

**JANA SMALL FINANCE BANK**

(A Scheduled Commercial Bank)

Registered Office: The Fairway, Ground &amp; First Floor, Survey No.10/1, 11/2 &amp; 12/2B, Off Domlur, Koramangla Inner Ring Road, Next to EGL Business Park, Challaghatta, Bangalore-560071.

**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 25% of the sale consideration on the next working day of receipt of Bank's acceptance of offer for purchase of property and the remaining amount within **15 days** thereafter.
3. The purchaser has to deposit 10% of the offered amount along with application which will be adjusted against 25% of the deposit to be made as per clause (2) above.
4. Failure to remit the amount as required under clause (2) above, will cause forfeiture of amount already paid including 10% of the amount paid along with application.
5. In case of non-acceptance of offer of purchase by the Bank, the amount of 10% paid along with the application will be refunded without any interest.
6. 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.
7. The Bank reserves the right to reject any offer of purchase without assigning any reason.
8. In case of more than one offer, the Bank will accept the highest offer.
9. The interested parties may contact the Authorized Officer for further details / clarifications and for submitting their application.
10. The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties, society dues in respect of purchase of the property.
11. 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	31559430000475	1. Mr. Manoj Dinkarrao Gawali 2. Mrs. Anita Manojrao Gawali	<b>Rs. 25,79,171.31/-</b> (Rupees Twenty Five Lakh Seventy Nine Thousand One Hundred Seventy One and Thirty One Paise Only) as of <b>09.03.2025</b>	<b>Rs. 18,50,000/-</b> (Rupees Eighteen Lakh Fifty Thousand Only)

**Details of Secured Assets:** All that RCC superstructure of Shop No.1 on Ground Floor, admeasuring area of 136.80 Sq. Ft., (12.709 Sq. Mtrs.) in the building known & styled as "Veena Apartment", Constructed on the land bearing Layout Conversion Plot No. 23, total admeasuring area of 5000 Sq. Ft., (464.28 Sq. Mtrs.), Field Survey No. 22, Situated at - Ward No. 52, Mouza - Rajapeth, Within the limits of Amravati Municipal Corporation, Pargane -Badnera, Tehsil & District Amravati. **Bounded by: East by:** 20 Ft. Wide Layout Road, **West by:** Space of Veena Apartment, **North by:** Shop No. 2 and **South by:** Space of Veena Apartment.

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: 30.05.2026, Place: Nagpur

Sd/- Authorized Officer, Jana Small Finance Bank Limited