

Shree Warana Sahakari Bank Ltd.

(A State cooperative Bank)

Head Office :At Warananagar,Tal Panhala , Dist.Kolhapur 416113 Tel (02328)244286/87

Branch Office : Sr No.78,Plot No.156,Dattai Gala No.1,2&3,Left Bhusari colony,Kothrud,Pune

Tel:(020)25283152/53

## SALE NOTICE

### **PUBLIC NOTICE FOR SALE OF THE IMMOVABLE PROPERTY UNDER PROVISIONS OF SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002, AND RULES FRAMED THEREUNDER.**

### **NOTICE UNDER RULE 8(6) OF THE SECUTIRY INTEREST (ENFORCMENT) RULES, 2002.**

**This is also a notice of 30 days under the aforesaid Rules to the Borrowers and others named herein below**

The undersigned being the Authorized Officer of Shree Warana Sahakari Bank Ltd ; under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as “the said Act”) invites offers in the prescribed tender forms from interested parties to purchase the property detailed herein below put up for sale by the Bank on ‘AS IS WHERE IS WHAT IS’ basis under provisions of the said Act and Rules framed there under to recover its dues. The property is in Physical possession of the Bank in exercise of its powers under sections of the said Act and Rule framed thereunder.

<b>Sr. No.</b>	<b>Name of Borrower &amp; Guarantors</b>	<b>Amount Claimed being rupees</b>	<b>Description of property</b>	<b>Reserve price</b>
<b>1</b>	<b><u>Borrower</u></b> 1)M/S.Nipun Greengrocers Private Limited (Gat No.779/A, 779/B, Khed Shivapur,Flat No. B,Wing4,Haveli,City Light,Pune, 2)Mr.Vitthal Govind Kulkarni. Gajanan Geet Appt. ,Flat No.102,Near Bagul Garden,Shivdarshan,Parvati,Pune ,3)Mr. Kashinath Ramchandra Kulkarni (A-3,Flat no.04,Solase Park,B.T.Kavade Road,Ghorpadi,Mundhawa, Pune) ,4) Mr. Dinesh Bhanudas Lavale (Wangi No.03,Tal-Karmala,Dist- Solapur) ,5) Mrs.Rahi Vitthal Kulkarni Gajanan Geet Appt.,Flat No.102,Near Bagul Garden,Shivdarshan,Parvati,Pune ,6) Mr. Shardul Suresh Charegaonkar ( Plot No.13, Parshwanath Nagar,Karad,Dist-Satara),7) Mr.Shekhar Suresh Charegaonkar (Plot No.13,	Rs.31252634.02 (Rs. Three Crore Twelve Lakh Fifty Two Thousand Six Hundred Thirty Four & Paise Two Only) due as on 29/11/2025 plus further interest at contractual rateof interest, cost, expenses etc; thereon as detailed in the demand notice dated 02/12/2025 issued under section 13(2) of the said Act by the bank to the borrower &others	Flat No.501,adm.about 1314.80 Sq.Ft. & Flat No.502,adm.about 1171.09 Sq.Ft. both located on fifth floor in the building known as Shivranjani A Co-operative Housing Society ltd,constructed on the land bearing Plot No.29,Final plot no.B out of S.No.25,Hissa No.5,Corresponding CTS No.660,Mouje Kothrud,Tal Haveli,Dist Pune within the limits of Pune Municipal Corporation	Rs. 2,92,51,000/-

	Parshwanath Nagar, Karad, Dist- Satara), 8) Mrs. Ratnamala Laxman Godase (Gat No.166, Takali, Tal Karmala, Dist – Solapur), 9) M/S. Swamitirth Promoters & Developers Pvt.Ltd. (C/O Vaibhav Vilas Kulkarni, Flat No.101, Swamikrupa, Sr.No.1, Hissa No.7 B, Pune)	together with further interest, expenses, cost etc.		
<b><u>This advertisement will also be published on the website <a href="https://bankauctions.in">https://bankauctions.in</a>. for the purpose of e-auction.</u></b>				
<p>Tender documents containing terms and conditions of sale are available at the Bank's Head Office and Kothrud, Pune Branch Office at the addresses stated above. <b>Offers for property is</b> invited in sealed envelope accompanied with payment of tender fee and 10% earnest money deposit of offer amount payable by demand draft/pay order drawn in favor of the Bank payable at Pune as indicated in the terms and conditions of sale mentioned in the tender document. The property may be inspected with the prior appointment of Branch Manager of Kothrud, Pune branch Mr.Uttam Patil (Mob.No. 8605009561) on any working day upto 27/03/2026. Offers in the manner stipulated in the tender document will be received <b>till 28/03/2026 up to 11.30 a.m.</b> at the Bank's Kothrud, Pune Branch Office and will be opened <b>on 28/03/2026 at 1.30 p.m.</b> in the same office. <b>For the details information contact with Authorized Officer (Mob. No.9763716571/9763716393).</b></p> <p>Date :-25/02/2026</p> <p style="text-align: right;">Sd/- Authorized Officer Shree Warana Sahakari Bank Ltd</p>				