

## PUBLIC NOTICE FOR SALE

Property for sale on "As Is Where Is and Whatever There Is" basis - (PROPERTY TAKEN OVER UNDER SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS & ENFORCEMENT OF SECURITY INTEREST ACT, 2002)

(Amounts in Rs.)

Borrower/Mortgagor/ Guarantor	Outstanding Dues (in Rs.)	Location & Details	Reserved Price (Rs.)	Earnest Money Deposit (EMD)
<b>M/s. Khamgaon Oil Refinery Limited</b>  <b>Guarantors :</b> 1) Mr.Ulhasrao Anandrao Deshmukh 2) Mr.Akshay Diliprao Deshmukh 3) Mr.Nakul Pramodrao Deshmukh	<b>Rs. 8,31,81,825.84</b>  as on 31/12/2025 (Rupees Eight Crore Thirty One Lakh Eighty One Thousand Eight Hundred Twenty Five and Paise Eighty Four Only) together with interest from 01/01/2026 at contractual rate plus Legal expenses and costs.	<p><b>LOT - I :</b> All that piece and parcel of Industrial Property bearing <b>Plot No. A-13</b>, admeasuring 1000.00 Sq. Meters, <b>Plot No. A-14</b>, admeasuring 1000.00 Sq. Meters, <b>Plot No. A-15</b>, admeasuring 1000.00 Sq. Meters, <b>Plot No. A-16</b>, admeasuring 1000.00 Sq. Meters, <b>Plot No. A-17</b>, admeasuring 1000.00 Sq. Meters and <b>Plot No. A-18</b>, admeasuring 1000.00 Sq. Meters [Plot No. A-13 to A-18 Collectively adm. 6000.00 Sq. Meters] along with all the construction, buildings or structures standing thereon or erected thereon, situated in <b>Khamgaon Industrial Area</b>, Within the village limits of <b>Sutala (Bk)</b>, Taluka and registration Sub- District <b>Khamgaon</b>, District and Registration District <b>Buldhana</b>.</p> <p><b>LOT - II :</b> Plant and Machinery</p>	2,29,45,000/-	22,94,500/-
		<b>TOTAL (LOT-I + LOT-II) :</b>	2,71,55,000/-	27,15,500/-
			5,01,00,000/-	50,10,000/-

**Note:** 1) Interested parties to contact Branch Manager of Khamgaon Branch or Authorised officer of the bank at the Regional office of the bank at above mentioned address for the inspection of property.

2) Interested buyers should come personally with KYC or depute an authorised person with authority letter and KYC for inspection of the property.

### **TERMS & CONDITIONS:**

1. Sale is strictly subject to the terms & conditions incorporated in this advertisement and in the prescribed Tender Form. Further details of the above property/ies and Tender Forms can be obtained from **SVC Co-Operative Bank Limited, Khamgaon Branch**, at Upper Ground Floor, Chamunda Complex, Cotton Market Yard, Khamgaon, Dist Buldhana-444303 and/or the **SVC Co-operative Bank Limited, Regional Office Aurangabad** at Office No.301 and 302, 3rd Floor, Sai Trade Centre, Near Mayor's Bungalow, Railway Station Road, Aurangabad-431001.
2. The tenderer shall require to submit sealed tender, in the prescribed Tender Form only, should be deposited along with Demand Draft/Pay Order for Earnest Money Deposit (EMD) mentioned in above table and separate Demand Draft/Pay Order for non-refundable Tender Fee of **Rs.1000/-** drawn on a Scheduled Bank in favour of **SVC Co-operative Bank Ltd.** payable at Khamgaon at the **SVC Co-Operative Bank, Khamgaon Branch**, at Upper Ground Floor, Chamunda Complex, Cotton Market Yard, Khamgaon, Dist Buldhana-444303, **before 5.00 p.m. on or before 27/01/2026**. The interested parties to bid for property [LOT-1] & [LOT-2] together.
3. Tenders will be opened at the **Khamgaon Branch** at the above address at **12.30 p.m. onwards on 28/01/2026**.
4. The borrower/s, respective tenderer, guarantors and owner/s of the property/ies under sale may, if so desired, give his/their or Sponsor the best possible valid offer (s) for the properties offered for sale provided they follow the requirements at 3 above.
5. The borrower, respective tenderer, guarantor/s or owner/s of the property or their authorized representatives, may remain present at the time of opening of the tenders. The tenderer will have an opportunity to increase their offers at this time if so desired. They are therefore, advised to remain present themselves or through their duly authorized and empowered representatives.
6. The Bank reserves its right to accept or reject any or all offers without assigning any reason (s) and in case all the offers are rejected, either to hold negotiations with any of the tenderers or to sell the property through private negotiations with any of the tenderers/bidders or other party/parties.
7. The Successful tenderer/bidder/Purchaser should bear /will be required to bear all the necessary expenses like stamp duty, Registration expenses, dues, MIDC transfer fee, electricity dues, water tax, TDS of 1% and applicable GST and all applicable taxes and charges on property deal amount etc. as applicable as per law and other charges etc. for transfer of the property in his/her/their name(s). The Successful tenderer/bidder/Purchaser shall also bear statutory dues, if any, and also all dues pending like electricity charges, maintenance charges, water charges and for all other services provided, if any. The Bank (Secured creditor) does not undertake any responsibility to procure any permission/license etc. in respect of the secured assets/properties offered for sale.
8. The Borrower(s)/Guarantor(s)/Mortgagor(s) are hereby put to notice in terms of rule 6(2) & 8(6) of Security Interest (Enforcement) Rules, 2002 that the Secured/aforementioned assets would be sold in accordance with this notice in case the amount outstanding as per the demand notice is not fully repaid.
9. The aforesaid property/ies is/are under physical possession of SVC Co-operative Bank Limited.
10. The property/ies is/are being sold strictly on "**As is where is and whatever there is**" basis.
11. Dispute, if any, shall be within the jurisdiction of Khamgaon Courts only.
12. The Sale Notice is also displayed on our website - <https://www.svcbank.in/notice-sale>

Date : 08/01/2026  
Place : Aurangabad

Sd/-  
**(Archana R. Wagale)**  
Sr.AGM (Legal & Recovery PKMN) & Authorised Officer  
SVC Co-Operative Bank Ltd.