



JANSEWA URBAN COOP BANK LTD

Head Office- Madhavlleela Complex, 1st Floor, Maskasath Chowk, Itwari, Nagpur- 440002

Tel No- 0712-2776885, 2776886

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 Authorized Officer of the Bank/Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is on the date 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 property.

Name of Borrower (Individual /Joint /Sr Firm/ Co.) Name of Proprietor/Partners /Directors /Guarantor (s)	Details of Immovable Properties Mortgaged/ Owner's Name (Mortgagers of properties)	A) Date of Demand notice U/s 13(2) of the SARFAESI act, 2002. B) O/s amount as on date of 13(2) notice C) Possession date U/s 13(4) of the SARFAESI Act,2002 D)Nature of Possession	A) Reserve Price B) EMD Amount C) last date of EMD Deposit	Date /Time of eauction	Details of the encumbrances known to the secured creditor
1.M/s. Shree Vaishnavi Construction (Borrower) 2. Mr. Binod Jagganathprasad Soni (Mortgagor) 3. Mrs. Mitu Binod Soni. (Guarantor no.1) 4. Mr. Kishor Gangaprasad Tiwari (Guarantor no.2)	ALL THAT piece and parcel of agricultural land (presently in commercial use) bearing Khasra/Survey No. 80/3K admeasuring about 0.10 H.R. out of total land admeasuring about 0.37 H.R. having Land Revenue Rs. 1.58, together with Bhogwatdar/Class occupancy rights situated at MOUZA: WANJARA, P.H. No. 17, having City Survey No. 864/59 and Sheet No. 244 situate at Tahsil & District Nagpur, the said property is situated within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation Bounded as under: - East :- Land bearing Bhumapan Kr. No. 80/3K, West:- Land bearing Bhumapan Kr. No 80/3K, North:- 30 Ft Wide Road, South:- Remaining area of C. T.S. No. 244	A)10.05.2021 B)74,19,529/- C)12.07.2021 D) Physical	A)1,00,00,000 B) 10,00,000 C)16.05.2026 Till 12 noon	Date: - 16.05.2026 Time: - 02.00 pm to 04.00 pm	SA-112/2023 in DRT Nagpur

TERMS & CONDITIONS:-

- The secured asset will not be sold below the reserve price.
- EMD amount is to be paid in the form of Demand Draft (DD) in favour of "Jansewa Urban Co.op Bank Ltd", Payable at Nagpur.
- The DD is to be submitted on or before 12 noon on 16.05.2026, no extension will be provided. The auction will be held manually at the Bank premises mentioned hereinabove.
- The successful bidder shall have to deposit 25% (twenty-five percent) of the bid amount, less EMD amount deposited, on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.
- The Authorized Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.
- The sale certificate shall be issued in the favour of successful bidder on deposit of full bid amount as per the provisions of the act.
- The properties are being sold on ""AS IS WHERE IS BASIS"" and ""AS IS WHAT IS BASIS"" and ""WHATEVER THERE IS BASIS""
- The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement omission in this proclamation.
- It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspects the property in consultation with the dealing official as per the details provided.
- All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.
- The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties (E-Auctioned) not known to the bank. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.

Authorized person contact number:- Ram Ughale :-8208523054, Reshma Methwani:-9552854780

Date: 23.04.2026

Place: Nagpur