

THE PUSAD URBAN CO.OP. BANK LTD. PUSAD

HEAD OFFICE TALAV LAY-OUT PUSAD 445204

TEL. 246371,248021 FAX. NO.(07233)245761

PUBLIC RE-AUCTION NOTICE

(Under Securitisation & Reconstruction of Financial Assets, & Enforcement of Security Interest Act., 2002 & Rule 6, 7, 8 & 9 of Securities Interest Enforcement Rules,2002)

The Undersigned being the authorised officer of The Pusad Urban Co. Op. Bank Ltd.Pusad Branch Nagpur under the above mentioned Act and in exercise of powers conferred in has taken over the possession of the property, described here in below.

The borrowers having failed to repay the amount till date in pursuant to the invocation of provision of sec.13 (4) of the Act. The under signed has decided to sale the below described property by way of public Re-auction. The mandatory 15 day's prior notice is already been issued to the borrower as per rules.

In order to recover the outstanding dues a public Re-auction for sale of property prescribed hear in below shall be held on Monday 25/05/2026 at 1.00 P.M in The Pusad Urban Co-Op. Bank Ltd. Pusad,Head Office,Administrative Building,Talav Lay-out Pusad Tq.Pusad Dist.Yavatmal. The bank Reserve Right to sale entire property on in parts as to take maximum possible price.

DESCRIPTION OF IMMOVABLE PROPERTY

| Sr. No. | Name & Address of the Borrower | Particulars of seize property | Reserve Price Rs. | Loan O/s As on 31/10/2025 |
|---------|--|---|----------------------|---|
| 1 | Areon Multi Projects Pvt.Ltd. Director :- 1) Shri.Umesh Devidas Papadkar 2) Shri.Paras Subhashcandra Jain Address :- S.D.Archade,Plot No.39,in front of Patni Bajaj,Wardha Raod,Butibori Dist.Nagpur. Guranter :- 1) Shri.Gaurav Mahendra Shukla 2) Shri.Md.Sohail Sheikh Md.Aslam Sheikh | Owner :- M/s Dolly Enterprises Through Its Partner Mohd.Israil Haji Mohd.Hanif Sheikh All That piece & Parcel of land Bearing Plot No. 05,Plot No.06,& Plot No.07 out of Kh.No.56/1 & 56/2,P.H.No.7,Sheet No.261,City Servey No.246 Mouja Hajaripahad,situated at Hajararipahad Tq.Dist.Nagpur Plot No.05 Admeasuring about 1175.00 Sq.Mtrs, Plot No.06 Admeasuring about 1198.80 Sq.Mtrs & Plot No.07 Admeasuring about 1182.500 Sq.Mtrs, As per R.L.Letter issued by Nagpur Improvement Trust (so total admeasuring about 3556.30 Sq.Mtrs (or 38,280.01 Sq.Fit) within the jurisdiction of Tq.Dist.Nagpur together with present and future construction theiron | Rs. 4,25,00,000/- | Rs. 3,83,19,716/- + Int. from 01/11/2025 + Recovery Exp |
| 2 | G.O.C.Infra Pvt.Ltd. Director :- 1) Shri.Atul Chandrashekhkar Satpute 2) Shri.Md.Sohail Sheikh Md.Asiam Sheikh 3) Shri.Gaurav Mahendra Shukla Address :- S.D.Archade,Plot No.39,in front of Patni Bajaj,Wardha Raod,Butibori Dist.Nagpur. Guranter :- 1) Shri.Paras Subhashcandra Jain 2) Shri.Umesh Devidas Papadkar | Owner :- M/s Dolly Enterprises Through Its Partner Mohd.Israil Haji Mohd.Hanif Sheikh All That piece & Parcel of land Bearing Plot No. 02,Plot No.03,& Plot No.04 out of Kh.No.56/1, & 56/2,P.H.No.7,Sheet No.261,City Servey No.246 Mouja Hajaripahad,situated at Hajararipahad Tq.Dist.Nagpur Plot No.02 Admeasuring about 1175.00 Sq.Mtrs, Plot No.03 Admeasuring about 1154.075 Sq.Mtrs & Plot No.04 Admeasuring about 1150.00 Sq.Mtrs, (so total admeasuring about 3479.07 Sq.Mtrs (or 37448.76 Sq.Fit) within the jurisdiction of Tq.Dist.Nagpur together with present and future construction theiron | Rs. 4,25,00,000/- | Rs. 3,72,42,174/- + Int. from 01/11/2025 + Recovery Exp |

Encumbrances: - As per best knowledge of Bank, the property is free from any other Encumbrances. The statutory dues such as Municipal and Property Tax shall be paid by the Purchaser.

- Note :-**
- 1) The interested person shall be required to deposit earnest money of Rs.1,00,000/- to participate auction before 1.00 P.M. 25/05/2026
 - 2) The property shall on "As it is and where it is" condition and interested party may Mob No: 7888097920 for physical verification of the assets any time during working hours.
 - 3) The terms and conditions of the sale through public Re-auction can be obtained from Branch Nagpur & head office recovery section displayed at notice board.
 - 4) The bank reserve right to accept or to reject, any offer, without assigning any reasons.
 - 5) The bank reserve right to accept or to reject the accepted deposit earnest money within public auction.
 - 6) As per best knowledge the property is free from all encumbrances but any dues process occurs after the auction it will be pay by the purchaser.

Place :- Pusad
Date :- 06/05/2026

Authorised Officer,
The Pusad Urban Co-Op Bank Ltd. Pusad
Branch :- Nagpur