

Head Office – “Kalyanam_astu”, Om Vijaykrishna Apartment,
Adharwadi Road, Kalyan (W) Dist. Thane – 421 301.

NOTICE FOR SALE OF SECURED ASSET

Sale of Immovable Asset on ‘AS IS WHERE IS’ basis, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

Notice is hereby given to the public in general and to the Borrower, Mortgagor, Legal Heirs and Guarantors in particular that, the below described immovable property (secured asset) mortgaged / charged to The Kalyan Janata Sahakari Bank Ltd. (secured creditor), the physical possession of which has been taken by the Authorised Officer will be sold on ‘**As Is Where Is**’ basis, as per the brief particulars given hereunder.

Name of the Borrower, and Guarantors	1. M/s. Sai Baba Multi Specialty Hospital - Borrower Prop. Mr. Dinesh Sukadeo Dole 2. Mrs. Vaishali Dinesh Dole – Guarantor 3. Dr. Laxman Bansi Waghmare – Guarantor 4. Mrs. Sangeeta Laxman Waghmare – Guarantor 5. Mr. Rajesh Sukadeo Dole – Guarantor 6. Mr. Sukadeo Shankar Dole (since deceased) – Co-Borrower Through his Legal Heirs – 1. Smt. Kalabai Sukadeo Dole 2. Dr. Dinesh Sukadeo Dole 3. Mr. Rajesh Sukadeo Dole 4. Mr. Hrishikesh Sukadeo Dole
Outstanding Loan Balance	Rs. 4,11,81,886.81 (Rupees Four Crore Eleven Lakh Eighty-One Thousand Eight Hundred Eighty-Six Paise Eighty-One Only) Plus, Interest @ 13% p.a. and Penal Charges @ 2% from 01.11.2025 and expenses
Details of Secured Asset	Hospital Premises situated at First Floor and Second Floor admeasuring 4800 sq. ft. (Built-up) + Open Terrace admeasuring 1200 sq. ft. (Built-up), (Earlier known as ‘Saibaba Multi Specialty Hospital) in the building known as Shraddha Complex, constructed on all that piece and parcel of land bearing Survey No. 5, Hissa No. 2/1/4, at Gothehar Naka, Mumbai Nashik Highway, Village Gothehar, Tal – Shahapur, Dist. Thane situate, being and lying at Village Gothehar, in the Registration District Thane, Sub-District Shahapur, owned by Dr. Dinesh Sukadeo Dole and Mr. Sukadeo Shankar Dole (since deceased), along with Patient Beds with side Tables, O T Tables, O T Equipment, Stools, Medical Instruments and Apparatus, Waiting Area Chairs, Air Conditioners, Refrigerators etc. on As Is Where Is basis.
Reserve Price	Rs. 2,22,00,000/- (Rupees Two Crore Twenty-Two Lakh Only).

:- IMPORTANT TERMS AND CONDITIONS: -

1) Sale is strictly subject to the terms and conditions prescribed in this advertisement and the offer document / form. Further details of the property and the offer document / forms can be obtained from the Head Office of The Kalyan Janata Sahakari Bank Ltd. at the above address, on payment of Rs. 1,000/- (Non – Refundable) per offer form.

2) The **Secured Asset** will be available for inspection to the interested persons on **11.12.2025** between **11.00 a.m. and 01.00 p.m.**

3) Sealed offers, in the prescribed form only, should be submitted along with the DD / PO for EMD of Rs. 5,00,000/- (Rupees Five Lakh Only), drawn in favor of The Kalyan Janata Sahakari Bank Ltd., **at the Head Office of The Kalyan Janata Sahakari Bank Ltd. at Kalyan before 01.00 p.m. on 09.01.2026.**

4) Sealed offers will be opened at **04.00 p.m. on 09.01.2026**, at the **Head Office of The Kalyan Janata Sahakari Bank Ltd., at Kalyan.**

5) The property offered for sale is strictly on ‘**As Is Where Is**’ basis. The Bank, therefore does not undertake any responsibility to procure any permission / license etc in respect of the property offered for sale or for any dues like outstanding water charges, transfer fees, electricity dues, dues of Municipal Corporation / Local authority / Housing Society or any other dues, taxes, penalty, if any, in respect of the said property / Borrower.

6) This notice should also be treated as the statutory notice to the borrower, guarantors and mortgagors under rule 8(6) and 9(1) of the SARFAESI Act, 2002.