North - Remaining Land of Mr. Ankush Chavan & Road

Sr. No	Particulars	Details
1	**Borrowers & Mortgagors & Co-mortgagor/Guarantor , and Guarantors**	**Mr. Chavan Ankushrao Aabarao Prop- Meghdoot Family Garden Restaurant Mr. Chavan Pradip Ankushrao ,Mr. Chavan Vishal Ankushrao and Mrs. Chavan Vrushali Pradeep**
2	**Details Of the Auction Property**	All that piece and parcel of agricultural land Gut No.119, admeasuring 1 H 41 R to the extent of 2000.00 Sq. Meters situated at Village Wadod (Budruk) , tal. Khultabad, Dist. Aurangabad along with any future development/ construction thereon and said land is bounded as follows – East - Remaining Land of Mr. Ankush Chavan South - Remaining Land of Mr. Ankush Chavan , West - Land of Sitaram Tukaram Bhande , North - Remaining Land of Mr. Ankush Chavan & Road
3	**Outstanding Balance As on 31/08/2026**	**Rs. 87,80,185.56(In Words Rs. Eighty Seven Lakhs Eighty Thousand One Hundred Eighty Five Paise Fifty Six Only)** plus further interest & charges, expenses thereon from 01/09/2026
4	**Assessment or other taxes, Charges etc,**	All pending Taxes as per rules of Jalana Road Municipal Corporation, Dist. Jalana Road ,Electricity charges , all statuary dues. (if any)
5	**Encumbrances**	Not known to Bank
6	**Remarks**	Said Property is in **Physical Possession** of the Authorised Officer of Janata Sahakari Bank Ltd., Pune. **All Movables kept in this premises are not part of this Auction property**
7	**Date Time and Place of Proposed Auction**	**Thursday 29th October 2026 at 1.00 p. m.** **Place: -** Janata Sahakari Bank Ltd., Chatrapati Sambhaji Nagar Branch, Opp. Gomtesh Market Dalal wadi Chatrapati Sambhaji Nagar - 431001 Phone No. 0240- 2364545 Mobile No.7755915201
8	**Reserve Price for Immovable Property**	**Rs.80,00,000.00 (Rs. Eighty Lakh Only.)**

Deepak S. Jagtap
Authorised Officer
(Under SAFAESI Act 2002 (54 of 2002)

Place - Pune
Date – 16/09/2026

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H.O/Legal Recovery/Sec.Int /Sale/ Jalnaroad/Meghdoot Hotel/1541-26,1580-8/ 106 /2026-27 **Date:16/09/2026**

Janata Sahakari Bank Ltd., Pune
(Multi-State Scheduled bank)

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 as it 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 For Rs.8,00,000/- 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.p.

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. 24404444 & 24404400.

2) **For inspection of property or more information, the prospective bidders may contact –**
Branch Manager - Janata Sahakari Bank Ltd., Jalna Road Chatrapati Sambhaji Nagar Branch, Opp. Gomtesh Market Dalal wadi Chatrapati Sambhaji Nagar - 431001
Phone No. 0240- 2364545 Mobile No.7755915201

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