



JALGAON JANATA SAHAKARI BANK LTD., JALGAON (SCHEDULED BANK)

“SEVA” 117/119, NAVI PETH, JALGAON

FIRST SALE NOTICE

Sale Notice For First Sale of Immovable Property

Sale Notice for First Sale of Immovable Property under the Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 read with Rule 6(2) & Rule 8(6)/9(1) of security interest (Enforcement) Rule, 2002 and in exercise of powers conferred under this Act hereby gives Notice for inviting Sealed Tender to the public in general and in particular to the Borrower(s), Guarantor (s) and Mortgagor (s) That the below described immovable property is mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Jalgaon Janata Sahakari Bank Ltd., Jalgaon (Secured Creditor) will be sold on "As is where is", "As is what is", "Whatever there is" and No Complaints" basis on 24/03/2026.

Borrower/Guarantor/Mortgagor namely 1) **Mr. Rahul Zagadu Bhoi (Borrower/Mortgagor) R/o:-** 120/2 Shivaji Chauk, Harivitthal Nagar, Near Bhamare Tent House, Jalgaon Tal & Dist. Jalgaon 2) **Mrs. Ashwini Rahul Bhoi (Co-Borrower/Mortgagor) R/at** 120/2 Shivaji Chauk, Harivitthal Nagar, Near Bhamare Tent House, Jalgaon Tal & Dist. Jalgaon 3) **Mr. Dattu Subhash Bhoi (Guarantor) R/at** Harivitthal nagar, near Railway Bridge, Jalgaon Tal & Dist. Jalgaon 4) **Mr. Niranjan Prakash Wankhede (Guarantor) R/at** Harivitthal nagar, near Samadhan Cycle Mart Jalgaon Tal & Dist. Jalgaon

Description of Property and Owner name

Mr. Rahul Zagadu Bhoi & Mrs. Ashwini Rahul Bhoi

All landed property including building and structure thereon already erected or which may hereinafter be erected situated at Dist. Jalgaon, Sub-Dist & Tal. Jalgaon within the village limits of Savakheda Bk bearing Singal Stored Middle portion of (Western side second Hissa) Block No.4 built up area 27.19 Sqm. Plot area 38.55 Sqm. Constructed on Plot No. 34 out of Gat No.318/1/2

East: Block No.3 on Same Plot; West: Block No.5 on Same Plot; North: Road; South: Plot No.33

Reserve Price-7,05,000/-

EMD Rs.70,500/-

Amount of E.M.D./Date of deposit & address:- The person interested to buy property can submit the tender for the above property. Purchaser has to pay EMD as per mentioned above. EMD has to be deposited by way of DD/Cash Through Pay In Slip in favour of Bank at any Branch. On or before 23/03/2026 Till 03.00 P.M. at Jalgaon Janata Sahakari Bank Ltd. at any Branch.

Place/Date, Time of Opening Tender :- Jalgaon Janata Sahakari Bank Ltd. "SEVA" 117, 119, Navi Peth, Head Office, Jalgaon. Date-24/03/2026, Time- 11.00 A.M.

Other Charges Known to Bank

Nil

Loan Amount to be Recovered:- Rs.13,27,428/- (In Words Rupees Thirteen Lakh Twenty Seven Thousand Four Hundred Twenty Eight Only) as on 31/12/2025 with further interest till realisation of entire dues and costs which may incurred from time to time including the cost arose between attorney and the client.

The Property will be available for inspection on **21/03/2026** during office hours .The persons interested to buy the aforesaid property may contact Mrs.**Vinaya Vivek Kulkarni (Mobile No-9673005895)** during office hours only. However, the intending bidders are advised to carry out their own due diligence and should make their own independent inquiries regarding the encumbrances, title of the property put on auction and claims / rights / dues / affecting the property, prior to submitting their bid. The Bank shall not be responsible in any way for any third party claims/ rights/ dues. Bid forms will be available at any branch.

That the tender be submitted with DD or self attested copy of pay in slip counter attached with duly attested copies of Pan Card & Aadhar Card and one passport size photograph in sealed envelope with clear marking "**Purchase of Property of Rahul Zagadu Bhoi and others.**". The Tender will be opened at 11.00 A.M. on **24/03/2026** & the person who has deposited earnest money will only be allowed to the place of opening of Tenders. The person if express his willingness to purchase the property for higher than the tender price then he can give his proposal to Authorized Officer at the time of opening the Tender and if his proposal is more than the highest Tender amount then the Authorized officer may accept his proposal. The highest bid/proposal will be accepted.

The person whose Tender or bid has been accepted will be declared as successful purchaser & shall have to pay 25% of the amount of the sale price to the Authorized Officer immediately or not later than next working day including Earnest Money and balance of 75% has to be deposited within 15 Days from the date of acceptance of Tender. That the person whose Tender has been accepted if fails to pay the balance amount within time as mentioned above his earnest money deposit and/or 25% amount shall be forfeited. The property shall be sold again.

Registration charges, stamp duty & incidental expenses wherever necessary for the Sale Deed/Sale Certificate are to be borne by the purchaser. The purchaser has to pay the Govt. & Semi Govt. dues, GST or any other dues , if any not known to bank, on the said property & T.D. S on sale price of properties as per applicable rate.

The successful bidder shall deduct 1% of the sale price as TDS in the name of the Bank and remit the same to Income Tax Department within stipulated time. PAN Number of the Bank as "Deductee" will be shared with the successful bidder after completion of bidding. Soon after payment of TDS as above, the successful bidder shall submit a copy of challan-cum statement of Form No.26QB(if applicable) to the Bank.

After receipt of entire bid amount and Form No.26QB(if applicable), the Bank will execute the sale certificate immediately & after issuance of sale certificate bank has no concern with the sold out property. And after that the sale deed in favour of the successful bidder, which would be registered in the office of the concerned Sub-Registrar at the cost and expenses of the successful Bidder can be executed by Authorised Officer if desired.

So also if any electric bill, water bill etc. shall be paid by the purchaser, the Bank will not be responsible for the same. The **Authorized** Officer will execute sale deed only. The other terms & conditions will be read at the time of opening of tenders. Right to decide the final sale price & to accept or reject any of tender without assigning any reason thereof is reserved by **Authorized** Officer & his decision shall be final.

No Tender below Reserve Price will be accepted.

For detailed terms and conditions of the sale, please refer to the link provided in Jalgaon Janata Sahakari Bank Ltd., website i.e. www.jjsbl.bank.in.

Date- 21/02/2026

(Shashikant Shantaram Borse)

AUTHORIZED OFFICER

Jalgaon Janata Sahakari Bank Ltd., Jalgaon

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) /RULE 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Statutory 30 days sale notice under SARFEASI Act 2002 is already given to the Borrower(s), Guarantor(s), Mortgagor(s) regarding to pay the sum mentioned as above within 30 days from the date of notice failing which the bank shall sell the property as per the provision laid down in the SARFEASI Act 2002 & it is received by borrower(s)/Guarantor(s)/Mortgagor(s) & borrower failed to repay the amount mentioned in that notice. Hence this sale notice is published.