

**NOTICE OF SALE THROUGH PRIVATE TREATY****SALE OF IMMOVABLE ASSETS CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002. (SARFAESI ACT)**

The undersigned as Authorized Officer of Jana Small Finance Bank Limited has taken over Physical Possession of the schedule property under the SARFAESI Act. The Authorized Officer of Jana Small Finance Bank Limited, had already conducted multiple public auctions for selling the property, but they turned out to be unsuccessful as no bids were received. Hence please be informed that if the total outstanding dues in the aforesaid loan account are not paid within **Fifteen (15) Days** from the date of this publication of this notice, then the Authorized officer will proceed for sale via private treaty of the property as stated below.

Public at large is informed that the secured property as mentioned in the Schedule are available for sale through Private Treaty, as per the terms agreeable to the Bank for realization of Bank's dues.

**Standard terms & conditions for sale of property through Private Treaty are as under:**

1. Sale through Private Treaty will be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".
2. The purchaser will be required to deposit 100% of the sale consideration on the expiry of publication of this notice.
3. In case of non-acceptance of offer of purchase by the Bank, the amount if any paid along with the application will be refunded without any interest within the stipulated time.
4. The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer / Secured Creditor in this regard at a later date.
5. The Bank reserves the right to reject any offer of purchase without assigning any reason.
6. The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties, society dues in respect of purchase of the property.
7. Sale shall be in accordance with the provisions of SARFAESI Act / Rules.

Sr. No.	Loan Account Number	Name of Borrower/ Co-Borrowers	Amount as per 13(2) Demand Notice under SARFAESI Act.	Reserve price for private treaty
1	45749440000289	1) Mr. Bipin Ghanshyamdas Golani, Proprietor M/s. Shree Ram Traders, 2) Mrs. Payal Bipin Golani	Rs.20,07,990.08 (Rupees Twenty Lakh Seven Thousand Nine Hundred Ninety and Eight Paise Only) as of 26.01.2022	Rs.9,00,000/- (Rupees Nine Lakh Only)
<b>Details of Secured Assets:</b> All that piece and parcel of land bearing Plot No.15, N.M.C. House No.3664/A/17, total admeasuring 1147.50 Sq.ft. (106.64 Sq.mtr.), situated in the layout Prepared Bhartiya Lok Kalyan Gruh Nirman Sahkari Sanstha Ltd., being part of entire land bearing Khasra No.67, Sheet No.37, City Survey No.173, P.H. No.34, Ward No.21, Mouza Poonapur, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tehsil Nagpur & District Nagpur. <b>Bounded by:</b> East by: 20 ft. wide Road, West by: Plot No.14, North by: 20 ft. wide Road and South by: Open Land.				
2	47559420001514	1) Mr. Mahendra Vithobaji Nagdawane, 2) Mrs. Pratibha Mahendra Nagdawane	Rs.29,05,958.10 (Rupees Twenty Nine Lakh Five Thousand Nine Hundred Fifty Eight and Ten Paise Only) as of 09.12.2024	Rs.10,00,000/- (Rupees Ten Lakh Only)
<b>Details of Secured Assets:</b> All that R.C.C. super structure of residential Flat No.101, on the First Floor, Covering built up area of 759 Sq.ft. (70.53 Sq.mtrs.), along with proportionate and undivided 25.80% share and interest in the building constructed on Plot Nos.15, Nagar Parishad Property No.1377 (Old) 160 New, total admeasuring area 1600 Sq.ft. (148.64 Sq.mtrs.), being portion of entire land bearing Khasra No.98/2, B. No.63, P.H. No.33, Mouza Gujarkhedi, situated at Ward No.4, Tehsil Saoner & District Nagpur. <b>Bounded by:</b> East by: 20 Ft. wide Road, West by: Plot No.19 & 20, North by: House of Mr. Mandape and South by: Plot No.16.				
3	47559420002109	1) Mr. Shashikant Dyaneshwar Bhujade, 2) Mrs. Mamata Bhojraj Uike	Rs.13,38,015.52 (Rupees Thirteen Lakh Thirty Eight Thousand Fifteen and Fifty Two Paise Only) as of 13.07.2025	Rs.6,00,000/- (Rupees Six Lakh Only)
<b>Details of Secured Assets:</b> All that R.C.C. super structure comprising Type "2" Apartment No.104, situated on First Floor, covering carpet area of 35.9 Sq.mtrs., (built up area of 41.807 Sq.mtrs.), in the building known & styled as "Kanchan Ganga", Wing "H", Cluster "3", out of complex proposed to be constructed on that piece and parcel of land containing by admeasurement total area of 6.89 Hectare (or 68,900 Sq.mtrs.), together with proportionate share and interest in the entire land bearing Khasra Nos.121, 175, 194/1, 194/2, 194/3, 194/4 and 194/5, situated at Mauza Mondha, P.H. No.49, within the limits of Grampanchayat Mondha, Tehsil Hingna, District Nagpur. Said Plot is <b>Bounded by:</b> East by: Khasra No.176, 177, West by: Khasra No.195, North by: Road and South by: Khasra No.188 & 188.				

The aforesaid Borrower/s/ Co-borrower's attention is invited to provisions of section 13(8) of SARFAESI Act for redemption of secured assets mentioned herein above by tendering the aforementioned outstanding dues together with all costs, charges and expenses incurred by the bank before the sale of secured assets.

**Correspondence Address:** Mr. Ranjan Naik (Mob No. 9590858249) email: ranjan.naik@jana.bank.in. Jana Small Finance Bank Limited, (formerly known as M/s. Janalakshmi Financial Services Ltd.), having Branch Office at: 101 & 102, Ground Floor, Perfect Plaza (Prasadam), Plot No. 97, Cement Road, Telegraph Colony, Pratap Nagar, Nagpur (MH) - 440022