

**SALE NOTICE**

(Notice Inviting Bids/ Tender under SARFAESI Act. 2002.)

Whereas in exercise of powers conferred and as per the provisions of Section 13 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security interest (Enforcement) Act 2002 read with provisions of rule 8 & 9 of the Security Interest Enforcement rule 2002, the undersigned being duly empowered under the Act desires to dispose of the following properties. As such the properties are put to sale and offers are invited from the public.

Further Notice is hereby given to the borrower/s ,Guarantors & Mortgagors under rule 8(6) of the Security Interest (Enforcement) Rule-2002, that the Authorized officer of the Nagpur Nagarik Sahakari Bank Ltd. Nagpur, shall now proceed to sell the below stated properties by adopting any of the method mentioned in Rule 8(5) of the above rules. Further, if the sale proceed of such sale are not sufficient to cover the entire outstanding dues of the Demand Notice then the Borrower and Sureties, Mortgagors shall be jointly and severally liable to pay the amount of short fall in the accounts to The Nagpur Nagarik Sahakari Bank Ltd., Nagpur. **Name of the Borrower, Guarantors, Mortgagors :-**

1) Mr Vipul Prabhakar Rao Yellewar Proprietor of M/s Vipul Enterprises, C-102, Shree Ganesh Apartment, Kotwal Nagar, Near Ford Show Room, Ranapratap Nagar, Nagpur 440022. 2) Mrs. Renuka vipul Yellewar, R/o: C102, Shree Ganesh Apartment, Kotwal Nagar, Near Ford Show Room, Ranapratap Nagar, Nagpur 440022. 3) Mr. Tushar Ravidas Dussawar, Quarter.No:5/7-, L.I.G Housing Board Colony, Umred Road, Vakilpeth, Near Mata Mandir, Reshambag Chowk, Hanuman Nagar, Nagpur-440009.

**Description of Immovable Property 1:** All that piece & parcel of southern portion of land bearing Plot.No.11, out of sanctioned layout known as "Floriana Park" total admeasuring 1261.31 Sq. Ft. (117.18 Sq. Mtrs.), together with a multi storied residential house constructed covering built up area 1648.41 Sq. Ft (153.143 Sq. Mtrs) being the portion of the entire land bearing Kh. No. 302, P.H. No. 43, C.S. No. 502, Sheet No 787, Ward No 75, Mouza Chichbhuvan, within the limits of N.M.C. & N.I.T. Tah & Dist -Nagpur. The Property is belongs to Mr. Vipul Prabhakar Rao Yellewar and is bounded as detailed: Towards East: Plot No: 13 // Towards West: 6 mtr. Road // Towards North: Plot No: 12 // Towards South: Plot No: 10.

**{Reserve Price, Rs. 74,00,000/- (Rs. Seventy Four Lakhs only/-)}**

**Description of Immovable Property 2:** All that piece & parcel of land bearing Plot.No.34, admeasuring 5973.97 Sq. Ft., (555.00 Sq. Mtrs), being the portion of the entire land bearing Kh. No.302, P.H. No. 43, C. S. No.502, Sheet No 787, Ward No.75, together with Flat nos: 101, 102, 105 & 106 on First Floor, Flat No. 206 on Second floor, Flat Nos. 303, 304 on Third Floor, Flat Nos. 401, 402, 403 & 404 on Fourth Floor, Flat Nos. 501, 503, 504, 505 & 506 on Fifth Floor, Flat Nos. 601, 602, 603 & 604 on Sixth Floor, Flat Nos. 701, 702, 703 & 704. All above mentioned flats are in the building known as Anuradha Apartment to be constructed over the said plot, situated at Mouza Chichbhuvan, within the limits of N.M.C & N.I.T, Tah. & Dist-Nagpur. The Property is owned by Dharampeth Gruh Nirman Sahakari Sanstha Ltd. Nagpur, represented through its Power of Attorney holder (Registered) Mr.Vipul Prabhakar Rao Yellewar and is bounded as detailed: Towards East: Open Space//Towards West: 6 mtr. Wide Road//Towards North: 15 mtr. Wide Road//Towards South: Plot No33.

**{Reserve Price, Rs.1,86,96,000/- (Rs. One Crore Eighty Six Lakhs Ninty Six Thousand only/-)}**

**Demand notice dt. 19.07.2024/ Possession notice dt. 27.09.2024 /Total Outstanding Rs.1,74,19,419/-+ further interest @14.50% w.e.f. 19.07.2024.**

**Terms and conditions of Sale:** (1) Interested parties / Persons are invited to submit their unconditional bid in sealed envelope addressed to **Authorized Officer M.L.Doba**, for the above mentioned immovable properties respectively on "**as is where is As is what is and whatever there is basis**" on any business day up to **date 23/01/2025** Up to **4.00 p.m.** along with 10% of the offer amount as required towards earnest money deposit in the form of Bank Draft /Pay Order of any Nationalized Bank in favor of Nagpur Nagarik Sahakari Bank Ltd., At Bank's Head Office.

(2) Respective property shall not be sold below the Reserve Price.

(3) Respective Bidders would be given opportunity to improve offer amount after the bids are opened.

(4) The Bank Shall not be liable for any dues, encumbrances that may be in the form of rent, taxes, cess, dues etc. over the Respective properties which shall be paid and payable by the successful bidder only.

(5) The successful bidder will have to deposit 25 % of final bid amount immediately in Cash/ P.O. /D.D. and balance amount within 15 days from the date of acceptance of the final bid or within such extended time period as would be agreed upon. In case of default of payment within the period mentioned above, the properties shall be resold and the deposit shall stand forfeited and defaulting purchasers shall not have any claim to the respective properties or to any part of sum for which the properties may be subsequently sold.

(6) All expenses relating to the respective property Stamp duty, Registration, any other known/ unknown liability expenses etc. has to be borne by the purchaser for getting the sale certificate of the property registered.

(7) The Bank reserves the right to reject all or any offer/ bid without assigning any reasons in respect of Property.

(8) **Details of sale are also available on bank's website, [www.nnsbank.co.in](http://www.nnsbank.co.in).**

(9) The Sale would be conducted at Bank's Head Office on **date. 23/01/2025** at **4.00 p.m.** The Borrowers may remain present at the time of opening of the bid. In case due to any reason the auction process could not take place / cancelled by the Bank, the authorized officer can conduct auction by displaying the notice of auction on Notice Board of the bank at Bank's Head Office and **no further publication will be done.**

(10) **Interested persons may submit request application for inspection of Property which shall be made available according to Convenience.**

**STATUTORY SALE NOTICE UNDER SARFAESI ACT**

The Borrowers are hereby noticed to pay the total dues before the date of auction failing which property will be auctioned as per terms and balance, if any, shall be recovered with the interest and cost from them. The objection as to reserve price shall not be entertained. This is also a Statutory Notice of Sale to the Borrowers / Guarantors and Mortgagors concerned.

**Place: NAGPUR**

**Date: 18.12.2024**

**M.L.Doba (AUTHORISED OFFICER) M.NO. 8378979186**  
**NAGPUR NAGARIK SAHAKARI BANK LTD., HEAD OFFICE, NAGPUR.**

**H.O/Rec/2023-24/6624**

**Regd. A.D.**

**Date: 22.03.2024**

To,

- 1) **M/s. Durga Paper Mart**  
Office at Lake View Lodge, Gandhi Sagar, East Nagpur -440032  
A Partnership Firm Represented by its Partners:
  - I. **Mr. Rajesh Ramvilas Khandelwal**
  - II. **Mr. Ashish Rajesh Khandelwal**
- 2) **Mr. Rajesh Ramvilas Khandelwal**  
R/o.Ram Mandir Galli, Tilak Putla, Mahal, Nagpur – 440032.
- 3) **Mr. Ashish Rajesh Khandelwal.**  
R/o.Ram Mandir Galli, Tilak Putla, Mahal, Nagpur – 440032.
- 4) **Mr. Gopal Badrinarayan Khandewal**  
R/o.Tirupati Nav Durga Apartment, Yogeshwar Nagar, Dighori, Nagpur
- 5) **Smt. Rita Rajesh Khandelwal**  
R/o.Ram Mandir Galli, Tilak Putla, Mahal, Nagpur – 440032.
- 6) **Mr. Rajeshkumar Ramvilas Khandelwal (H.U.F)**  
**Through Karta Rajeshkumar Ramvilas Khandelwal**  
R/o.Ram Mandir Galli, Tilak Putla, Mahal, Nagpur – 440032.

**Sub:** Notice of Sale of the immovable property mortgaged with the bank.

**Ref:** 1) Legal action initiated by the bank under the SARFAESI ACT for recovery of outstanding dues of your NPA account.

You are aware about the legal action initiated by the bank as per the provisions of the SARFAESI ACT for realising the dues of NPA account of M/s. Durga Paper Mart.

In accordance with the provisions contained in Rule 8 of the Security Interest (Enforcement) Rules 2002, a sale notice is published in the two local newspapers The Hitavada and Navbharat at Nagpur on 22.03.2024. Sale notice is posted on bank's web site www.nnsbank.co.in. The sale would be conducted at bank's Head office at Nagpur on date 25.04.2024 at 4.00 p.m. a copy of Sale notice is enclosed herewith which contains all the details of sale.

You are hereby noticed to pay to bank the total dues demanded from you together with interest cost and expenses before the date of auction, failing which the property will be auctioned as per the terms of sale and amount will be recovered from you with interest, cost and expenses. A copy of Sale notice is also affixed on the property put to sale and mortgaged to the bank.

You are further informed to bring this to the notice of all interested persons so as to make this auction successful and to avoid further rounds of auction sale at revised downward reserve price.

**AUTHORISED OFFICER**  
**NAGPUR NAGARIK SAHAKARI BANK LTD., HEAD OFFICE, NAGPUR.**

**NAGPUR NAGARIK SAHAKARI BANK LTD., NAGPUR**  
**(MULTISTATE SCHEDULED BANK), H.O.79, DR.Ambedkar Chowk, Central Avenue, Nagpur – 8, TEL NO. 0712 2763301 , 2764313**  
**E-mai: [recovery@nnsbank.com](mailto:recovery@nnsbank.com) website: [www.nnsbank.co.in](http://www.nnsbank.co.in)**  
**SALE NOTICE**

(Notice Inviting Bids/ Tender under SARFAESI Act. 2002.)

Whereas in exercise of powers conferred and as per the provisions of Section 13 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security interest (Enforcement) Act 2002 read with provisions of rule 8 & 9 of the Security Interest Enforcement rule 2002, the undersigned being duly empowered under the Act desires to dispose of the following properties . As such the properties are put to sale and offers are invited from the public. Earlier sale notice was published as on **22.03.2024**, but no bid was received during auction process.

Further Notice is hereby given to the borrower/s ,Guarantors & Mortgagors under rule 8(6) of the Security Interest (Enforcement)Rule-2002, that the Authorized officer of the Nagpur Nagarik Sahakari Bank Ltd. Nagpur, shall now proceed to sell the below stated properties by adopting any of the method mentioned in Rule 8(5) of the above rules. Further, if the sale proceed of such sale are not sufficient to cover the entire outstanding dues of the Demand Notice then the Borrower and Sureties, Mortgagors shall be jointly and severally liable to pay the amount of short fall in the accounts to The Nagpur Nagarik Sahakari Bank Ltd., Nagpur.

<b>Name of the Borrower, Guarantors, Mortgagors</b> 1) M/s. Durga Paper Mart Office at Lake View Lodge, Gandhi Sagar, East Nagpur -440032 A Partnership Firm Represented by its Partners: a) Mr.Rajesh Ramvilas Khandelwal b) Mr.Ashish Rajesh Khandelwal 2) Mr.Rajesh Ramvilas Khandelwal R/o.Ram Mandir Galli, Tilak Putla, Mahal, Nagpur – 440032. 3) Mr.Ashish Rajesh Khandelwal. R/o.Ram Mandir Galli, Tilak Putla, Mahal, Nagpur – 440032. 4) Mr. Gopal Badrinarayan Khandelwal R/o.Tirupati Nav Durga Apartment,Yogeshwar Nagar, Dighori, Nagpur 5) Smt.Rita Rajesh Khandelwal R/o.Ram Mandir Galli, Tilak Putla, Mahal, Nagpur – 440032. 6) Mr.Rajeshkumar Ramvilas Khandelwal (H.U.F) through Karta Rajeshkumar Ramvilas Khandelwal R/o. Ram Mandir Galli, Tilak Putla, Mahal, Nagpur – 440032.	
<b>Description of Immovable Property</b> All that 50% share and interest in all that piece and parcel of land within the local limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, bearing Corporation house no.197 out of Division 1, Circle no 1, Mouza Nagpur Sheet no 203,city survey no 246 ward no.34 situated at Gandhisagar Nagpur admeasuring length East-West from northern side 11.58 mtrs.(38 ft.) & from Southern side 13.26 mtrs.(43.60 ft.) and width North-South from East 12.26 mtrs.(40.3 feet) & from West 12.92mtrs.(39.10 ft.)Total admeasuring 151.70 sq. mtrs. (1633 sq. ft.) (As per city survey record 166.50 sq. mtrs.) And out of total built up area ground floor with built up area 48.936 Sq.meters, second floor entire built up area 110.038 sq. meter. Built up area of two rooms on terrace 33.93 sq.meters total built up area admeasuring 192.90 sq. mtrs with ownership of Mr. Rajesh kumar Ramvilas Khandelwal H.U.F. and common terrace rights more particularly described as per registered Partition Deed dated 05.10.2016 and map annexed thereto. The property is bounded as under: Towards East: NMC Galli Towards West: Service Lane thereafter house of shri Paranjpe / Towards North: Plot of Shri Rajesh Khandelwal Towards South: Road.	
<b>Reserve Price Rs.1,40,00,000=00 (Rs One Crore Fourty Lakhs only)</b>	<b>Demand notice dt.08.06.2021 / Possession notice dt.22.10.2021 /Physical Possession date 06.11.2023 /Total Outstanding Rs.1,19,61,454/- + further interest @ 15.50% w.e.f.01.06.2021.</b> Note: - Auction sale notice was also published on <b>22.03.2024</b> , but no bid was received.

**Terms and conditions of Sale :-** (1) Interested parties / Persons are invited to submit their unconditional bid in sealed envelope addressed to **Authorized Officer M.L.DOBA**, for the above mentioned immovable property respectively on “ **As is where is As is what is and whatever there is basis**” on any business day up to **date 30/09/2024** Up to **4.00 p.m.** along with 10% of the offer amount as required towards earnest money deposit in the form of Bank Draft /Pay Order of any Nationalized Bank in favour of Nagpur Nagarik Sahakari Bank Ltd., At Bank's Head Office (2) Property shall not be sold below the Reserve Price. (3) Bidders would be given opportunity to improve offer amount after the bids are opened. (4) The Bank Shall not be liable for any dues, encumbrances that may be in the form of rent, taxes, cess, dues etc. over the properties which shall be paid and payable by the successful bidder only. (5) The successful bidder will have to deposit 25 % of final bid amount immediately in Cash/ P.O. /D.D. and balance amount within 15 days from the date of acceptance of the final bid or within such extended time period as would be agreed upon. In case of default of payment within the period mentioned above, the properties shall be resold and the deposit shall stand forfeited and defaulting purchasers shall not have any claim to the respective properties or to any part of sum for which the properties may be subsequently sold. (6) All expenses relating to the Stamp duty, Registration, any other known/ unknown liability expenses etc. has to be borne by the purchaser for getting the sale certificate of the property registered. (7) The Bank reserves the right to reject all or any offer/ bid without assigning any reasons in respect of Property. (8) **Details of sale are also available on bank's website [www.nnsbank.co.in](http://www.nnsbank.co.in)** (9) The Sale would be conducted at Bank's Head Office on **date. 30/09/2024 at 4.00 p.m.** The Borrowers may remain present at the time of opening of the bid. In case due to any reason the auction process could not take place / cancelled by the Bank, the authorised officer can conduct auction by displaying the notice of auction on Notice Board of the bank at Bank's Head Office and **no further publication will be done.** (10) **Interested persons may submit request application for inspection of Property which shall be made available according to Convenience.**

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**Place: NAGPUR**

**Date: 10.09.2024**

**M.L.DOBA (AUTHORISED OFFICER) M.NO. 8378979186**  
**NAGPUR NAGARIK SAHAKARI BANK LTD., HEAD OFFICE, NAGPUR.**

H.O./Rec/2024-25/2574

Regd. A.D./Hand Delivery

Date: 10.09.2024

To,

- 1) **M/s. Durga Paper Mart**  
Office at Lake View Lodge, Gandhi Sagar, East Nagpur -440032  
A Partnership Firm Represented by its Partners:
  - I. **Mr. Rajesh Ramvilas Khandelwal**
  - II. **Mr. Ashish Rajesh Khandelwal**
- 2) **Mr. Rajesh Ramvilas Khandelwal**  
R/o. Ram Mandir Galli, Tilak Putla, Mahal, Nagpur – 440032.
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**Through Karta Rajeshkumar Ramvilas Khandelwal**  
R/o. Ram Mandir Galli, Tilak Putla, Mahal, Nagpur – 440032.

**Sub:** Intimation of notice of Sale of the immovable property mortgaged with the bank.

**Ref:** 1) Legal action initiated by the bank under the SARFAESI ACT for recovery of outstanding dues of your NPA account.

You are aware about the legal action initiated by the bank as per the provisions of the SARFAESI ACT for realizing the dues of NPA account of M/s. Durga Paper Mart.

In accordance with the provisions contained in Rule 8 of the Security Interest (Enforcement) Rules 2002, a sale notice is published in the two local newspapers The Hitavada and Dainik Bhaskar at Nagpur on 10.09.2024. Sale notice is posted on bank's web site www.nnsbank.co.in. The sale would be conducted at bank's Head office at Nagpur on date 30.09.2024 at 4.00 p.m. a copy of Sale notice is enclosed herewith which contains all the details of sale.

You are hereby noticed to pay to bank the total dues demanded from you together with interest cost and expenses before the date of auction, failing which the property will be auctioned as per the terms of sale and amount will be recovered from you with interest, cost and expenses. A copy of Sale notice is also affixed on the property put to sale and mortgaged to the bank.

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**NAGPUR NAGARIK SAHAKARI BANK LTD., HEAD OFFICE, NAGPUR.**