invent	**INVENT ASSETS SECURITISATION & RECONSTRUCTION PRIVATE LIMITED** **Regd Office: Bakhtawar, Suite 'B', Ground Floor, Backbay Reclamation Scheme Block III, 229, Nariman Point, Mumbai – 400021.**

[Appendix – IV-A]

[See proviso to rule 8 r/w rule 9]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

DATE & TIME OF AUCTION 14.09.2026 AT 2:00 PM

PUBLIC AUCTION CUM SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES ("SECURED ASSETS") OF M/s **SARPOTDAR FOOD PRODUCTS ("BORROWER")** UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("SARFAESI ACT") READ WITH PROVISO TO RULE 8 AND RULE 9 OF THE SECURITY INTEREST ENFORCEMENT RULES, 2002.

Whereas under section 13(2) of the SARFAESI Act, 2002, the Authorised Officer of Dombivli Nagari Sahakari Bank Limited (hereinafter referred to as "DNS Bank"), the Secured Creditor, had issued demand notice dated 11.06.2019 calling upon the Borrower M/s **Sarpotdar Food Products** along with its mortgagors & guarantors, jointly and severally to repay the amount mentioned in the said notice being **Rs. 4,26,55,836.10 (Rupees Four Crore Twenty-Six Lakhs Fifty-Five Thousand Eight Hundred Thirty-Six and Ten Paise Only)** as on 30.05.2019 along with further interest and incidental expenses and costs within 60 days from the date of the said notice. Subsequently, Invent Assets Securitisation & Reconstruction Private Limited ("INVENT") acting in its capacity as trustee of Invent/1920/DNS/S125 Trust; has acquired financial assets / debts of the Borrower from DNS Bank along with all the underlying securities, rights, title and interests vested therein under the provisions of the SARFAESI Act, 2002 vide registered Assignment Agreement dated 07.11.2019 duly registered with the Sub Registrar Mumbai. In continuance and in exercise of powers contained in SARFAESI Act, 2002 the Authorised Officer of Invent had taken the possession of the under mentioned Secured Assets on 25.09.2025 and 12.06.2026.

Notice is hereby given to the public in general and to the Borrower(s), Co-Borrower(s) and/or Mortgagor(s) in particular that the under mentioned property(s) mortgaged/charged to the Secured Creditor, will now be sold in exercise of rights and powers under the provisions of sections 13 (2) and (4) of SARFAESI Act; on "As is where is", "As is what is", and "Whatever there is" and "No recourse Basis" by way of public auction on 14.09.2026 for the recovery of dues detailed as under.

Details of Borrower(s), Co-Borrower(s) and/or Mortgagor(s) with description of the immovable property(s), known encumbrances and known liabilities (if any) are as under:

Name of the Borrower / Guarantors /Mortgagors		
1) M/s Sarpotdar Food Products (Borrower), 2) Mr. Yogesh Madhav Sarpotdar (Guarantor), 3) Mrs. Shweta Yogesh Sarpotdar (Guarantor), 4) Mr. Vinay Bhargavram Shetye (Guarantor & Mortgagor), 5) Mrs. Vibhavari Vinay Shetye (Guarantor & Mortgagor), 6) Mr. Gajanan Vishnu Jogalekar (Guarantor & Mortgagor), 7) Mr. Anand Dilip Mulye (Guarantor), 8) Mr. Sumukh Vishnu Joglekar (Mortgagor), 9) Smt. Leela Vishnu Joglekar (Mortgagor), 10) Mrs. Sneha Vivek Marathe (Mortgagor)		
DESCRIPTION OF IMMOVABLE ROPERTIES	**Reserve Price** **EMD (10% of Reserve price)** **Bid Increase Amt.**	**Property in Symbolic or Physical Possession**

1. Agricultural Land admeasuring 0 H - 45 R, bearing Survey No. 20 Hissa No. 7 situated at Village Hedavi, within the limits of Hedavi Village Panchayat, Guhagar, Ratnagiri, jointly owned by Mr. Gajanan Vishnu Jogalekar, Mr. Sumukh Vishnu Jogalekar, Smt. Leela Vishnu Jogalekar and Mrs. Sneha Vivek Marathe.	Rs. 41.00 lakhs Rs. 4.10 lakhs Rs. 1.00 lakh	Physical
2. Agricultural Land admeasuring 0 H - 43 R, bearing Survey No. 81 Hissa No. 6 situated at Village Hedavi, within the limits of Hedavi Village Panchayat, Guhagar, Ratnagiri, jointly owned by Mr. Gajanan Vishnu Jogalekar, Mr. Sumukh Vishnu Jogalekar, Smt. Leela Vishnu Jogalekar and Mrs. Sneha Vivek Marathe.	Rs. 30.00 lakhs Rs. 3.00 lakhs Rs. 1.00 lakh	Physical
3. Agricultural Land admeasuring 1 H - 24 R, bearing Survey No. 72 Hissa No. 11 situated at Village Hedavi, within the limits of Hedavi Village Panchayat, Guhagar, Ratnagiri, jointly owned by Mr. Gajanan Vishnu Jogalekar, Mr. Sumukh Vishnu Jogalekar, Smt. Leela Vishnu Jogalekar and Mrs. Sneha Vivek Marathe.	Rs. 86.00 lakhs Rs. 8.60 lakhs Rs. 1.00 lakh	Physical
4. NA Land admeasuring 0 H - 04 R – 35 P, bearing Survey No. 90/A Hissa No. 3/6 situated at Village Khedashi, within the limits of Khedshi Village Panchayat, Ratnagiri, jointly owned by Mr. Vinay Bhargavram Shetye and Mrs. Vibhavari Vinay Shetye.	Rs. 61.00 lakhs Rs. 6.10 lakhs Rs. 1.00 lakh	Physical
5. Flat No. B-22 on second floor in the building named “Kohinoor Complex” bearing Ratnagiri Municipal Council House No. Z2W10004292 (old No. 730C/B/22) situated on Survey No.284 Hissa No. 1/12A at Village Nachne, within the limits of Ratnagiri Municipal Council, Guhagar, Ratnagiri, jointly owned by Mr. Vinay Bhargavram Shetye and Mrs. Vibhavari Vinay Shetye.	Rs. 37.00 lakhs Rs. 3.70 lakhs Rs. 1.00 lakh	Symbolic

Pending Litigations known to INVENT:	**Not Known**
Encumbrances/Dues known to INVENT:	**Not Known**
Date and Time of Property Inspection	**19.08.2026** between 12.00 Noon to 4.00 PM
Last Date & Time for submission of 29A Declaration alongwith Self Attested KYC:	**14.09.2026**, upto 12.00 PM
Last Date & Time for submission of bid:	**14.09.2026**, upto 12.00 PM
Date & Time of bid opening:	**14.09.2026**, at 2.00 PM
EMD Remittance Account Details:	Earnest Money Deposit (EMD) shall be paid either through Demand Draft/ Pay Order in favour of “INVENT/1920/DNS/S125 Trust”, Payable at Mumbai” or deposited through RTGS/NEFT fund transfer to credit Account No. 000405122050, Name of the Beneficiary: INVENT/1920/DNS/S125 Trust, Name of the Bank: ICICI Bank, IFSC Code: ICIC0000004.
Address at which the tender to be Submitted and Place of Auction:	Bakhtawar, Suite ‘B’, Ground Floor, Backbay Reclamation Scheme Block III, 229, Nariman Point, Mumbai – 400 021.
Name of Contact person & number:	Ms. Pooja Ashara, Authorised Officer, Invent Assets Securitisation and Reconstruction Pvt. Ltd. (+91 8369417225), Email id: pooja.ashara@inventarc.com.

TERMS & CONDITIONS:

1. Offers are now invited by undersigned from intending purchasers/bidders in sealed envelopes/covers for purchase of the secured asset described herein above on **"as is where is basis", "as is what is basis", "Whatever there is" and "no recourse basis"** under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") and Security Interest (Enforcement) Rules 2002("Rules"). The General Public is invited to bid either personally or through their duly authorised agent.
2. **The bidder who will bid for all the aforesaid properties together will get priority over the bidder who will bid only for single property.** Bidders can submit their bids either for each LOT/Asset individually or for the entire LOT/Assets. Preference would be given to bidder submitting bid for entire LOT/all assets subject to the discretion of Invent.
3. No person other than the bidder himself or his duly authorised representative shall be permitted to participate in the auction proceedings.
4. The property shall be sold at the price higher than or equal to the Reserve Price only and sale is subject to the confirmation by INVENT.
5. The bidders are requested in their own interest to take inspection of the asset put up for auction. Interested parties can inspect the property on the above-mentioned date(s) between 12:00 pm to 04:00 pm with prior approval of Authorised Officer/INVENT. The person deputed for inspection by the intending purchaser/bidder should carry with him/them appropriate authorisations on the letterhead of the organization/person he/she/they represent(s), failing which inspection may be refused.
6. The intending bidders should make their own independent enquiries and verify the concerned Registrar/SRO/Revenue Records/ other Statutory authorities regarding the encumbrances, title of property/ies put on auction and claims/rights/dues affecting the property and shall satisfy themselves regarding the title nature, description, extent, quality, quantity, condition, encumbrance, lien, charge, statutory dues, etc over the property prior to submitting their bid. The property is being sold with all the existing and future encumbrances whether or not known to INVENT. The Authorized Officer and INVENT shall not be responsible in any way for any third-party claims/rights/dues.
7. The intending bidders are advised to independently verify the area of land, building and other details. INVENT/Secured Creditor do not take any responsibility for any errors / omissions / discrepancy / shortfall etc. in the Secured Asset or for procuring any permission, etc. or for the dues of any authority established by law.
8. All Offers shall be through Tender Document containing the detailed terms & conditions which can be collected from the Authorised Officer.
9. The intending bidders shall physically submit 29A Declaration in the prescribed format in sealed cover along with Self Attested KYC to the Authorized officer on or before the last date i.e. 14.09.2026, upto 12.00 PM. This submission should be made separately or alongwith all other documents.
10. The intending bidders shall physically submit bids in the prescribed format in sealed cover along with EMD to the Authorized officer on or before the last date i.e. 14.09.2026, upto 12.00 PM.
11. The intending bidders shall deposit the EMD amount through NEFT/RTGS/Transfer in the account as per details of a/c for depositing EMD/Bid amount mentioned above. Alternatively, Bidders may send a crossed Demand Draft/Pay order in favour of "INVENT/1920/DNS/S125 Trust'' payable at Mumbai. Bidders shall have to attach / enclose a proof of RTGS/NEFT fund transfer or crossed Demand Draft/Pay order along with the bid.
12. The bid once submitted cannot be withdrawn and the bidder has to purchase the property for the quoted price in case the same is the highest bid, failing which EMD shall be forfeited.
13. The bids without EMD amount and or/less than the reserve price shall be disqualified.
14. The EMD of unsuccessful bidder will be returned within 07 working days on the closure of the auction sale proceedings. No interest shall be paid on the EMD refunded.
15. The Authorised Officer reserves the right to conduct Inter-se bidding amongst the bidders. The highest bidder amongst them after Inter-se bidding shall be declared as successful bidder. The Bidders may improve their further offers in multiple of Rs. 1,00,000/- (Rupees One Lakh Only).
16. Highest bidder will be declared successful bidder and sale will be confirmed in his/her favour by INVENT/Secured Creditor as per the provisions of SARFAESI Act.
17. Sale shall be confirmed in favour of the successful bidder; however, confirmation of the sale shall be at the sole discretion of INVENT.

18. The Successful bidder will have to deposit 25% of the total bid amount / purchase consideration (after adjusting amount of EMD) immediately upon acceptance of bid i.e. on the same day but not later than the next working day and balance 75% of the bid amount / purchase price on or before the fifteenth day of the confirmation of the sale of immovable property or such extended period as may be agreed upon by the purchaser and INVENT the secured creditor, in any case not exceeding three months.
19. In case of default in payment by the successful bidder, the amount already deposited by the bidder including EMD shall be forfeited without further notice and the property shall be put to re - auction and the defaulting bidder shall have no claim/right in respect of property/amount.
20. The Purchaser shall bear the applicable Stamp Duty/ additional stamp duty, charges, fees, etc. including those of Sale Certificate Registration charges, all statutory dues payable to Government, taxes and rates, outgoing both existing and future relating to the property.
21. The Purchaser shall bear all dues of the Borrower including Income Tax dues, Society dues & any other dues, if any.
22. The Authorised officer and INVENT shall not be responsible for any error, inaccuracy or omission in the said proclamation of sale.
23. All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the Auction Sale and be bound by them.
24. On compliance of the terms and condition of sale and on confirmation of the sale, the Authorised Officer shall issue Certificate of Sale in favour of the successful bidder. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained. The Sale Certificate will be issued only in the name of the successful bidder.
25. The undersigned Authorised Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/auction and also modify any terms and conditions of the sale without any prior notice and /or assigning any reasons.
26. The Authorised Officer reserves the right to reject any or all the bids without furnishing any further reasons.

Sd/-

Date: August 8, 2026

Authorised Officer

Place: Ratnagiri

Invent Assets Securitisation & Reconstruction Private Limited