

Head Office – “Kalyanam_astu”, Om Vijaykrishna Apartment,
Adharwadi Road, Kalyan (W) Dist. Thane – 421 301.

Pune Regional Office – Maharshi Karve Stree Shikshan Sanstha,
Karve Nagar, Warje, Pune – 411 052.

NOTICE FOR SALE OF SECURED ASSETS

Sale of Immovable Assets on ‘AS IS WHERE IS’ basis, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

Notice is hereby given to the public in general and to the Borrower(s), Mortgagor(s) and Guarantor(s) in particular that, the below described immovable properties (secured assets) mortgaged / charged to the Bank (secured creditor), the physical possession of which has been taken by the Authorised Officer will be sold on ‘As Is Where Is’ basis, as per the brief particulars given hereunder.

Name of the Borrower, and Guarantors	1. M/s. Shree Makar Engineering Private Limited - Borrower 2. Mr. Rajendra Limbaji Makar – Director, Guarantor and Mortgagor 3. Mr. Prakash Limbaji Makar – Director, Guarantor and Mortgagor 4. Mr. Vijay Kachardas Shinde – Guarantor
Outstanding Loan Balance (Rs.)	Rs. 3,01,74,172.01 (Rupees Three Crore One Lakh Seventy-Four Thousand One Hundred Seventy-Two Paise One Only), Plus Interest from 01.05.2025, Penal Charges and expenses.
Details of Secured Assets and Reserve Price	Secured Asset / Property No. 1 – All that piece and parcel of Land bearing Plot No. C-4B & C-5 (as per the private layout) admeasuring 00H 03 R i.e. 3038 sq. ft. out of old Gat No. 835 & New Gat No. 456 admeasuring 0 H 57 R, along with RCC Bungalow admeasuring 440.38 sq. mtrs. i.e. 4740 sq. ft. (built-up) consisting of Ground + 2 Floors constructed thereon, together with parking space lying, being and situated at Boradewadi (Moshi), Taluka Haveli, District Pune, within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli No. 17, Pune, jointly owned by Mr. Rajendra Limbaji Makar and Mr. Prakash Limbaji Makar. Reserve Price – Rs. 3,21,00,000/- (Rupees Three Crore Twenty-One Lakh Only)
	Secured Asset / Property No. 2 – Row House No. R-1, R-2, R-3 and R-4 adm. 251 sq. ft. each (Total 1004 sq. ft. built-up) in Building No. A-6, in the Project named as “Shivjal City” constructed on Plot No. 4, out of Gat No. 40 / 2+3+4+5+6, Village Naikbombwadi, Taluka Phaltan, Dist. Satara, owned by Mr. Prakash Limbaji Makar. Reserve Price – Rs. 18,30,000/- (Rupees Eighteen Lakh Thirty Thousand Only)
	Secured Asset / Property No. 3 – Row House No. R-1, R-2, R-3 and R-4 adm. 251 sq. ft. each (Total 1004 sq. ft. built-up) in Building No. A-22, in the Project named as “Shivjal City” constructed on Plot No. 5, out of Gat No. 40 / 2+3+4+5+6, Village Naikbombwadi, Taluka Phaltan, Dist. Satara, owned by Rajendra Limbaji Makar. Reserve Price – Rs. 18,30,000/- (Rupees Eighteen Lakh Thirty Thousand Only)

-: IMPORTANT TERMS AND CONDITIONS: -

1) Sale is strictly subject to the terms and conditions prescribed in this advertisement and the offer document / form. Further details of the properties and the offer document / forms can be obtained from the Head Office or Pune Regional Office of the Bank at the above addresses, on payment of Rs. 1,000/- (Non – Refundable) per offer form.

2) The **Secured Asset / Property No. 1** will be available for inspection on **02.06.2025** between **11.00 a.m. and 01.00 p.m.** and the **Secured Asset / Property No. 2 and 3** will be available for inspection on **04.06.2025** between **02.00 p.m. and 04.00 p.m.**

3) Sealed offers, in the prescribed form only, for **secured asset / property no. 1, secured asset / property no. 2 and secured asset / property no. 3 separately**, should be submitted along with the DD / PO for EMD of Rs. 5,00,000/- (Rupees Five Lakh Only) for secured asset / property no. 1 and Rs. 1,00,000/- (Rupees One Lakh Only) each for secured asset / property no. 2 and 3, drawn in favor of The Kalyan Janata Sahakari Bank Ltd., **at Pune Regional Office of the Bank before 05.00 p.m. on 30.06.2025 or Head Office of the Bank at Kalyan before 01.00 p.m. on 03.07.2025.**

4) Sealed offers will be opened at **04.00 p.m. on 03.07.2025**, at the **Head Office of the Bank, at Kalyan.**

5) The properties offered for sale are strictly on ‘**As Is Where Is**’ basis. The Bank, therefore does not undertake any responsibility to procure any permission / license etc in respect of the properties offered for sale or for any dues like outstanding water charges, transfer fees, electricity dues, dues of Municipal Corporation / Local authority / Housing Society or any other dues, taxes, penalty, if any, in respect of the said property / Borrower.

6) This notice should also be treated as the statutory notice to the borrower, guarantors and mortgagors under rule 8(6) and 9(1) of the SARFAESI Act, 2002.