



# Shri Mahalaxmi Co-op. Bank Ltd., Kolhapur

Head Office: 'Shree Bhavan' 167, 'B' Ward, Mangalwar Peth, Kolhapur.

Phone No.: 0231 - 2541051 / 2543837 / 2545552

## PUBLIC NOTICE OF SALE (By Tender)

**Under the provisions of Section 13(12) of The Securitisation and Reconstruction of Financial Assets and Enforcement Security Interest Act, 2002 R/w Rule 8 & 9 of Security Interest (Enforcement) Rules.**

**Shri Mahalaxmi Co-op. Bank Ltd., Kolhapur** has given term loan to the following mentioned borrower on the security of the property mentioned below. As the said loan have become NPA, the bank has initiated action under The Securitisation and Reconstruction of Financial Assets and Enforcement Security Interest Act, 2002 (Securitisation Act) by issuing demand notice dated **02/01/2025**. U/s 13(2) to the Borrower, Co-borrower and Guarantor. The said demand notice was not complied as the amount mentioned in the notices was not paid, the bank had issued the possession notice dated **06/03/2025**, U/s 13(4) of the said Act and **Physical Possession** of property mentioned below in schedule was taken by the Authorised Officers of the bank on **17/03/2025** under the provisions of u/s 13(4). Now, as per provisions of Section 13(12) of the said Act R/w Rule 8 & 9 of Security Interest (Enforcement) Rules, the mortgaged property is put for sale by inviting tenders and the said property is to be sold on **"As is where is basis"**. The persons willing to purchase the said property are invited to send the sealed tenders for purchase of the said property. The sealed tenders should be sent to the Authorised Officer of **Shri Mahalaxmi Co-op. Bank Ltd., Kolhapur** at the **Head Office** of the bank mentioned above with Earnest Money of **Rs. 4,50,000/- ( Rupees Four Lakhs Fifty Thousand only )** by way of demand draft / pay order / online transfer in favour of **Shri Mahalaxmi Co-op. Bank Ltd., Kolhapur** till **Wednesday**, dated **15/10/2025**. The tenders will be opened on **Thursday**, dated **16/10/2025** at **Head Office, Kolhapur** of **Shri Mahalaxmi Co-op. Bank Ltd., Kolhapur** at **12.00 p.m.** The prospective purchasers may make an inspection of the documents of property available with the Bank during working hours at **Shahupuri, Kolhapur Branch** of the Bank. This Notice is available on website of the bank – **www.smcbl.in**

Name of Borrower / Co-borrower / Guarantors	Due Amount as on 31.08.2025
1) <b>Shri. Uday Vasantrao Shetke (Borrower)</b> 2) <b>Shri. Uttam Vasantrao Shetke (Co-borrower),</b> <b>Above Sr.No. 1 &amp; 2 - R/o. - 165/6, 'E' Ward,</b> <b>Rajarampuri, Kolhapur - 416008.</b> 3) <b>Shri. Sadanand Shivajirao Patil (Guarantor),</b> <b>R/o. - Block No. 303, Afrin Apartment,</b> <b>'E' Ward, Rajarampuri, Kolhapur - 416008.</b> 4) <b>Shri. Ramrao Chandar Pawar (Guarantor)</b> <b>R/o. - Plot No. 93, 'B' Ward, Subhashnagar,</b> <b>Kolhapur - 416007.</b>	<b>Loan A/c No.</b> <b>608/120391</b> <b>Rs. 2,45,38,639.90</b> ( Rupees Two Crore Forty Five Lakh Thirty Eight Thousand Six Hundred Thirty Nine and Ninety Paisa only ) Plus interest from <b>01/09/2025</b> and other expenses.

### DESCRIPTION OF PROPERTY PUT FOR SALE

All that the piece and parcel of the property situated within the limits of Kolhapur Municipal Corporation and within the jurisdiction of Joint Sub Registrar, Karveer-2 bearing Shop No. B-1, its area 1200 Sq.Fts. on the Basement Floor of the building known as "Personal Height Apartment" constructed on the property bearing C.S. No. 2064/A and C.S. No. 2064/B of 'E' Ward, Rajarampuri 12th Lane, Kolhapur. **Boundaries as follows – East by :** Property of Shri. Mulani & side margin, **West by :** Side margin, **South by :** Road, **North by :** Parking .

**( Reserve Price of Rs. 45,00,000/- ( Rupees Forty Five Lakh only ) )**

### Terms and conditions of the Sale

**1)** The property will be sold to the highest payer, however the authorised officer reserves his right to accept or decline any tender without giving any reason and also reserves his right to cancel/stay the sale or extend the sale. and also to change in the terms & conditions without any reason. **2)** The terms and conditions can be seen in the Head Office of bank during working hours except the holiday. **3)** The other information regarding terms and conditions of sale and tender forms are available in the Head Office, Kolhapur of the bank. **4)** The price of tender form is Rs. 1000/- + GST ( non-refundable ). Tender form should be sent to the Authorised Officer of **Shri Mahalaxmi Co-Op. Bank Ltd., Kolhapur** at **Head Office** on above mentioned address of the Bank in sealed envelopes with earnest money of **Rs. 4,50,000/- ( Rupees Four Lakhs Fifty Thousand only. )** by way of demand draft / pay order / online transfer in favour of **Shri Mahalaxmi Co-op. Bank Ltd., Kolhapur** till **Wednesday**, dated **15/10/2025**. Interest will not be paid on earnest money. **5)** The demand draft/pay order should not be packed in sealed tender. It should be given separately. Cheque should not be accept and any one who submit the cheque will not be eligible to participate in auction . **6)** If bank receives more tenders of same amount, then bid will be held between such persons and the highest bidder will be entitled for the sale. **7)** The successful tender holder has to pay 25% amount (including the earnest money) of the sale price on the same day and the remaining amount has to be paid within 15 days. Otherwise the amount deposited by the person shall be forfeited and sale shall be cancelled and the property will then be put for fresh sale and he will not have any right on this property. Authorised Officer reserve his right to extend the period to deposit the amount. **8)** Upset price is fixed by the bank. This upset price is fixed excluding the other charges such as transfer fee and any other charges attached to the title of the property. **9)** The bank will execute the sale certificate of the property in favour of the purchaser after completion of all legal formalities and the purchaser has to pay separately all the expenses of stamp duty, registration fee, other charges and all the taxes over the said property and other legal dues and TDS if applicable and after payment of entire amount, the bank will give possession of the said property to the purchaser. **10)** Property is to be sold on "As is Where is basis". To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims / rights / dues / affecting the property, prior to submitting their bid. The Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues. **11)** If any bidder files the tender below the reserve price then his earnest money deposit (EMD) will be forfeited and he/she will not be eligible to participate in auction process. **12)** The Auction Purchaser or his representative shall submit self-attested his passport size photo, Residential proof like Aadhar Card etc. document for KYC purpose along with application & shall submit the originals of document at the time of Auction for verification. **13)** The borrower, Co-borrower and Guarantors if desires may remain present at the time of opening of tender.

**RTGS Details – Account Name : Shri Mahalaxmi Co-Op. Bank Ltd., Kolhapur**  
**Bank and Branch Name: IDBI BANK, Assembly Road, Kolhapur.**

**RTGS Details : A/c No. 116102000005968 , IFSC : IBKL0000116.**

**Place: Kolhapur.**

**Authorised Officer,**

**Date: 06/09/2025.**

**Shri Mahalaxmi Co.Op. Bank Ltd., Kolhapur**