



SHREE WARANA SAHAKARI BANK LTD; WARANANAGAR

Tal-Panhala Dist-kolhapur

PUBLIC NOTICE FOR SALE OR TRANSFER

IMMOVABLE PROPERTY TAKEN OVER/UNDER SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002 FOR SALE ON AS IT IS WHERE IT IS AND WHATEVER THERE IS BASIS.

Sr No.	NAME OF THE BORROWER AND OUTSTANDING DUES FOR RECOVERY OF WHICH PROPERTY IS BEING	LOCATION AND DETAIL OF PROPERTY AND RESERVE PRICE
1.	Borrower 1) M/S. Nipun Greengrocers Private Limited R/o. Gat No.779/A, 779/B, Khed Shivapur, Flat No. B,Wing4, Haveli, City Light, Pune, Director/ Guarantors 2) Mr.Vitthal Govind Kulkarni. R/o. Gajanan Geet Appt. ,Flat No.102,Near Bagul Garden,Shivdarshan,Parvati,Pune . 3)Mr. Kashinath Ramchandra Kulkarni R/o. A-3,Flat no.04,Solase Park,B.T.Kavade Road,Ghorpadi,Mundhawa, Pune 4) Mr. Dinesh Bhanudas Lavale R/o. Wangi No.03,Tal- Karmala,Dist- Solapur Guarantors 5) Mrs.Rahi Vitthal Kulkarni R/o. Gajanan Geet Appt., Flat No. 102, Near Bagul Garden, Shivdarshan, Parvati, Pune 6) Mr. Shardul Suresh Charegaonkar R/o. Plot No.13, Parshwanath Nagar,Karad,Dist- Satara 7)Mr.Shekhar Suresh Charegaonkar R/o. Plot No.13, Parshwanath Nagar,Karad,Dist- Satara 8)Mrs. Ratnamala Laxman Godase R/o. Gat No.166, Takali,Tal Karmala, Dist – Solapur 9)M/S. Swamitirth Promoters & Developers Pvt.Ltd. C/O Vaibhav Vilas Kulkarni R/o. Flat No.101,Swamikrupa,Sr.No.1,Hissa No.7 B,Pune	All that piece & parcel of plot no.24 adm.666 sq.mtrs, bearing Gat No..853/1+854+855+857/1 situated in Mouje Wing Taluka Karad District & Division Satara RESERVE PRICE : 25,17,000/- All that piece & parcel of plot no.30 adm.450 sq.mtrs, bearing Gat No..853/1+854+855+857/1 situated in Mouje Wing Taluka Karad District & Division Satara RESERVE PRICE : 21,06,000/- All that piece & parcel of plot no.32 adm. 450 sq.mtrs bearing Gat No..853/1+854+855+857/1 situated in Mouje Wing Taluka Karad District & Division Satara RESERVE PRICE : 21,06,000/- All that piece & parcel of plot no.33 adm.574 sq.mtrs bearing Gat No..853/1+854+855+857/1 situated in Mouje Wing Taluka Karad District & Division Satara RESERVE PRICE : 21,70,000/- TOTAL RESERVE PRICE : 88,99,000/-
		This advertisement will also be published on the website https://bankauctions.in for the purpose of e-auction

This publication is also a Thirty (30) days' notice to the aforementioned Borrower(s) / Co-Borrower(s) / Mortgagor(s) under Rule 8 of the Security Interest (Enforcement) Rules, 2002.

N.B.

- 1) The above mentioned property is in the possession of the bank. To the best of knowledge and information of the Bank there are no other Governmental and Semigovernmental encumbrances. However any other dues if any are to be ascertained by the prospective purchaser(s)
- 2) The property shall be sold on 'as it is & where it is and whatever there is' basis. The successful bidder shall be liable to pay all the necessary expenses \ costs for eg: stamp duty, registration fee etc. in accordance with law. Bank shall not be responsible to reimburse any expenses, costs, encumbrances, property taxes or governmental or any other taxes with respect to property
- 3) The particulars in respect of the assets specified herein above have been stated to the Best of the information of the under signed hereinabove who however shall not be Responsible for any error, misstatement or omission in the said particular. The Prospective purchasers, tenders are therefore requested to check up in their own Interest there and other detail in respect of all the concern dues in respect of Immovable property before submitting the tenders.

TERMS AND CONDITIONS

- 1) Rs. 3,12,52,634.02 (Rupees Three Crores Twleve Lakhs Fifty Two Thousand Six Hundred Thrity Four and Paise Two Only) as on 02/12/2025 plus further interest at the contractual rate and cost, charges, and expenses thereon till the date of payment and realization. (As per demand notice under section 13(2) of SARFAESI Act.) Rs. 1,67,30,900.02 (Rupees Three Crores Sixty Seven Lakhs Thirty Thousand Nine Hundred Thrity and Paise Two Only) as on 16/09/2026 plus further interest at the contractual rate and cost, charges, and expenses thereon till the date of payment and realization.
- 2) Sale or transfer is strictly subject to the terms and conditions incorporated in this advertisement and into the prescribed form. Further details of the immovable property and tender form can be obtained from the Branch **Karad** of the Bank on payment of Rs. 100/- per form. Property is available for inspection on **dt.28/09/2026 To 11/11/2026** (Timing 11.00 am to 5.00 pm and excluding holidays) should contact the number mentioned below one day in advance.
- 3) Sealed tenders must be duly filled in the prescribed format of the bank. The tender must be accompanied by the Earnest Money deposit 5% amount property at Sr.No.1) Rs 1,25,850/-, property at Sr.No.2) Rs 1,05,300/-, property at Sr.No.3) Rs 1,05,300/-, property at Sr.No.4) Rs 1,08,500/-total amount Rs. 4,44,950/-in the form of Demad draft or pay order issued by a scheduled/ Commercial or co-opertive bank, drawn in favour of Shree. Warana Sahakari Bank Ltd Warananagar. The completed tender should be submitted in the tender box placed in the cabin of the Branch Manger at the bank's **Karad** on or before **dt. 12/11/2026** before **12.30 p.m.** The tenders will be opened on **12/11/2026 between 12.45 p.m. to 2.00 P.M** in the presence of authorized officer in the cabin at **Shree Warana Sahakari Bank Ltd.Warananagar Karad** Branch, Plot No. 538, opp. Tahasil Office, Near Panchayat Samiti, Karad
- 4) The borrower, respective tenderers, guarantors and owner of the property under sale or transfer may, if they so desire give his/their offer or the best possible valid offers for the property offered for sale provided they follow the requirements at 2 as above.
- 5) The borrowers, respective tenderers, guarantors and owner of the property or their authorized representatives may remain present at the time of opening of the tenders. The offerer will have an opportunity to increase their offers at the time if they so desire. "In this manner, the amount has been increased three times. Thereafter, if the tender amount is required to be increased again, the tenderer is submit the tender in a sealed cover with an increased amount as mentioned above." They are therefore advised to remain present themselves or through their duly authorized and empowered representative.
- 6) The borrower, Guarantors and property owners and Successful bidder must pay 25% of the sale price (including EMD which is already deposited) on the same day or not later than next working day If the said amount is not deposited within the stipulated time, the Earnest Money Deposit shall be forfeited and the remaining 75% amount is to be paid within **30** days from the date of confirmation of sale. If the successful tenderer fails to deposit the remaining 75% of the approved amount within the stipulated period, the 25% amount already deposited along with the Earnest Money shall be forfeited.
- 7) As per Auction terms & conditions the bank provide separate form additional terms & conditions to the auction bidder & said terms & conditions are binding auction Bidder/purchaser
- 8) The borrowers, respective tenders, guarantors & owner of the property or their authorized representative may submit tender form for any one or all of the above mentioned properties
- 9) All the rights to sanction or refuse the tenders / Auction are reserved with the authorized officer.

Contact – Shree Warana Sahakari Bank Ltd. Karad Branch

Plot No. 538, opp. Tahasil Office, Near Panchayat Samiti, Karad

Branch –Shri. Vasant Patil Mob No. 9921411571

Mob.No. 9763716562/9763716190

Date : 28/09/2026

Sd/-

**Assis. General Manager &Authorized Officer,
Shree Warana Sahakari Bank Ltd.
Warananagar Tal-Panhala Dist kolhapur**