



GANDHIBAG SAHAKARI BANK LTD.

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AUCTION SALE NOTICE (For Immovable Properties) 1st Time

Sale Notice for sale of Immovable Assets "Appendix-IV-A (See proviso to Rule 6(2) & 8(6))

The Sale notice of sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security interest Act, 2002, read with proviso to Rule 6(2) and 8(6) of the Security Interest (Enforcement) Rules, 2002, here by informs the Borrower Co-Borrowers and Guarantors and to the Public in general that the below described immovable property mortgaged/ charged to the Secured creditor, **Symbolic And Physical possession** of which has been taken by the Authorised Officer of **Gandhibag Sahakari Bank Ltd.**, Secured Creditor, will be sold on 'As is where is, As is what is, and whatever there is for recovery of below mentioned account. The details of Borrower/ Co-Borrower/Gurantors/ Secured Asset/ Reserve Price/date and time of auction/EMD and bid increase amount are mentioned below.

Sr. No.	Branch Name Loan A/c No.	Borrower/Co-Borrowers/Guarantors/ Mortgagor/ Property Owner's Name	Date of 13(2) Demand Notice and 13(4) Symbolic Possession Notice, Physical Possession Notice Reserve Price, EMD Amt. & Bid Increase Amt.	Description and Name of Mortgage Property and property of Owner (Immovable Property)	Outstanding Loan Amount up to Date 30.06.2026	Date & time of Auction & Place
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1)	Ganja- khet Branch CC ----- 20301 ----- 174 ----- TLB ----- 20464 ----- 60	1. M/s. Arjun Electricals Pro Shri. Arjun Nagoraoji Mohadikar R/o. H.No. 86/A, Bhandara Road Vijay Paper mart, Ganjakheth Chowk Nagpur-440002. 2. Smt. Jotsana Arjunji Mohadikar R/o. H.No. 86/A, Bhandara Road Vijay Paper mart, Ganjakheth Chowk Nagpur-440002. 3. Shri. Vijay Ghanshyam Dobarkar R/o. 50/17, MIG, Bhandara Road Nandanvan, Hiwari Nagar Nagpur-440009.	Demand Notice Dt. 12.12.2022 Symbolic Possession Notice Dt. 08.03.2023 Time: 12.00 pm. Dt. 18.03.2026 the Tahsildar took direct Physical Possession of the mortgaged property Reserve Price Market Value Rs. 1,03,78,500/- EMD Amount Rs. 2,00,000/- Bid Increase Amount Rs. 25,000/-	Property Owner : Shri. Arjun Nagoraoji Mohadikar Property Details : All that piece and parcel of the land and House bearing No. 86/A, admeasuring above 37.811 sq.mtr i.e., 407.00 sq.ft., G+3 constructed building situated at Mauza Nagpur, Ward No.145, C.S.No.331/1, Sheet No.140, Division No.4, Circle No.14/20. situated at Bajirao Galli, Ganjakheth Nagpur with existing construction fittings fixtures meters motors etc. Within the limits of NIT and NMC Tah. & Dist. Nagpur. Bounded : East -Open Lane and Then House of Lahanurao Mohadikar, West-Galli and then House of Vithoba Tidke, North- House of Shri Mahadeoraoji Jogi Mohadikar, South- House of Shri Maroti Mohadikar	CC- Rs. 40,29,704/- TLB- Rs. 9,38,763/- Total Rs. 49,68,467/- upto 30.06.2026 Intt. from 01.07.2026 + Other Charges + Expenses Balance	Date 02-09-2026 Time 2.00 P.M. Place : Bajirao Galli Ganjakheth Chowk Nagpur

Terms & Conditions: 1) Out of total participants in the auction, whose names are finalized, will have to pay 25% of the bid amount in cash/D.D. within 24 hours, 2) The remain ing 75% amount will have to e paid within 15 days 3) If the first Bidder does not pay 1/4 of the bid amount, the deposit of the First Bidder will be forfeited and No.2 Bidder will be given a chance. 4) If the Bidder is deposited 1/4 bid amount within 24 hours and the remaining 3/4 amount is not deposited within 15 days. 1/4 bid amount will be confiscated and No.2 Bidder will given a chance 5) The full authority of cancel and the postponement of the auction rests with the Authorized officer 6) The deposit of Bidder Nos. 1 & 2 will be retained and the deposit (earnest amount) of the others, will be returned on the spot, 7) Successful bidder/purchaser will deduct TDS 1% on sale proceeds as per Sec. 194 (1-A) of the Income Tax, 1961 & deposit the same by furnishing the challan in Form 26QB and submit the original receipt of TDS certificate to Gandhibagh Sahakari Bank Ltd (Rs. 50.00 Lacs and above property), 8) NIT & NMC, Tax Electricity, water bill, registry expenses, the Buyer will have to pay 9) The original documents of the registry can be viewed in the bank before the auction.

Shafi M. Sheikh
Assistant Manager & Authorised Officer
Mob. 8956413215

Place : Nagpur
Date : 28.07.2026