

NAGPUR NAGARIK SAHAKARI BANK LTD., NAGPUR
(MULTISTATE SCHEDULED BANK), H.O. 79, DR. Ambedkar Chowk, Central Avenue, Nagpur - 8, TEL NO. 0712- 2763301,
POSSESSION NOTICE FOR IMMOVABLE PROPERTIES (E-mail: recovery@nnsbank.com)

Whereas the undersigned being the Authorised Officer of Nagpur Nagarik Sahakari Bank Limited under Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated **19.07.2024** under Section 13(2) of the said Act calling upon the Borrower Mr. Vipul Prabhakar Rao Yellewar Proprietor of **M/s. Vipul Enterprises**, to repay the amount mentioned in the said notice being **Rs. 1,77,71,419=00** (Rs. One Crore Seventy Seven Lakhs Seventy One Thousand Four Hundred Nineteen Only) together with further interest and incidental expenses, costs, charges etc. w. e. f. 19.07.2024 onward until the date of payment within 60 days from the date of the said notice. Borrower has repaid Rs. 3,52,000/- post issuance of Demand notice.

The borrower, Sureties and mortgagors having failed to repay the amount, notice is hereby given to the borrower, Sureties, mortgagors and the public in general that the undersigned has taken Physical possession of the properties described herein below in exercise of powers conferred on him/her under sub section 4 of section 13 in the said act on this **27th day of September, 2024**.

The Borrower through its Sureties and mortgagors in particular and the public in general are hereby cautioned not to deal with the property/properties and any dealings with the property/properties will be subject to the charge of Nagpur Nagarik Sahakari Bank Limited for an amount of **Rs. 1,74,19,419=00** together with further interest and incidental expenses costs, charges etc. w. e. f. 19.07.2024 .

Borrower's attention is invited to provisions of Sub-Section (8) of Section 13 of the Act, in respect of time available to redeem the Secured assets.

Details of Names of the Borrower: - 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

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.

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 No. 33.

Demand notice Dt. 19.07.2024/ Possession notice dt. 27.09.2024 /Total outstanding Rs. 1,74,19,419 = 00 as on 18.07.2024 + @14.50% w.e.f. 19.07.2024.

Note: This is also a statutory notice of 30 days to the concerned borrower, Guarantors that the property may be sold under Security Interest (Enforcement) Rules 8(5) if the outstanding dues are not repaid in full.

Date: 02/10/2024

PLACE: NAGPUR

M. L. DOBA (AUTHORISED OFFICER)
NAGPUR NAGARIK SAHAKARI BANK LTD.NAGPUR