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SHIKSHAK SAHAKARI BANK LTD.
 (SCHEDULED BANK)
 
Head Office - Gandhisagar,
Mahal, Nagpur-440018

SALE NOTICE FOR IMMOVABLE PROPERTIES

Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8 (6) and rule 9 (1) of the Security Interest (Enforcement) Rules 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s), Guarantor (s) and Mortgagor (s) that the below described immovable properties mortgaged/Charged to the Secured Creditor. Possession whereof has been taken by the Authorised Officer, of Shikshak Sahakari Bank Ltd., Nagpur on the dates mentioned below. The Secured Creditor will be sold the under mentioned properties on "As is where is", "As is what is" and "Whatever there is" basis, by inviting offer in sealed envelope from interested parties in satisfaction of the dues of the Bank. The prescribed blank tender form can be obtained by depositing Rs.200.00 (Rupees Two Hundred only) plus G.S.T. @ 18% in cash (Non-refundable) at Head office Gandhisagar, Mahal, Nagpur.

S. N.	Name of Borrowers/Mortgagor	Outstanding dues to be recovered (Rs.) and Date of Demand Notice and Date of Possession Possession Status	Details of the Secured Assets possessed and put for auction/sale	Date of Auction & Time, Reserve Price & EMD Amount, Last Date of Tender Submission
1.	Late Dattatraya Sakham Mahajan (Mortgagor) through its Power of Attorney Mr. Milind Dattatraya Mahajan and its legal heirs A) Mr. Milind D. Mahajan, B) Mrs. Manjusha A. Karandikar	As on dt 31/03/2020 Rs.2,03,30,691.00 Plus interest from 01/04/2020 @ 18.00% & other expenses. Demand Notice Date 05/05/2020 Possession on Date 19/03/2024 Possession Status Physical	Property No.1 :- Property in the name of Late Dattatraya Sakham Mahajan since deceased through its legal heirs A) Mr. Milind D. Mahajan, B) Mrs. Manjusha A. Karandikar. The undivided 2.25% share and interest in All that piece and parcel of land bearing Plot No. 1, containing by admeasurement 6600.00 Sq.Fts., (OR 613.14 Sq.Mtrs.,) being a portion of the entire land bearing Kh.No. 327 of Mouza-Sitabuldi, Nagpur. Together with the entire R.C.C. Superstructure comprising Shop Premises No. 005 covering a builtup area of 34.43 Sq.Mtrs., (OR 370.60 Sq.Fts. As per sale deed) on the Ground Floor of the building standing thereon and known and styled as MAHAJAN TOWERS (Hotel Orange City building) bearing Corporation House No. 88/3, City Survey No. 3020 of Mouza- Sitabuldi, situated at Mahajan Market, Sitabuldi, Nagpur within the limits of the Nagpur Municipal Corporation, Ward No. 1, Circle No. 19/27 in Tahsil and District Nagpur. With all right of easement and appurtenances thereto and with present and future construction thereon. Property No.2 :- Property in the name of Mr. Milind Dattatraya Mahajan. The undivided 6.76% share and interest in All that piece and parcel of land bearing Plot No. 18, Sheet No. 20-D, containing by admeasurement 6925.50 Sq.Fts (OR 643.37 Sq.Mtrs.,), Together with the entire R.C.C. Superstructure comprising Apartment No. 701 covering a builtup area of 1575.00 Sq.Fts. (OR 146.37 Sq.Mtrs.,) on the Seventh Floor along with the Terrace admeasuring about 3000.00 Sq.Fts. (278.81 Sq.Fts.,) for exclusive use and occupation with all rights of a building standing thereon and known and styled as OMKAR TOWERS bearing Corporation House No. 566, City Survey No. 346, and Sheet No. (34) 16/II of Mouza-Dhantoli, situated at Tikekar Road, Dhantoli, Nagpur., within the limits of the Nagpur Municipal Corporation, Ward No. 4 in Tahsil and District Nagpur. With all right of easement and appurtenances thereto and with present and future construction thereon.	For Property No.1 Dt. 14/08/2026 At. 1.30 P.m. Reserve Price Rs. 85.00 Lakh E.M.D. Rs. 2.00 lakh Bids must be received upto 13/08/2026 Before 5.00 p.m. For Property No.2 Dt. 14/08/2026 At. 1.30 P.m. Reserve Price Rs. 85.00 Lakh E.M.D. Rs. 2.00 lakh Bids must be received upto 13/08/2026 Before 5.00 p.m.

The said bid should be accompanied by an Earnest Money which mention above by way of Pay Order/DD/RTGS/NEFT (IFSC Code for Electronic Transfer:- SKSB0000002, A/c No.09915000000394) (Adjustable/Refundable) payable at Nagpur favouring Shikshak Sahakari Bank Ltd, Nagpur. The bids received after this date will be summarily liable for rejection. The bids must be received by Authorised Officer at Shikshak Sahakari Bank Ltd., Head Office, Nagpur. The bids received as above will be opened on at the time of auction at Head Office, Mahal, Nagpur, and thereafter the bidders will given sufficient opportunity to improve upon their bids. The bid will Finalized on the very same day. The successful bidder will have to pay 25% of the offer amount immediately i.e. Same Day by way of Pay Order/DD/Chque/RTGS/NEFT. And balance amount i.e. 75% of the offer amount within 15 days from the date of acceptance of final bid. In respect of the above property and hence all the charges levies, taxes and all other liabilities and statutory dues if any accruing on account of above shall be borne by the purchaser. Stamp Duty, Registration Fee etc for execution of Sale Certificate will be borne by auction purchaser. It is a responsibility of purchaser to obtain necessary No Objection Certificate from NMC/NIT/Nazul/GramPanchayat/Society or any competent authority etc. required for execution of Sale Certificate. The documents of property available with Bank will be handed over to the purchaser, but the Bank is not responsible for documents not available with it. The undersigned reserves the right to accept or reject any or all bids without assigning any reasons whatsoever. The Authorised Officer can be contacted on below mentioned mobile Number during the office hours. For detailed terms and conditions of the sale, please refer to the link provided in Shikshak Sahakari Bank Ltd., Nagpur, Secured Creditor's website i.e. www.shikshakbank.com.

Date :- 21/07/2026
Place Nagpur

Authorised Officer
Shikshak Sahakari Bank Ltd, Nagpur Mob-8329782901

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