

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	31569630000824	1) Mr. Sachin Prabhakar Ghuge, 2) Mrs. Punam Sachin Ghuge	Rs.44,94,894.53 (Rupees Fourty Four Lakh Ninety Four Thousand Eight Hundred Ninety Four and Fifty Three Paise Only) as of 10.08.2025	Rs.32,00,000/- (Rupees Thirty Two Lakh Only)

Details of Secured Assets: All that R.C.C. super structure comprising Shop No.G-2, on Ground Floor, having built up area of 13.51 Sq.mtrs. (145.50 Sq.ft.), in the building known as "Surya Heights", along with proportionate undivided share of 7.949 Sq.mtrs., in the land bearing Nazul Plot No.275, admeasuring about 4764 Sq.ft., Nazul Sheet No.17-D, situated at Jaihind Chowk, Kasbe Akola, within the limits of Municipal Corporation Akola, Pragane, Taluka & District Akola. **Bounded by: East by:** Shop No.G-3, **West by:** Shop No.G-1, **North by:** Parking Space of Building and **South by:** Main Government Road.

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

Date: 18.06.2026, Place: Nagpur

Sd/- Authorized Officer, Jana Small Finance Bank Limited