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SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/physical symbolic possession of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold by the Secured Creditor. The place and time of sale is as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower(s) and guarantor(s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS

Sr. No.	Name of Branch	Name of Account	Name & Address of the Borrower/ Guarantor's Account	Detail of Immovable Properties Mortgaged/Owner's Name (Mortgagors of properties)	A) DL of Demand Notice u/s 13(4) of SARFEESI Act 2002	E) Reserve Price	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors	
					B) Outstanding Amount	C) EMD (Last Deposit of EMD)			
1)	Branch : Chandrapur	M/s Core Fit (Borrower) Sh. Amol Dnyaneshwar Chaudhary (Proprietor) Sh. Chaitanya Atmaram Naxane (Guarantor/ Mortgagor) Sh. Dnyaneshwar Namdeo Chaudhary (Guarantor)	Hypotheccation of all Gym Equipments as under:- Commercial Trade Mill 4.0 HP with AC Motor(4), Commercial Curve Treadmill (2), Commercial Elliptical, Commercial Spin Bike, Commercial Spin Bike, Commercial Air Rower(1), Commercial Skl Erg Machine(1), Half rack(1), Abdominal Machine (1), Dumbbell Bench(4), Utility Bench (2), Plate Rack (2 Side)(1), Barbell Rack(1), Dumbbell Rack 2 Tier(2), Shrugs/Dead lift(1), Flat T Bar with Multi Handle(1), Multi Extension/Protruding Curl(1), Vertical Knee Raise(1), Hip Thrust Machine, Plate Loaded(1), Nitrile Rubber Coated Dumbbells (15), Nitrile Rubber Coated Dumbbells (15), Olympic Plate(1), Olympic Plate(1), Olympic Dumbbell (69T), Kettlebell (152), Fixed Barbell Weight (160kg), Trap Bar(1), Box bar(1), Bumper Plate (200kg), Hex Dumbbell (100), Dumb Sledge (1), 1 mtr. Mat (1), 1 mtr. Count(1), Incline Chest Press(1), Peck Deck / Rear Deck(1), Cable Cross Over(1), Standing Leg Curl Plate Loaded(1), Standing Leg Curl(1), 45 Degree Leg Press(1), Standing Lateral Raise(1), Standing Preacher Curl Bench(1), Hyper Extension (1), Seated Calf raise(1), V Squat(1), Tricep Extension(1), Plate Loaded(1), Assisted Chin/ Dip(1), Vertical Chest Press(1), Olympic Flat Bench(1), Olympic Incline Bench(1), Plate Loaded Incline (1), Tricep/ Bicep Curl (1), Water Cooler(1), A. C. (7), Sound System(1).	30/07/2024 2/01/2025	Rs.27,54,00/- Rs.10,000/- Symbolic Possession	14/05/2025 11.00 AM to 04.00 PM	Not Known		
2)	Branch : Tarsa	M/s Praful Traders Prop.Praful Kunjilal Barbate	All that piece & parcel of land addressing 6800 Sq Mtrs bearing Survey No 26/1/A PH No 52 of Mouza Khandala & Situated near Mauda Tah & Dina village, Tarsa, Dist. Nagpur in the name of Smt. Pratima Kunjilal Barbate.	22/11/2021	Rs.70,20,000.00	14/05/2025 11.00 AM to 04.00 PM	Not Known		
3)	Branch : Tarsa	M/s Parmita Ek Dhanya Khareli Prop.Pratima Kunjilal Barbate	Bounded as East-Road Chucher Khandala, West: Survey No 26/1/B, North: Vaivhati Road, South: Farm of Gulab Amritayee	24/03/2022	Rs.10,000/- Physical Possession				
4)	Branch : Dharampeth, Nagpur	Smt. Kiran Satish Kolhe (Borrower/Mortgagor) Sh. Satish Mahadeorao Kolhe (Co-Borrower)	All that Piece and Parcel of Residential Flats on Second Floor, Bearing Flat No. S-1 & S-2, in the Building known as "Amanya Apartments" covering Flat S-1 with Built up area 36.96 Sq. Mtr. (397.80 Sqft), Super Built up area 62.11 Sq. Mtr. (384.30 Sqft) & Flat S-2 with Built up area 37.00 Sq. Mtr. (399.70 Sqft), Super Built up area 64.66 Sq. Mtr. (717.76 Sqft). Total Built up area 74.51 Sq. Mtr.(802.03 Sq Ft), Total Super Built up area 156.11 Sq. Mtr. (1679.74 Sq Ft), on Plot No. 28 Total land area 244.14 Sq. Mtr. Khara No. 341, P.H. No. 10, Ward No. 1, Block No. 1095, Mouza-Wanadongri, Grampanchayat Wanadongri, Teh. Hingna, Dist. Nagpur. Bounded: Flat No. S-1: East-Road, S-2: North-Pt No. 29, South-S-3, North-Pt No. 28, South-S-2: East-Road, West-S-3, North-S-1, South-Road. Owner: Smt. Kiran Satish Kolhe	06/06/2024 2/08/2024	Rs.26,53,00/- Rs.10,000/- Symbolic Possession	14/05/2025 11.00 AM to 04.00 PM	Not Known		
5)	Branch : Suryanagar, Nagpur	Shk. mohmmad Hak Jahlurah Hak (Borrower) Guarantor: Sh. Nazim Mohmald Hak	All that piece and parcel of Residential Block comprising of H No.950 having area of 69.20 Sq Mt built up on First Floor of Building situated in Maksash close to crook Road Circle No.13/Div No. 13, Mouza Nagpur Teh & Dist Nagpur owned by Sh. Sheikh Mohammad Ali so/zahr Alam	13/07/2017 2/05/2017	Rs.28,70,00/- Rs.10,000/- Physical Possession	14/05/2025 11.00 AM to 04.00 PM	Not Known		
6)	Branch : Suryanagar, Nagpur	Sh. Gavat Abhiman Borkar	All that piece and parcel of Apartment No. 305, Third Floor, in the building "Hitesh Vihar - I" City Survey No. 58, Sheet No. 44/2, Mouza Binaki, Ward No. 43, Block No. 122, Plot No. 252/2 Panchpali Housing & Accommodation Scheme of NIT, Mahendra Nagar, Nagpur. Owned by Gavat Abhiman Borkar. Bounded: East-Road, West-Plot No.257, 258, 259, North-Plot No. 251, South-Plot No. 254.	13/07/2017 2/05/2017	Rs.20,485,00/- Rs.26,18,000/- Rs.10,000/- Physical Possession	14/05/2025 11.00 AM to 04.00 PM	Not Known		
7)	Branch : Achalpur	M/s Kali Ash Bricks Industries (Borrower) Shri. Santulal Ganesh Kale (Proprietor)	Hypotheccation of Plant & Machinery: Tari Mech balmar, PV, Pan Mixer, Hydraulic Brick Pallet Truck, vibrating table & other machinery Purchase out of Bank Loan.	17/01/2024	Rs.3,15,000/- Rs.31,500.00 + intt & other charges w.e.f. 01/01/2024	14/05/2025 11.00 AM to 04.00 PM	Not Known		
8)	Branch : Achalpur	Mrs. Kalpana Uttamrao Ghom (Guarantor & Mortgagor) Mr. Uttam Vinayak Ghom (Guarantor) Mr. Ganesh Bhaiya Kale (Guarantor)	All that piece and parcel of Property i.e. land & Standing Structure of Residential House No. 943, on Nazul Street, Mouza Achalpur, having 203.10 Sq. Mtr. (2185.35 Sq. Ft) "A" Tenure, situated at Mouza- Kandali, Tq- Achalpur, Dist. Amravati in the Name of Mrs. Kalpana Uttamrao Ghom. Bounded: East-House of Mr. Ramdas V Rawarkar, West-Govt. Road, North- House of Mr. Ganesh Bhaiya Kale, South-Open Plot of Mr. Ashek Mehere.	02/05/2024	Rs.10,000/- Rs.11,91,00/- Symbolic Possession				
9)	Branch : Dharampeth, Nagpur	Sh. Satish Mahadeorao Kolhe (Co-Borrower)	Entire superstructure comprising of all piece & parcel of Flat No T2, Third Floor, in the building "A" having total built up area 64.66 Sq. Mtrs. Plot No. 28, Gram Panchayat No 3796, Ward No. 1, Mouza Wanadongri, Mahajanwadi, Teh Hingna Dist Nagpur in the name of Smt Kiran Satish Kolhe	15/04/2021	Rs.13,62,00/- Rs.14,86,654.00 + intt & other charges w.e.f. 01/04/2021	14/05/2025 11.00 AM to 04.00 PM	Not Known		
10)	Branch : Amravati	Mrs Kangana Saree & Mens Wear (Borrower) Smt. Kiranmaia Alias Khanda Sanjay Pamani (Proprietor) Sh. Sanjay Nevandran Pamani (Guarantor)	All that piece and parcel of Agricultural land bearing Gal/Sur No.602, Mouza Gaurala, Khatla No.200, Class Right-1, admeasuring about 28.00 H.R. Sq Mtr. Mouza Gaon Khanda, Tahsil Maregaon, Dist. Yavatmal.	21/03/2024 2/03/2025	Rs.1,04,08,013.00 + intt & other charges w.e.f. 01/01/2024	31/10/2024 03/02/2025	Rs.44,61,00/- Rs.10,00/- Symbolic Possession	14/05/2025 Not Known	
11)	Branch : Amravati	Shri. Sebastian S/o Muttalih Thambi (Borrower/Mortgagor) Smt. Elsamma W/o M. Thampy (Co-Borrower/Mortgagor)	All the Undivided 0.140% Share and Interest in all that Piece and Parcel of land and building Plot situated at Moujampang, Pragane, Dist. Amravati, together with Shop No.45-005 (consist of Ground with Front Open lobby) of Upper-Ars, Bunder with Boundary, with a total area of 333.12 sq mtr. Area admeasuring 333.12 sq mtr (309.45 sq mtrs) (GL-66.92, Mar. F-41.95, F.F-41.95, P-66.86, T-46.86) bounded by a complex of buildings and structures known as DREAMLAND BUSINESS PARK on the land/plot having Building No. 119,114 (Bhumiapana No. 39/3 Gut No. 134), (Bhumiapana No. 37/2 Gut No. 142), (Field Survey No. 38/1 Gut No. 139), (Field Survey No. 38/2 Gut No. 140), (Field Survey No. 38/4 Gut No. 140), (Field Survey No. 38/2 Gut No. 138), (Field Survey No. 39/1 Gut No. 86), (Field Survey No. 39/2 Gut No. 137), (Field Survey No. 39/1 Gut No. 133), (Field Survey No. 39/3 Gut No. 134), Field Survey No. 135, Tah and Dist Admin. No. 10, Ward No. 1, Mouza Kusum Panamani, Boundaries: East- By Shop No. A5-009- West- By Road and common parking, North- By Shop No. A5-003, South- By Shop No A5-007.	06/07/2024 30/09/2024	Rs.1,04,08,013.00 + intt & other charges w.e.f. 01/01/2024	31/10/2024 03/02/2025	Rs.4,46,100.00 Rs.10,00/- Symbolic Possession	14/05/2025 Not Known	
12)	Branch : Mahal, Nagpur	Shri Rizwan Sheikh (Borrower) Shri. Abdul Kalam Akbar Sheikh (Co-Borrower)	The undivided 16.66% share and interest in all piece and parcel of land bearing Plot No. 98 of the layout of Jai Durga Co-operative Housing Society, Nagpur, Containing by administration No. 3032, Tah. Tq. 1, Dist. Amravati, Mouza- Bunder, portion of entire land bearing Kh. No. 301 and 302/2 of Mouza Zingabai Takali, PH. No. 125/2, building Corporation House No. 125/2, Plot No. 98, Sheet No. 33, together with the entire R.C.C superstructure comprising Apartment No. 301, covering a super built-up area of 66.42 Sq. Mtr. on the Third Floor of a Building constructed in concrete and stone as "Vastu Apartments" situated at Zingabai Takali, Nagpur, within the limits of the Nagpur Municipal Corporation ward No. 61, Tahsil & Dist. Nagpur.	01/09/2021 27/12/2021	Rs.26,80,00/- Rs.2,68,000.00 + intt & other charges w.e.f. 01/01/2024	06/07/2024 30/09/2024	Rs.26,80,00/- Rs.2,68,000.00 + intt & other charges w.e.f. 01/01/2024	06/07/2024 30/09/2024	14/05/2025 Not Known
13)	Branch : Amravati	M/s Deep Saree NX (Borrower) Shri. Ashok Jaiswal (Proprietor) Sh. Mukesh Ashok Jagmalani (Guarantor)	The undivided share & interest in all that piece & parcel of Plot Comprising of Ar. No. 301-306 admeasuring 175.20 Sq. Mtrs. (1929 Sq. Ft) I. Plot No. 92 of mouza Ph. No. 34, Bandobast No 216, Matmal No. 420, together with other plots having boundaries thereon bearing City Survey No. 41, Sheet No. 10, situated at Saoner, within the limits of Nagpur Municipal Corporation Ward No. 9, Tawali Dist Nagpur in the name of Sh. Abdul Kalam Akbar Sheikh.	18/05/2023 19/08/2023	Rs.26,68,110.56 + intt & other charges w.e.f. 01/01/2021 Rs.40,00,443.50 + intt & other charges w.e.f. 30/04/2023	01/09/2021 27/12/2021 18/05/2023 19/08/2023	Rs.31,41,000/- Rs.3,14,100.00 + intt & other charges w.e.f. 01/01/2021 Rs.39,60,000/- Rs.3,96,00,00 + intt & other charges w.e.f. 30/04/2023	01/09/2021 27/12/2021 18/05/2023 19/08/2023	14/05/2025 Not Known
14)	Branch : Amravati	Shri. Sushilkumar -4201948247, Mr. R.K. Pradhan -887659943, Mr. Sanjay Nikhare -899997231, Mr. Sandeep Akhare -9657394162, Mr. Deepak Madavi -904922234 & Mr. Pavan Gudhe -423743110	Bounded: East- 2.4 Mtr. wide passage, West- Shop No B2-305 2.4 Mtrs wide passage & thereafter road, North- 2.4 Mtr. wide & 304 & 305, South- 24 Mtr. wide passage & thereafter common Staircase	30/04/2025	Rs.10,00/- Symbolic Possession				14/05/2025 Not Known

SHIKSHAK SAHAKARI BANK LTD.

(शिक्षक सहारी बैंक)

Head Office - Gandhisagar, Mahal, Nagpur-440018

The Maharashtra Co-Operative Societies Rules,1961

Form No. 11(d-1) of Rule 107

Whereas the undersigned being the Recovery officer of the Shikshak Sahakari Bank Ltd, Nagpur under the Maharashtra Co-Operative Societies Rules, 1961 issued a demand notice dated 07/09/2019 calling upon the judgement debtor;

Shri/Ms. Two Sons Brothers Oil Mill Through its Partners Mr. Sunil Damodhar Potukule and Mr. Anil Damodhar Potukule to repay the amount mentioned in the notice being Rs. 2,36,96,64.90 in words Two Crore Thirty Six Lakhs Ninety Six Thousand Two Hundred Sixty Four and Paisa Ninety with date of receipt of the said notice and judgement debtors having failed to repay the amount mentioned in the notice.

The judgement debtor having failed to repay the amount, Notice is hereby given to the judgement debtor and the public in general that the undersigned has taken possession of the property described hereinbelow in exercise of powers conferred on him/her under Rule 107 (11d-1) of the Maharashtra Co-Operative Societies Rules,1961 on this 11th Day of March of the year 2025.

The judgement debtors in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Shikshak Sahakari Bank Ltd, Nagpur for an amount of Rs. 2,36,96,64.90 and interest thereon.

Description of the Immovable Property Attached.
Property No. 1 - Property in the name of Mr. Sunil Damodhar Potukule and Mr. Anil Damodhar Potukule. All that piece and parcel of Agricultural land bearing Gal/Sur No.602, Mouza Gaurala, Khatla No.200, Class Right-1, admeasuring about 28.00 H.R. Sq Mtr. Mouza Gaon Khanda, Tahsil Maregaon, Dist. Yavatmal.

Property No. 2 - Property in the name of Mr. Sunil Damodhar Potukule and Mr. Anil Damodhar Potukule. All that piece and parcel of Agricultural land bearing Blumapana No.112, Mouza Khadki, Tahsil Wanijan, Dist. Yavatmal.

Property No. 3 - Property in the name of Mr. Sunil Damodhar Potukule and Mr. Anil Damodhar Potukule. All that piece and parcel of Agricultural land bearing Blumapana No.112, Mouza Khadki, Tahsil Wanijan, Dist. Yavatmal.

All that piece and parcel of the above described Immovable properties in their existing condition and status, along with the accruing rights and interest thereto, have been hereby attached.

Recovery Officer
Shikshak Sahakari Bank Ltd, Nagpur
Place: Nagpur
Date: 31/03/2025

Form No. 11(d-1) of Rule 107

[See Rule 11(d-1) of Rule 107]

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