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 /M/S Lamifabs & Paper/1531-30912,31002,1541/ 117/2025-26 Date:30/09/2026

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 1)**M/S Lamifabs & Papers Pvt . Ltd Borrower & Mortgagor Through its Directors, A) Mr. Dhoot Kishorilal Ramnath B) Mr. Dhoot Kamlesh Kishorilal C) Mr. Dhoot Pushkar Kamlesh** and 2)**Mr. Dhoot Kishorilal Ramnath 3) Mr. Dhoot Kamlesh Kishorilal 4) Mr. Dhoot Pushkar Kamlesh were stood as Directors and Guarantors** 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.17,40,64,487.58 (Rs. Seventeen Crore Forty Lakh Sixty Four Thousand Four Hundred Eighty Seven Paise Fifty Eight Only)** as on 30/09/2025 and further interest, charges from 01/10/2025 as per the Demand Notice: **Ho/Legal-Rec/Sec Int 13(2) /Aurangabad /M/S Lamifabs & Paper/1531-30912,31002,1541-258,1542-201,204,216/239 /2025-26 Date. 30-10-2025.** due to the Janata Sahakari Bank Ltd, Pune **Branch Chatrapati Sambhaji Nagar** and the below mentioned Property is mortgaged for the loans availed by**) M/S Lamifabs & Papers Pvt . Ltd Borrower & Mortgagor Through its Directors,A) Mr. Dhoot Kishorilal Ramnath B) Mr. Dhoot Kamlesh Kishorilal C) Mr. Dhoot Pushkar Kamlesh**

And whereas the outstanding balance as on 31/08/2026 **in** the said loan account is **Rs. 18,32,76,031.60 (In Words Rs. Eighteen Crores Thirty Two Lakhs Seventy Six Thousand Thirty One Paisa Sixty 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 12th November 2026 at 1.30 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 the property being Plot No. B – 23 admeasuring 20327 sq. mtr. Area situated in Shendra Five Star Industrial Area ,within the village limits of Kumbhepal and outside limits of Aurangabad Municipal Corporation ,Taluka and Registration Sub District Aurangabad and Registration District Aurangabad ,along with Present ,proposed and future construction of factory sheds etc. and other construction thereon.

Sr. No	Particulars	Details
1	**Borrowers & Mortgagors & Co-mortgagor/Guarantor , and Guarantors**	**1)M/S Lamifabs & Papers Pvt . Ltd Borrower & Mortgagor Through its Directors,A) Mr. Dhoot Kishorilal Ramnath B) Mr. Dhoot Kamlesh Kishorilal C) Mr. Dhoot Pushkar Kamlesh and 2) Mr. Dhoot Kishorilal Ramnath 3) Mr. Dhoot Kamlesh Kishorilal 4) Mr. Dhoot Pushkar Kamlesh**
2	**Details Of the Auction Property**	All that piece and parcel of the property being Plot No. B – 23 admeasuring 20327 sq. mtr. Area situated in Shendra Five Star Industrial Area ,within the village limits of Kumbhepal and outside limits of Aurangabad Municipal Corporation ,Taluka and Registration Sub District Aurangabad and Registration District Aurangabad ,along with Present ,proposed and future construction of factory sheds etc. and other construction thereon and it is bounded as below :-- East : 45 meter wide MIDC Road, West : Plot No. B -21 South : Plot No. B -21 North : Plot No. B -22
3	**Outstanding Balance As on 31/08/2026**	Rs. 18,32,76,031.60 (In Words Rs. Eighteen Crores Thirty Two Lakhs Seventy Six Thousand Thirty One Paisa Sixty 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 Chatrapati Sambhaji Nagar Municipal Corporation, ,Electricity charges , all statuary dues. (if any)
5	**Encumbrances**	Not known to Bank
6	**Remarks**	Said Property is in Symbolic Possession of the Authorised Officer of Janata Sahakari Bank Ltd., Pune. All Movables/Machinery kept in this premises are not part of this Auction property
7	**Date Time and Place of Proposed Auction**	**Thursday 12th November 2026 at 1.30 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.20,00,00,000.00 (Rs. Twenty Crore Only.)

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

Place - Pune
Date – 30/09/2026

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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 as it is Basis" and "Without Recourse basis"**.**
2) This notice and mode of sale of secured 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 **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 Along with Auction Sale Price .**
4) **As a condition precedent to participate in the auction every Participant has to deposit an amount of Rs. 2,00,000,00.00 (Rs. Two Crore Only)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.20,00,00,000.00 (Rs. Twenty Crore Only.) **below which the property will not be sold**.
Applicable TDS to be borne by Auction Purchaser
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 Rs. 1,00,000/- 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. 24404444 & 24404400.

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