



DSUB/ HO/SARFAESI/160/2021-22

DATE :- 30/09/2021

**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. Mr.Bhosale Suresh Subrao (Borrower/mortgagor)  
Sr.No:-44/6/1/27and Sr No:- 44/6/1/25, Sahyadri  
Park Society ,Avadhut Apartment.  
Pimple Gurav ,Pune:-411061  
**Resi:-** Village Khambale ,Tal- Kadegaon ,Dist – Sangali  
Pin - 415311
2. Mrs. Bhosale Pooja Suresh (Guarantor/mortgagor)  
Sr.No:-44/6/1/27and Sr No:- 44/6/1/25, Sahyadri  
Park Society, Avadhut Apartment.  
Pimple Gurav ,Pune:-411061  
**Resi:-** Village Khambale ,Tal- Kadegaon ,Dist – Sangali  
Pin - 415311
3. Mr.Mahajan Sadashiv Vitthal (Guarantor)  
Moraya gosavi Raj Park , “P” Wing  
Flat No.13 , Chinchwad , Pune - 411033  
  
Resi.Meera Angan , Flat No.301  
Ganesh nagar , Navi Sangavi  
Pune - 411027
- 4.Mr.Jadhav Sanjay Kisan (Guarantor)  
Jay Raj Residency , Flat No.14  
Priyadarshini Nagar ,Old Sangavi , Pune - 411027
- 5.Mr Javalkar Santosh Bhimrao (Guarantor)  
Javalkar Colony, Kasarwadi  
Pune.411034  
Resi- Park Royal Bldg, 6 th floor, Flat B-602,  
Rahatani, Pune – 411 017



6. Mr.Bhosale Babaso Uttam  
Sai Lorel Park , B ,Building  
F/104. Pimple Gurav , Pune . 411061

(Guarantor)

Dear Sir / Madam,

**Sub: 30 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 15/05/2018** there by calling upon all of you as under :-

**A) SL/30518 Bhosale Suresh Subrao of Rs 28,06,021/-(Rupees in words :- Twenty Eight Lakhs Six Thousand Twenty One only.)** together with interest thereon on the contractual rate from 01/04/2017 till the date of payment due to the secured creditor from the borrower **Mr.Bhosale Suresh Subrao , Borrower and mortgagor, Mr.Mahajan Sadashiv Vitthal, Guarantor, Mr. Jadhav Sanjay Kisan, Guarantor, and**

**B) SL/30691 Janki Hotel Prop. Bhosale Suresh Subrao of Rs 72,22,320/-(Rupees in words :- Seventy Two Lakhs Twenty Two Thousand Three Hundred Twenty only.)** together with interest thereon on the contractual rate from 01/04/2017 till the date of payment due to the secured creditor from the borrower **Mr.Bhosale Suresh Subrao , Borrower and mortgagor, Mrs. Bhosale Pooja Suresh, Guarantor and mortgagor, Mr. Javalkar Santosh Bhimrao, Guarantor , Mr.Bhosale Babaso Uttam Guarantor.**

**Total A+B Amount Rs.1,00,28,341/- (Rupees in words :- One Crore Twenty Eight Thousand Three Hundred Fourty One only.)** together with interest thereon at the contractual rate from 01/04/2017, 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 **25/10/2018** , Also Authorised Officer of Secured Creditor obtained 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. 1,00,28,341/- ( Rs in words:- One Crore Twenty Eight Thousand Three Hundred Fourty One Only.)** + interest and Other Charges there on from 01/04/2017 as Mentioned in the notice Under Section13(2) **within 30 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 **01/10/2021** 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**

Sr. No -44/6/1/27 and Sr No:- 44/6/1/25 ,Sahyadri Park Society ,Avadhut Apartment Flat No:- 1 and 2, Ground Floor,Flat No:- 1 area 635.92 Sq feet , Flat No:- 2 area 649.90 Sq feet, The Total B/up area is 1285.82 Sq.Ft + Car Parking area of 800 Sq.Ft & Garden area of 600 Sq.Ft. At. Pimple Gurav ,Pune:-411061.Owned by Mr.Bhosale Suresh Subrao and Mrs. Bhosale Pooja Suresh

**Date:- 30/09/2021**  
**Place:- Pune**



*Y. S. Suresh*  
**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.



