



JALGAON JANATA SAHAKARI BANK LTD., JALGAON (SCHEDULED BANK)
"SEVA" 117/119, NAVI PETH, JALGAON

FIRST SALE NOTICE

Sale Notice For First Sale of Immovable Properties

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 26/02/2026.

Borrower/Guarantor/Mortgagor namely 1) **M/s Krishnaraj Builders & Developers, (Borrower/ Mortgagor)** Through Its Partners A) **Mr. Vikas Rajendra Anand, B) Mr. Vivek Ramesh Nawathe** R/at:- Plot No.A-21, Anand Niwas, Kamgar Chauk, N-4, CIDCO, Aurangabad, Tal & Dist. Aurangabad 2) **Mr. Vikas Rajendra Anand (Partner & Guarantor)** R/at:- Plot No.A-21, Anand Niwas, Kamgar Chauk, N-4, CIDCO, Aurangabad, Tal & Dist. Aurangabad 3) **Mr. Vivek Ramesh Nawathe (Partner & Guarantor)** R/at:- Flat No.C-1/8, Tapiya Park, N-4, CIDCO, Aurangabad, Tal & Dist. Aurangabad 4) **Mr. Ashish Rajendra Ananad (Guarantor)** R/at:- Plot No.A-21, Anand Niwas, Kamgar Chauk, N-4, CIDCO, Aurangabad, Tal & Dist. Aurangabad 5) **Mr. Vinod Ramesh Punshi (Guarantor)** R/at:- Sadbhavana, Sindhi Colony, Chalisgaon, Tal. Chalisgaon Dist. Jalgaon

All landed property including building and structure thereon already erected or which may hereinafter be erected situated at All the piece and parcel of land known as Plot No.93 adm.540 Sqm. And built up area adm 6629.50 Sq.ft. (Excluding shop No.3 & 4 and Flat No.3 & 6) part of CTS No.23/24 situated at Parijat Nagar, N-4 CIDCO Aurangabad, 1) Shop No.2 on ground floor, area186.54 Sqm. 2) Commercial Hall No.1 on ground floor, area 749.71Sqm. 3) Commercial Hall No.2 on ground floor, area 658.21 Sqm.and bounded as under respectively

East - Plot No.103; West -18 mtr Road; North - Plot No.92; South - Plot No.94

East - Hall No.1; West - Road; North - Shop; South - shop

East - Hall No.2; West - shop; North - space & Plot No.94; South - space & Plot No.92

East - space & Plot No.103; West - Hall No.1; North - space & Plot No.94; South - space & Plot No.92

Reserve price:-Rs. 1,80,59,000/- EMD - Rs. 18,05,900/

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 25/02/2026 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-26/02/2026, Time- 11.00 A.M.

Other Charges Known to Bank - Nil

Loan Amount to be Recovered:- Rs.7,81,45,008.50 (In Words Rupees Seven Crore Eighty One Lakh Forty Five Thousand Eight Paise Fifty Only) as on 30/11/2025 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 24/02/2026 during office hours .The persons interested to buy the aforesaid property may contact Balasaheb Babanrao Pawar (**Mobile No-9823011320**) 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 Krishnaraj Builders & Developers**". The Tender will be opened for all properties at 11.00 A.M. on **26/02/2026** & the person who has deposited earnest money will only be allowed to the place of opening of Tenders. The person if expresses 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 property 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 to the Bank.

After receipt of entire bid amount and Form No.26QB, the Bank will execute and deliver 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 certificate/ 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. The Authorised officer may differ or extend the period for auction if he thinks fit at the time of auction process.

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.

Statutory 30 days sale notice under SARFAESI 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 SARFAESI 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.

Date- 19/01/2026

(Balasaheb Babanrao Pawar)

AUTHORIZED OFFICER

Jalgaon Janata Sahakari Bank Ltd.,Jalgaon