



Samruddhi Co-Operative Bank Ltd.

Head Office : 22-A, Wanjari Nagar, Nagpur - 440 003, Ph.: 0712 - 2702323

AUCTION SALE NOTICE (For Immovable Properties) (FIRST TIME)

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 Borrowers Co-Borrowers and Guarantors and to the Public in general that the below described immovable properties mortgaged/ charged to the Secured creditor, Symbolic And Physical possession of which has been taken by the Authorized Officers of Samruddhi Co-Operative Bank, 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 Borrowers/Co-Borrowers/Gurantors/Secured Asset/Reserve Price/date and time of auction/EMD and bid amount and bid increase amount are mentioned below.

Sr. No.	Branch Name Loan A/c No.	Borrower/Co-Borrower/ 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 upto dt. 30.11.2025	Date and time of Auction
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1)	Manewada Branch Secured cash credit 00431300 000013 & 00431300 000015 Term Loan 004001600 000138	1. M/s Annapurna Agro Industries, through proprietor 1. Ketan Nitin Rathi, R/o 201, Shivalay Apartment, Opposite Reshimbagh Ground, Reshimbagh, Nagpur - 440009. (Borrower) 2. Nitin Mohandas Rathi, proprietor of Shreeji Pashukhadya Industries, R/o 201, Shivalay Apartment, Opposite Reshimbagh Ground, Reshimbagh, Nagpur - 440009. (Borrower & Mortgagor) 3. Sushil Vijayrao Deshmukh, R/o Post Badegaon, Nagpur - 441107. (Guarantor) 4. Umesh Rameshji Chandak, R/o Post Nandagomukh, Tah - Saoner, Dist - Nagpur. (Guarantor)	Demand Notice Dt. 08.02.2024 Symbolic Possession Notice 08/02/2024 Physical Possession 15/05/2025 Reserve price Market value in Rs. In Lakhs Rs. 99,29,499/- Earnest Money Deposit (EMD) 10% Rs. 9,92,450 Auction EMD amount deposit date & time :- Date :- 27/01/2025 Time :- Before 3 PM	All that piece and parcel of non-agriculture land having the area admeasuring about 0.40 H.R. i.e. (4000 Sq.Mtr) being a portion of agricultural land bearing S. No. 172/1/C having a Total area admeasuring 1.40 H.R., situated at Mouza - Salai, P.H. No. 3 together with construction over the said non-agricultural land, situated within the limit of grampanchayat Salai, Tah Saoner and Dist - Nagpur and bounded as under :- East - Nalah, West - Govt Pandhan, North - Gram Panchayat Salai, South - land of Sau Arunabai Mohanlal Rathi.	Rs. 91,69,249/- Upto 29/11/2025 + interest from dated 30/11/2025 + other charges + other expenses balance.	Date - 30/01/2026 Time - 3.00 p.m.

Terms & Conditions: 1) Out of total participants in the auction, whose names are finalized, will have to pay 10% of the bid amount in cash/D.D. within 24 hours, 2) The remaining 90% amount will have to be paid within 15 days, 3) If the first Bidder failed to pay remaining 90% of the bid amount within 15 days, the 10% EMD of the First Bidder will be forfeited and No.2 Bidder will be given a chance, 4) The full authority of cancel and the postponement of the auction rests with the Authorized officer, 5) the Buyer will have to pay NIT NMC Tax, Electricity, water bill, registry expenses & 6) The original documents of the property can be viewed in the bank before the auction.

Place: Nagpur
Date: 22/12/2025

Umesh Manoharrao Gode
Authorised Officer
Mob :- 7767015850

