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 Raod, 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 /Chh.Sambhajinagar/Omkar Infra/1531/31004,1542/213,1552/30,1552/29,1541/271/ 105 /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 Borrower, Mortgagor & Guarantors - Property No. 1 – Omkar Infra (Partnership Firm) and Property No. 2 & 3 Mr. Sudhakar Prabhakar Gaikwad - **The Authorised Officer** U/s.14 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (54 of 2002) has taken over **Symbolic Possession** of the Secured Immovable Property , on account of the claim of about **Rs. 9,79,48,509.60/-(In words Rs. Nine Crore Seventy Nine Lakhs Forty Eight Thousand Five Hundred Nine Paise Sixty Only)** outstanding as on **30/09/2025** plus to pay further interest at contractual rate on the aforesaid amount together with incidental expenses, costs and charges etc. from 01/10/2025 as per the Demand Notice: Ho/Legal-Rec/Sec Int 13(2)/ Chhatrapati Sambhajinagar/ Omkar Infra/1541/271/242/2025-26 Date 24/10/2025 due to the Janata Sahakari Bank Ltd, Pune Branch Chhatrapati Sambhajinagar and the below mentioned Properties are mortgaged for the loan availed by M/s. Omkar Infra through Its Partners i.e. a) Mr. Gaikwad Sudhakar Prabhakar b) Mr. Gaikwad Anil Prabhakar. Whereas, the outstanding balance as on **31/08/2026** in the said loan account is **Rs. 10,19,13,589.87 (In Words Rs. Ten Crore Nineteen lakh Thirteen Thousand Five Hundred Eighty nine Paise Eighty Seven 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 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 12.30 p.m.** for the undersigned, Authorised Officer of Janata Sahakari Bank Ltd., Pune will held Public Auction of the Properties hereinbefore referred to as "The Said Properties" and will sale this properties 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 Guarantors	**For Property No.1-Borrower Mortgagor -M/s. Omkar Infra- For PropertyNo.2-Partner,Mortgagor & Guarantor – Mr. Sudhakar Prabhakar Gaikwad Prop.- Omkar Infra For PropertyNo.3-Partner,Mortgagor & Guarantor – Mr. Sudhakar Prabhakar Gaikwad**
2	Details Of the Auction Properties	1) **All that piece and parcel of lease hold property bearing plot No.D-185/2 admeasuring 5834.00 Sq. mtrs. Plot area along with any future development / construction thereon situated at star MIDC industrial area village Kumbhephal ,Tal. & Dist. Chhatrapati Sambhajinagar** 2) **All that piece and parcel of lease hold property bearing plot No.D-187/3 admeasuring 1000 Sq. mtrs. Plot area and 158.48 sq. mtrs. constructed area situated at sector-D Fivestar MIDC industrial area shendra within the village limits of Kumbhephal ,Tal. & Dist. Chhatrapati Sambhajinagar** 3) **All that piece and parcel of lease hold property bearing residential plot No. R-5/16 , admeasuring 335.18 Sq. Mtrs plot are along with construction of 263.02 Sq. Mtrs. Situated at Five- star MIDC industrial area , Shendra ,within village limits of Kumbhephal Taluka and Dist. Chatrapati Sambhaji Nagar Municipal Corporation**
3	Outstanding Balance As on 31/08/2026	**Rs. 10,19,13,589.87 (In Words Rs. Ten Crore Nineteen lakh Thirteen Thousand Five Hundred Eighty nine Paise Eighty Seven 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 MIDC, Chhatrapati Sambhaji Nagar Municipal Corporation and Electricity charges. (if any)
5	Encumbrances	Not known to Bank
6	Remarks	**Said Properties is in Symbolic Possession of the Authorised Officer of Janata Sahakari Bank Ltd, Pune.**
7	Date Time and Place of Proposed Auction	**Thursday 29th October 2026 at 12.30 p.m. Place: - Janata Sahakari Bank Ltd., Pune, Chhatrapati Sambhajinagar Branch, Near Gomtesh Market, Opp. Aushadhi Bhavan, Dalalwadi, Chhatrapati Sambhajinagar 431001**
8	Reserve Price for Immovable Property	**For Property No. 1 - Rs. 4,10,00,000/- (Rs. Four Crore Ten Lakh only)** **For Property No. 2 - Rs. 2,90,00,000/- (Rs. Two Crore Ninety Lakh only)** **For Property No. 3 - Rs. 1,35,00,000/- (Rs. One Crore Thirty Five Lakh only)**

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

Place - Pune
Date – 16/09/2026.

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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 Recourses 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 Property No. 1 - Rs.41,00,000/-, For Property No. 2 - Rs.29,00,000/- and For Property No. 3 – Rs.14,00,000/- 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.
9) **The Reserve Price fixed for the sale of the property No. 1 - is Rs. 4,10,00,000/- (Rs. Four Crore Ten Lakh only) and For Property No. 2 – Rs. 2,90,00,000/- (Rs. Two Crore Ninety Lakh only) and For Property No. 3 – Rs. 1,35,00,000/- (Rs. One Crore Thirty Five Lakh 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 also 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 For Property No. 1 & No.2- Rs.1,00,000/- and For Property No.3 – Rs.50,000/- and in multiples.
15) Above mentioned properties in the auction can be sold on separate/piece meal basis.
16) <u>For any further details and information Please Contact</u>: -

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) **<u>For inspection of property or more information, the prospective bidders may contact</u> –**
Branch Manager – Chhatrapati Sambhajinagar Branch, Near Gomtesh Market, Opp. Aushadhi Bhavan, Dalalwadi, Chhatrapati Sambhajinagar 431 001. **Ph. 0240/2334093, 2349651.**
Email: chh.sambhajinagar<u>@jsblpune.</u>bank.in; <u>ho.recovery@jsblpune.bank.in</u>
Web Site: <u>www.jsblpune.bank.in</u>

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