

Head Office – “Kalyanam_astu”, Om Vijaykrishna Apartment,
Adharwadi Road, Kalyan (W) Dist. Thane – 421 301.
Pune Regional Office - Maharshi Karve Stree Shikshan Sanstha,
Karve Nagar, Warje, Pune – 411 052.
www.kalyanjanata.in

SALE NOTICE OF SECURED ASSET - FLAT

Sale of Flat on ‘AS IS WHERE IS’ basis under the provisions of 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(s), Mortgagor(s) and Guarantor(s) in particular that, the below described immovable property i.e. Flat (secured asset) mortgaged / charged to the Bank (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.

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| 1 | Name of the Borrowers and Guarantors | Mr. Amit Baldev Mankar – Borrower Mrs. Shila Baldev Mankar – Borrower Mr. Purushottam Vinayak Kale – Guarantor Mrs. Srividya Amit Mankar - Guarantor |
| 2 | Loan Outstanding amount | Rs. 29,22,329.74 (Rupees Twenty-Nine Lakh Twenty-Two Thousand Three Hundred Twenty-Nine Paise Seventy-Four Only) Plus Interest from 01.11.2025, Penal Charge and expenses. |
| 3 | Details of Secured Asset | Flat No. 306 at 3 rd Floor, admeasuring about 382.2 sq. ft. i.e. 35.52 sq. mtrs. carpet (Saleable area 546 sq. ft. i.e. 50.74 sq. mtrs) + Cover Car Parking / Two-Wheeler Parking in the building known as Hira Residency, New Survey No. 155, Hissa No. 2/1/2 (Old Survey No. 794, Hissa No. 2) at Village Wadmukhwadi, Taluka Haveli, Dist. Pune, within the jurisdiction of Sub-Registrar Haveli, Registration District Pune and within the limits of Pimpri Chinchwad Municipal Corporation, owned by Mr. Amit Baldev Mankar. |
| 4 | Reserve Price | Rs. 22,67,000/- (Rupees Twenty-Two Lakh Sixty-Seven Thousand 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 Secured Asset / Flat and the offer document / forms can be obtained at Head Office and Pune Regional Office of the Bank on the above addresses, on payment of Rs. 1,000/- (Non – Refundable) per offer form.
- 2) Secured Asset / Flat will be available for inspection on **06.12.2025** 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. 1,00,000/- (Rupees One Lakh Only), drawn in favour of The Kalyan Janata Sahakari Bank Ltd., **at Pune Regional Office** of the Bank before **05.00 p.m. on 18.12.2025** or at **Head Office of the Bank at Kalyan** before **01.00 p.m. on 23.12.2025**.
- 4) Sealed offers will be opened at **04.00 p.m. on 23.12.2025**, at the **Head Office of the Bank at Kalyan**.
- 5) **The property / flat 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 Housing Society, Municipal Corporation / Local authority or any other dues, taxes if any, in respect of / on the said property / Borrower.

Place: Pune
Date: 29.11.2025

Authorised Officer
The Kalyan Janata Sahakari Bank Ltd.