

PUBLIC NOTICE FOR AUCTION SALE OF IMMOVABLE PROPERTIES

[See Rule 8(6)]

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.

Notice is hereby given to the borrower(s) / their legal heirs & Guarantor(s) in particular and to the public in general that the below described immovable property mortgaged / charged to VYAPARI SAHAKARI BANK LTD, Solapur, (secured creditor), the physical possession of which has been taken by the Authorised Officer of VYAPARI SAHAKARI BANK LTD, Solapur on 23.12.2025 will be sold on "AS IS WHERE IS", "AS IS WHAT IS" & "WHATEVER THERE IS" on date and dues mentioned below.

The Auction will be conducted as per the Auction Conditions mentioned below. The said property shall not be sold in the Auction below the Reserve Price mentioned.

Name of the Borrower/s/ Legal heirs/Guarantor/s/ Mortgagor/s	13(2) Demand Notice		Date of Physical Possession	Auction	
	Date	Outstanding Rs.		Date	Time
Borrower/s – 1. Shri. Kumar Ramesh Kothari (Deceased) Legal Heirs: - Smt. Puja Kumar Kothari, Shri. Soham Kumar Kothari & Shri. Pratham Kumar Kothari, 2. Shri. Jayesh Kishor Kothari (Deceased) Legal Heirs: - Smt. Jagruti Jayesh Kothari, Shri. Jignesh Jayesh Kothari, Shri. Sagar Jayesh Kothari (Deceased) Legal Heirs: - Smt. Swanubhuti Sagar Kothari, Shri. Siddhant Sagar Kothari, Shri. Reyansh Sagar Kothari & 3. Shri. Dharmil Deepak Kothari and Guarantor- M/s. A.R. KOTHARI – A partnership firm with Partners namely Shri. Kumar Ramesh Kothari (Deceased), Shri. Jayesh Kishor Kothari (Deceased), Shri. Atul Kishore Kothari & Shri. Dharmil Deepak Kothari	22.07.2025	Term Loan Rs. 142.66 lakhs together with further interest from date of Demand notice till the date of payment along with incidental expenses, costs etc.	23.12.2025 resp.	24.03.2026	Between 1.00 p.m. to 2.30 p.m.
	Description of property All that part & parcel of property being situated within the District Solapur, Sub- District Tal – Barshi being the Open Landed property situated at Gat No.37/38/39/40 Out Of 1/14, Latur Road, Near MIT Collage, Barshi. Admeasuring 1276.00 Sq.mt. owned by the borrowers Mr. Jayesh Kishore Kothari (Deceased) Legal Heirs: - Smt. Jagruti Jayesh Kothari, Shri. Jignesh Jayesh Kothari, Shri. Sagar Jayesh Kothari & Mr. Dharmil Deepak Kothari and bounded by Towards East – Plot No. 1/15 to 1/22, Towards West – 30 Meters Road Towards South- plot No. 5 & 6, Towards North – 9 Meters Road (Type of possession-Physical)				
(A) Venue of Auction	(B) Description of Property		(C) Reserve Price (Rs.)	(D) EMD Rs.	
Vyapari Sahakari Bank Maryadit, Solapur 452, West Mangalwar Peth, Solapur.	Gat No.37/38/39/40 Out Of 1/14, Latur Road, Near MIT Collage, Barshi. Admeasuring 1276.00 Sq.mt.		Rs. 74.08 Lakhs	Rs. 7.41 Lakhs	

*The prospective purchaser(s) are requested in their own interest, to satisfy himself / themselves / itself with regard to the above and other relevant details pertaining to the immovable Property/Secured Assets, mentioned above before submitting the EMD to our Bank.

TERMS & CONDITIONS OF AUCTION SALE: - Participants are requested to ascertain themselves possession right, title, area, taxes, charge, cases, and dues pertaining to captioned property with Authorised Officer of the bank before payment of E.M.D. Authorised Officer will not be responsible for defect, if any.

1) The General Terms and Conditions of auction sale are available at websites:
<https://www.vyaparibanksolapur.com>

2) The particulars in respect of the immovable property/Secured Assets Published in News Paper have been stated to the best of the information and knowledge of the undersigned, who shall however not be responsible for any error, misstatement or omission in the said particulars. To the best of knowledge and information of the Authorised Officer /Secured creditors, there is no encumbrance on the property. However, the intending bidders

should make their own independent enquiries regarding the encumbrances, title of the property put on auction and claims/rights/dues affecting the property, prior to submitting their bid.

3) Successful Purchaser has to pay required dues, taxes, TDS, stamp duty, registration fee etc. for legal transfer of above-mentioned property in his/her name.

4) Payment of Legal / illegal dues, taxes, duties etc. also liability, if any for above mentioned property is wholly responsibility of successful bidder.

5) Property is available for inspection on the date and time shown below. In case of any difficulty in inspection of the immovable property/Secured Assets and for queries please contact to Authorised Officer VYAPARI SAHAKARI BANK LTD., Solapur 452 MANGALWAR PETH SOLAPUR PH NO 0217-2328176

6) 10% of the Reserve price i.e., Earnest Money Deposit (EMD) should be deposited at the VYAPARI SAHAKARI BANK LTD., Solapur 452 MANGALWAR PETH SOLAPUR on or before date 23.03.2026 up to 5.00p.m. EMD payments should be made only by Demand Drafts/Pay Orders in favour of "VYAPARI SAHAKARI BANK LTD., Solapur 452 MANGALWAR PETH SOLAPUR" payable at Solapur. EMD received beyond the above date and time prescribed herein will not be considered for Auction Sale and shall accordingly be rejected. Auction will be conducted on date and time mentioned above in the presence of the Authorised Officer of VYAPARI SAHAKARI BANK LTD., Solapur 452 MANGALWAR PETH SOLAPUR. The Prospective Purchaser should submit Aadhar Card / Driving License/Pan Card as ID proof.

7) The Prospective Purchaser, borrowers, guarantors or owners of the immovable property / Secured Assets may remain present at the time of Auction Sale. The Bid price to be submitted shall be above the Reserve price. The prospective purchaser/s will be given an opportunity to increase/improve the offers for above mentioned property. Purchaser with higher offer has to deposit 25% of offer amount up to the next working day by D.D./ P.O. in favour of VYAPARI SAHAKARI BANK LTD., Solapur including amount of EMD deposited, otherwise EMD will be forfeited. Remaining 75% amount is to be deposited within next 15 days (i.e., on or before 10.04.2026) in banking hours. If this amount is not deposited within stipulated time, 25% amount deposited will be forfeited and property shall be put to re-auction and the defaulting bidder shall have no claim/right in respect of property/amount. The Auction sale is subject to confirmation by the Bank.

8) Bidders are advised to go through the Bank's website for detailed terms and conditions of the Auction sale before submitting their bids and taking part in Auction. Bidders shall be deemed to have read and understood the terms and conditions of sale and be bound by them.

9) If offers are received less than above mentioned Reserve price, Auction will be cancelled and EMD will be refunded.

10) Payment of stamp duty, registration and other related work regarding sales certificate /deed is invariably the responsibility of the purchaser.

11) If auction is confirmed, necessary taxes, TDS, stamp duty, registration charges and other expenses if any will be borne by the purchaser.

12) Bank reserves its right to accept or to reject the highest bid and/or all offer/s, to postpone/cancel the Auction sale. Fresh Auction sale of the property will be carried out or will be cancelled as per convenience of the bank without assigning any reasons whatsoever.

13) The Sale certificate will be issued in the name of the purchaser(s)/ applicant/s only and will not be issued in any other name (s).

14) The Sale shall be subject to rules/conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

15) Date and Time of Inspection: 20/03/2026 to 21/03/2026 Time 11.00a.m. To 4.30p.m.

16) Date for Collection of EMD: up to 23.03.2026 before 5.00 p.m.

STATUTORY 30 DAYS SALE NOTICE UNDER SARFAESI ACT
The Borrowers / their legal heirs / Guarantors/ Mortgagors are hereby given notice to pay the sum mentioned as above before the date of Auction, failing which property will be auctioned and outstanding balance if any will be recovered with interest and cost.

Date: - 07/03/2026

Place: - Solapur.

Sd/-

Authorised Officer
Vyapari Sahakari Bank Maryadit, Solapur.

