



DSUB/ HO/SARFAESI/161/2020/21

DATE :- 28/09/2021

**By Registered Post with Acknowledgement due**

**DHARMAVIR SAMBHAJI URBAN CO OP BANK LTD**

HO-391 , The Melange , Mumbai – Pune Road , Phugewadi , Pune - 411012

To

- 1 .Late. Mohan Krushna Ghodekar( Since deased) ( Borrower )  
Police Line Road,16 No Bus stop ,Thergaon  
Pune-411033  
Through Legal heir Mr.Pravin Krushna Ghodekar  
Godvilla Apartment , Flat No.B/704 Thergaon  
Pune-411033
2. Mr.Sunil Ramkisan Bhutada (Guarantor & Mortgagor)  
829/C,Behind Kamala Nehru Hospital,Kasaba Peth  
Pune -411011
3. Mrs.Jayashree Sunil Bhutada (Guarantor&Mortgagor)  
829/C,Behind Kamala Neharu Hospital,Kasaba Peth  
Pune -411011
4. Mr.Kundlik Prabhakar Mohite (Guarantor)  
Chaitanya Apt., Near Shelake Building , Near PMC School,  
Kasarwadi , Pune-411034.

Resi.

Dear Sir / Madam,

**Sub: 15 days Notice before sale of Secured Assets under provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and the Rules framed there under.**

The Authorized Officer has issued **Demand Notice dated 09/05/2018** there by calling upon all of you i.e borrower(s) / guarantor(s) / mortgagor(s) to pay the amount mentioned in the notice being **Rs. 34,36,114/- ( Rs in words:-Thirty Four Lakhs Thirty Six Thousand One Hundred Fourteen Only.)** together with interest thereon at the contractual rate from 01/05/2018, within a period of 60 days from the date of receipt of the said notice.



However in spite of receipt of the said notice, you all have failed to repay the dues of the bank as mentioned in the said notice. In view of the same, the Authorized Officer proceeded further and has taken Symbolic possession of the non-agricultural mortgaged property dated on 28/01/2019 and the physical possession of which has been taken by the Authorised Officer of Secured Creditor dated on 18 /03 /2020, as per DM Order Dated.13.12.2019.

Therefore , the Bank in exercise of its rights granted under the Act and Rules, issue this notice under rule 8(6) (immovable) and Rule 9 of the Security Interest (Enforcement) Rules,2002 calling upon you to discharge in full liabilities amounting to **Rs. 34,36,114/- ( Rs in words:-Thirty Four Lakhs Thirty Six Thousand One Hundred Fourteen Only.)** + interest and Other Charges there on from 01/05/2018 as Mentioned in the notice Under Section13(2) **within 15 days** from the date of this notice, failing which , the Bank shall proceed under the Act with the sale of the secured assets by inviting bids through Public Auction to realize the above stated outstanding, with interest and costs on the terms and conditions as will be stipulated by the undersigned.

Please note that expenses pertaining to Demand Notice, taking possession, valuation and sale etc, shall be first deducted from the Sale proceeds, which may be realized by the undersigned and the balance of sale proceeds, will be appropriated towards your liability aforesaid. You are at liberty to participate in the Public Auction to be held or may bring suitable buyers on the terms and conditions. Please look for the sale advertisement that will appear on or before **30/09/2021** in the leading newspapers in English ( Business Standard )and Marathi (Prabhat) in due course.

This notice is issued without prejudice to any other rights available to the Bank under the subject Act or any other law in force.

#### DETAILS OF THE IMMOVABLE PROPERTY

All that piece and parcel of Non Agricultural Property bearing Flat No G-403 In Pune Cantonment and PMC area, Mauje -Wanwari,(Bhairoba Nala) Sr. NO-17A, Plot NO-3 & 17,Manish Darshan Co.op.Hsg.Soc.Ltd.,G Wing ,Fourth Floor, Area Admeasuring about 675 Sq feet. Owned by Mr Sunil Ramkisan Bhutada and Mrs Jayashree Sunil Bhutada.

Date:- 28/09/2021  
Place:- Pune



*Y. Saade*  
Authorised Officer  
Dharmavir sambhaji Urban  
Co-op Bank Ltd.



**Enclosure:-**

1.Public notice for sale to be published (annexure 1)

**Note:-**Your attention is also drawn towards Sub-Section 8 of Section 13 of SARFAESI Act 2002. Please treat this Notice also as Notice of redemption of property whereby you may redeem the property till the date of sale.

**ANNEXURE I**



**DHARMAVIR SAMBHAJI URBAN CO OP BANK LTD**

**Branch Office :-**

Old Add : 38 , Shivdarshan Complex , Vinayaknagar , Navi Sangavi , Pune 411061  
New Add : S.No.81/1/1A, Nandaraj Sankul , Shop No.14 &15 , Navi Sangavi , Pune 411027

**Head Office :-**

391 , The Melange , Mumbai Pune Road , Phugewadi , Pune – 411012  
Mo.No.7057235336 A7887882882  
Email – sambhajibank@dsub.in Website – www. Sambhajibank.com

**Public Notice for the Sale of Immovable Property**

Where as the Authorized Officer of Dharmavir Sambhaji Urban Co Op Bank Ltd (hereinafter referred to as 'the Bank'), under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (in short SARFAESI Act) and in exercise of powers conferred under section 13(12) read with the Security Interest (Enforcement) Rules, 2002 issued Demand Notice under sec. 13(2) of SARFAESI Act **on:- 09/05/2018** calling upon **Late Mohan Krushna Ghodekar** Through its **Legal heir Mr.Pravin Krushna Ghodekar** and others Borrowers / Mortgagors / Guarantors to repay the amount mentioned in the notice being the amount due together with further interest and Other Charges thereon at the contractual rate plus all costs charges and incidental expenses etc, till the date of payment within 60 days from the date of the said notice. The Borrower / Mortgagors / Guarantors having failed to repay the above said amount within the specified period, the authorized officer has taken over physical possession in exercise of powers conferred under section 13(4) of SARFAESI Act read with Security Interest (Enforcement) Rules, 2002 on **18/03/2020**, which is to be sold by way of auction on “ **As Is Where Is Basis**”,**As Is What Is Basis**” and “**Whatever There Is Basis**”, for realization of Bank's dues under Rules 8 and 9 of Security Interest (Enforcement) Rules, 2002 by inviting tenders/bids as per below Auction Schedule:



**AUCTION SCHEDULE**

<b>DESCRIPTION OF PROPERTY / HOUSE HAVING ABOUT</b>	All that piece and parcel of Non Agricultural Property bearing Flat no G - 403 In Pune Cantonment and PMC area, Mauje -Wanwari,(Bhairoba Nala) Sr. NO-17A, Plot NO-3 & 17,Manish Darshan Co.op. Hsg. Soc. Ltd., G Wing , Fourth Floor, admeasuring about Area-675 Sq feet. Owned by Mr. Sunil Ramkisan Bhutada and Mrs. Jayashree Sunil Bhutada.
<b>KNOWN ENCUMBRANCES ( IF ANY )</b>	To the best Knowledge and information of the Bank there are no other encumbrances, Statutory dues like property taxes , etc, to be ascertained by the prospective purchaser (s).
<b>RESERVE PRICE (IN RS.)</b>	<b>Total Distress Price for property :- Rs. 3114855 /-Rs in words:-Thirty One Lakhs Fourteen Thousand Eight Hundred Fifty Five Only.)</b>
<b>EARNEST MONEY DEPOSIT (IN RS.) THROUGH DD/ PO IN FAVOR OF DHARMAVIR SAMBHAJI URBAN CO OP BANK LTD PAYABLE AT PUNE.</b>	<b>Rs.320000 /- (Rupees in Words Three Lakh Twenty Thousand Only)</b>
<b>BID INCREMENTAL AMOUNT</b>	<b>Rs.20000 /- (Rupees in Words Twenty Thousand Only)</b>
<b>LAST DATE , TIME AND VENUE FOR SUBMISSION OF BIDS WITH SEALED OFFER/ TENDER WITH EMD</b>	<b>Till 13 /10 / 2021 up to 12:00 P.M At Dharmavir Sambhaji Urban Co-Op</b>



