



NNSB

नागपुर नागरिक सहकारी बँक लि. (महाराष्ट्र रेग्युलेटड बँक)

NAGPUR NAGARIK SAHAKARI BANK LTD.

विद्युत-निर्माण हो हमारे पुर्ण है।

Head Office : Nagpur

MULTISTATE SCHEDULED BANK], H.O.79, Dr. Ambedkar Chowk, Central Avenue, Nagpur - 8, TEL NO. 0712-2763301, 2764313 E-mail: recovery@nnsbank.com website: 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.

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 and Mortgagors:-

1). Mr Vipul Prabhakar Rao Yellowwar 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 Yellowwar, 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, Vaklipeth, 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 Yellowwar 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. 65,00,000/- (Rs. Sixty Five 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 Yellowwar 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.

(Reserve Price, Rs. 1,65,00,000/- (Rs. One Crore Sixty Five Lakhs 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. / Note:- Auction sale notice was also published on 18.12.2024, 19.02.2025, but no bid was received.

2) 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.

Description of Immovable Property 1): 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.

(Reserve Price, Rs. 1,25,00,000/- (Rs. One Crore Twenty Five Lakhs only/-))

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. Note: Auction sale notice was also published on 22.03.2024, 10.09.2024, but no bid was received.

3) 1). Mr. Deepak Vasantrao Barad (Borrower & Mortgagor) R/o: "Shree", House No: 760, Golibar Chowk, Panchpaoli Road, Near Radhe Cycle Store, Jaganath Budhawari Nagpur (M.H)-440002. 2). Mrs. Poonam Deepak Barad (Guarantor & Co-Mortgagor), R/o: "Shree", House No: 760, Golibar Chowk, Panchpaoli Road, Near Radhe Cycle Store, Jaganath Budhawari Nagpur (M.H)-440002. 3). "Shree", House No: 760, Golibar Chowk, Panchpaoli Road, Near Radhe Cycle Store, Jaganath Budhawari Nagpur (M.H)-440002. 4). Mrs. Sunita Raju Barad (Guarantor & Co-Mortgagor), R/o: "Shree", Cycle Store, Jaganath Budhawari Nagpur (M.H)-440002. 5). Mrs. Sunita Raju Barad (Guarantor & Co-Mortgagor), R/o: "Shree", House No: 760, Golibar Chowk, Panchpaoli Road, Near Radhe Cycle Store, Jaganath Budhawari Nagpur (M.H)-440002.

Description of Immovable Property: All that piece and parcel of Land bearing Corporation House No -768, Ward No 45, Sheet No 133, City Survey No 331, admeasuring 201.90 Sq. Metres (2173.23 Sq. Ft) with present & future construction, Situated at Jagnath Budhwari, within the limits of Nagpur Municipal Corporation & Nagpur Improvement Trust, mouza-Nagpur, Tehsil and District-Nagpur. The property is belonging jointly in names of Mrs. Poonam Deepak Barad, Mr. Deepak Vasantrao Barad, Mr. Raju Vasantrao Barad. The property is bounded as under: Towards East: House of Barad//Towards West: Galli & House of Khapre, // Towards North: House of Moudekar & Ramtekkar // Towards South: House of Bawane.

Note: The above Security also carries Composite Charge for Credit facility sanctioned to Mrs. Poonam Deepak Barad.

(Reserve Price, Rs.90,00,000/- (Rs. Ninety Lakhs only-))

Demand notice dt. 30.11.2024 / Possession notice dt. 21.02.2025 / Total Outstanding Rs.9,91,962/-+ further interest @ 12.50% w.e.f. 01.12.2024. Earlier sale notice was published on 09/07/2025, 04/05/2025 but no bid was received during auction process.

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. 16/01/2026 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 property Stamp duty, Registration, any other known/ unknown liability expenses etc. has

(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.

(9) The Sale would be conducted at Bank's Head Office on date, 16/01/2026 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) The Party no 1 & 2 have filled S.A. before Hon'ble DRT-Nagpur. Auction sale would be subject to outcome of S.A. as detailed before D.R.T., Nagpur.

(11) 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 notified 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.

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

Place: NAGPUR

Date: 25.12.2025