



JANA SMALL FINANCE BANK
(A Scheduled Commercial Bank)

Registered Office: The Fairway, Ground & First Floor, Survey No.10/1, 11/2 & 12/2B, Off Domlur, Koramangla Inner Ring Road, Next to EGL Business Park, Challaghatta, Bangalore-560071.

NOTICE OF SALE THROUGH PRIVATE TREATY

SALE OF IMMOVABLE ASSETS CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002. (SARFAESI ACT)

The undersigned as Authorized Officer of **Jana Small Finance Bank Limited** has taken over **Physical Possession** of the schedule property under the SARFAESI Act. The Authorized Officer of **Jana Small Finance Bank Limited**, had already conducted multiple public auctions for selling the property, but they turned out to be unsuccessful as no bids were received. Hence please be informed that if the total outstanding dues in the aforesaid loan account are not paid within **Fifteen (15) Days** from the date of this publication of this notice, then the Authorized officer will proceed for sale via private treaty of the property as stated below. Public at large is informed that the secured property as mentioned in the Schedule are available for sale through Private Treaty, as per the terms agreeable to the Bank for realization of Bank's dues.

Standard terms & conditions for sale of property through Private Treaty are as under:

1. Sale through Private Treaty will be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".
2. The purchaser will be required to deposit 100% of the sale consideration on the expiry of publication of this notice.
3. In case of non-acceptance of offer of purchase by the Bank, the amount if any paid along with the application will be refunded without any interest with in the stipulated time.
4. The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer / Secured Creditor in this regard at a later date.
5. The Bank reserves the right to reject any offer of purchase without assigning any reason.
6. The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties, society dues in respect of purchase of the property.
7. Sale shall be in accordance with the provisions of SARFAESI Act / Rules.

Sr. No.	Loan Account Number	Name of Borrower/ Co-Borrowers	Amount as per 13(2) Demand Notice under SARFAESI Act.	Reserve price for private treaty
1	30709420000414	1) Suraj Navnath Sabale, 2) Kiran Navnath Sable	Rs.9,80,353.50 (Rupees Nine Lakh Eighty Thousand Three Hundred and Fifty Three and Fifty Paise Only) as of 13/10/2022	Rs.2,50,000/- (Rupees Two Lacs Fifty Thousand Only)

Details of Secured Assets: All that piece and parcel of the Flat No.305 3rd Floor, Area Admeasuring 35.91 Sq.Mtrs, Sai Deep Apartment, Mahesh Nagar, Bhingar, Barabahal, Survey No.22/11 + 222, Plot No.1+62, Ahmदनगर-414002 and within the Limits of Ahmदनगर Municipal Corporation. **Bounded on: On the East: Open Sky, On the West: Flat No.308, On the South: Flat No.302, On the North: Staircase.**

The aforesaid Borrower/ Co-Borrower attention is invited to provisions of section 13(8) of SARFAESI Act for redemption of secured assets mentioned hereinabove by tendering the aforementioned outstanding dues together with all costs, charges and expenses incurred by the bank before the date of secured assets.

Correspondence Address: Mr. Ranjan Naik (Mob. No.6362951653), email: ranjan.naik@janabank.com. **Jana Small Finance Bank Limited, (formerly known as M/s. Janalakshmi Financial Services Pvt. Ltd.),** having office at Modi Plaza, Office No.704/705, Mukund Nagar, Swargate, Opp. Laxminarayan Cinema Hall, Pune-411037.

Date: 08.11.2025, Place: Pune

Sd/- Authorized Officer, Jana Small Finance Bank Limited



PNB HOUSING FINANCE LIMITED
(A Scheduled Commercial Bank)

APPENDIX -IV-A- E-AUCTION-PUBLIC SALE NOTICE OF IMMOVABLE PROPERTY/IES

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISION TO RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

Branch Office: 2nd Floor, Andheri East, Mumbai - 400059. Tel: 022-23571121, 23571122, 23571123, 23571124, 23571125, 23571126, 23571127, 23571128, 23571129, 23571130, 23571131, 23571132, 23571133, 23571134, 23571135, 23571136, 23571137, 23571138, 23571139, 23571140, 23571141, 23571142, 23571143, 23571144, 23571145, 23571146, 23571147, 23571148, 23571149, 23571150, 23571151, 23571152, 23571153, 23571154, 23571155, 23571156, 23571157, 23571158, 23571159, 23571160, 23571161, 23571162, 23571163, 23571164, 23571165, 23571166, 23571167, 23571168, 23571169, 23571170, 23571171, 23571172, 23571173, 23571174, 23571175, 23571176, 23571177, 23571178, 23571179, 23571180, 23571181, 23571182, 23571183, 23571184, 23571185, 23571186, 23571187, 23571188, 23571189, 23571190, 23571191, 23571192, 23571193, 23571194, 23571195, 23571196, 23571197, 23571198, 23571199, 23571200, 23571201, 23571202, 23571203, 23571204, 23571205, 23571206, 23571207, 23571208, 23571209, 23571210, 23571211, 23571212, 23571213, 23571214, 23571215, 23571216, 23571217, 23571218, 23571219, 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