

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 and Mortgagors under rules 8(6) of the Security Interest (Enforcement) Rules,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. Previous bids dated 16.03.2022 and 12.09.2023 failed in absence of any bidders.

Name of the borrowers ,Sureties and mortgagors	Description of Immovable properties for sale
1) Smt.Vandana Dilip Ghodmare- Prop. M/s. Ankita Textiles, Near Hanuman Mandir, Qtr.no.87/1040, Hudco Colony, Nara Road, Nagpur – 440014. 2) Mr.Dilip Gulabrao Ghodmare Near Hanuman Mandir, Qtr.no. 87/ 1040, Hudco Colony, Nara Road, Nagpur – 440014.	All that piece and parcel of land bearing Apartment no.87/1040 situated at accommodation Scheme of N.I.T. At Mouza Indora Hudco Kh.No.29,30,31/1,2,3 and 33 admeasuring 21.81 sq.mtrs. (234.76 sq.ft.) Corporation House no.4070/B/87/1040 Sheet no.194/15, C.T.S. no.48, within the local limits of N.M.C. And N.I.T: Property is in the name of Shri Dilip Gulabrao Ghodmare and bounded as under: Towards East : Main gate and house of Shri Kolte/ Towards West : Rora Towers / Towards North : House of Hemraj Sadwani / Towards South : House of Rajendra Tembhurne.
DEMAND NOTICE DT.04.10.2018 /Possession notice dt .21.12. 2018/ Physical Possession notice date 10.12.2021 / Total Outstanding Rs. 8,58,129/- as on 30.09.2018+further interest @ 16%. w.e.f. 01.10.2018.	RESERVE PRICE RS. 8,50,000=00 (Rs. Eight Lakh Fifty Thousand only)

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/ Properties specifying details of the Property on “ **As is where is and As is what is basis and whatever there is basis**” on any business day up to **date.18.05.2024 up to 4.00 p.m.** along with 10% of the offer amount as required in respective property 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) Property shall not be sold below the Reserve Price of each individual property in the present Bid process.

3) Bidder would be given opportunity to improve offer amount after the respective 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 period as may be agreed upon. In case of default of payment within the period mentioned above, the respective property/ Properties shall be resold and the deposit shall stand forfeited and defaulting purchasers shall not have any claim to the respective property / Properties or to any part of sum for which the respective Property /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 respective property registered.

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

8) **Details of Sale are also available on bank's website www.nnsbank.co.in**

9) **Physical Possession of the above property is with the bank. The Sale would be conducted at Bank's Head Office on date 18.05.2024 at 4.00 p.m. onward depending on bids received .The Borrower /Guarantors 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.**

STATUTORY SALE NOTICE UNDER SARFAESI ACT: The Borrowers /Guarantors and mortgagors are hereby noticed to pay the total dues before the date of auction failing which property will be auctioned as per terms. The objection as to reserve price shall not be entertained. This is also a Statutory Notice of Sale to the Borrower /Guarantors and Mortgagors concerned.

Place : NAGPUR
Date : 27.04.2024

M. L. DOBA(AUTHORISED OFFICER)
NAGPUR NAGARIK SAHAKARI BANK LTD.,NAGPUR Mobile no. 9922946795