

## SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

[Appendix IV-A, Rule 8(6)]

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation 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), Guarantor(s), & Mortgagor that the below described Immovable properties mortgaged/charged to Bandhan Bank (Secured Creditor), the physical possession of which has been taken by the Authorised Officer of Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on April 29, 2025. The necessary details as mentioned herein below:

Loan Account No.	Name & Address of the Borrower(s)/ Guarantor(s)/Mortgagor(s)	Total Outstanding Dues (₹) as on below date	Description of the Secured Assets/Immovable Properties/Mortgaged Properties
68190000001141 (Cash Credit) & 6820000002097 (Now) 61968122327300 (16) (Working Capital Term loan GECL)	<p>1. M/s Rishi Traders (Borrower) Plot No. 640, Elias Kalamna Chikhall Layout, Nagpur, Near Elias Kalamna Market, Maharashtra-440035 And also Survey No. 351/2, Mouza-Khairi Wadki to Khairi Road, Ralegaon District-Yavatmal, Maharashtra-445308</p> <p>2. Kirtikumar Jivrajbhai Patel (Partner &amp; Guarantor) M/s Rishi Traders S/o Jivrajbhai Ladhahbhai Patel Plot No. 35, Near Railway Crossing Jalaram Nagar, Bhandara Road, Nagpur, Maharashtra-440008</p> <p>3. Vivek Kirtikumar Patel (Partner &amp; Guarantor) M/s Rishi Traders S/o Kirtikumar Jivrajbhai Patel Plot No. 35, Near Jayka Motor Jalaram Nagar, Bhandara Road, Nagpur, Maharashtra-440008</p> <p>4. Viral Kirtikumar Patel (Partner &amp; Guarantor) M/s Rishi Traders S/o Kirtikumar Jivrajbhai Patel Plot No. 35, Near Jayka Motor Jalaram Nagar, Bhandara Road, Nagpur, Maharashtra-440008</p> <p>5. M/s. Shree Gayatri Kasth Udhug (Corporate Guarantor) M/s Rishi Traders Plot No. 640, Elias Kalamna Chikhall Layout, Nagpur Near Elias Kalamna Market Maharashtra-440035</p> <p>6. Pragya Wood Pvt. Ltd. (Corporate Guarantor) M/s Rishi Traders 35 Jalaram Nagar, Goutam Niwas Nagpur, Maharashtra-440008 And also 97, Umiya Audhyogik Sahakari Vasahat Mryadit Kapsi (Khurd) Nagpur, Maharashtra-441104</p>	₹6,64,67,978.17 as on June 30, 2022	<p><b>Property 1:</b> All that piece and parcel of land bearing, Non Agriculture land for Industrial Purpose, bearing Survey No. 254, Khate No. 4, Revenue ₹607.50 with Class I rights, Mauja Umara situated at Grampanchayat Umara, Tahsil Samudrapur Dist. Wardha, admeasuring about 0-81 H.R, together with present and future, construction thereon, within the Jurisdiction of Grampanchayat Umara, Tahsil Samudrapur, Dist. Wardha, Boundaries of Survey No: 254: East: Agriculture land of Kh. No. 253, West: Agriculture land of Kh. No. 257, North: Agriculture Land of Kh. No. 255, South: Vena River.</p> <p><b>Property 2:</b> All that piece and parcel of land bearing, Non Agriculture land for Industrial Purpose, bearing Survey No. 256, Khate No. 4, Revenue ₹552.50, with Class I Rights, Mauja Umara, situated at Grampanchayat Umara, Tahsil Samudrapur and Dist. Wardha, admeasuring about 0.75 H.R, together with present and future construction thereon, within the Jurisdiction of Grampanchayat Umara, Tahsil Samudrapur Dist. Wardha. Boundaries of Survey No. 256: East: Agriculture land of Kh. No. 253, West: Agriculture land of Kh. No.257, North: Agriculture land of Kh. No. 253, South: Agriculture land of Kh. No. 255</p> <p><b>Property 3:</b> All that piece and parcel of land bearing, Non Agriculture land for Industrial Purpose, bearing Survey No. 257, Khate No. 253, Revenue ₹1215.00, with class I Rights, Mauja Umara, situated at Grampanchayat Umara, Tahsil Samudrapur and Dist. Wardha, admeasuring about 1.62 H.R. together with present and future construction thereon, within the Jurisdiction of Grampanchayat Umara, Tahsil Samudrapur, Dist. Wardha. Boundaries of Survey No. 257; East: Agriculture land of Kh. No. 254, 255 &amp; 256, West: Agriculture land of Kh. No. 258, North: Agriculture land of Kh. No. 253, South: Vena River</p> <p><b>Property 4:</b> All that piece and parcel of land bearing, Non Agriculture land for Industrial Purpose, bearing Survey No. 258/2, Khate No. 253, Revenue ₹1259.75, with Class I Rights, Mauja Umara, situated at Grampanchayat Umara, Tahsil Samudrapur and Dist. Wardha, admeasuring about 2.39 H.R, together with present and future construction thereon, within the Jurisdiction of Grampanchayat Umara, Tahsil Samudrapur, Dist Wardha. Boundaries of Survey No. 258/2, East: Agriculture land of Kh. No.257, West: Remaining portion of Kh. No. 258. North: Agriculture Land of Kh. No. 255 &amp; 248, On the South: Vena River.</p> <p><b>Property 5:</b> All that piece and parcel of land bearing, Non Agriculture land for Industrial Purpose, bearing Survey No.351/2, Khate No. 39, Revenue ₹2.20, with class I Rights, House No. 1227, Ward No. 1 Mauja Khairi, situated at Grampanchayat Khairi, Tahsil Ralegaon and Dist. Yavatmal, admeasuring about 1.26 H.R as per sale deed, and admeasuring about 1.07 H.R. as per 7/12 extract, together with present and future construction thereon, within the Jurisdiction of Grampanchayat Khairi Tahsil Ralegaon, Dist. Yavatmal, East: Agriculture land of Shri Pandurangji Jagdare, West: Agriculture land of Shri Pandharinathji Kadu, North: Road, South: Agriculture land of Shri Mahendra Karmankar.</p>

The necessary detail and auction schedule as mentioned herein below:

Borrower Name	Reserve Price/Earnest Money Deposit (In ₹)
Rishi Traders Property 1 - 4 (Vacant Land)	The reserve price is ₹88,96,056.00 (Rupees eighty eight lakh ninety six thousand and fifty six only) Earnest Money Deposit- 10% of the reserve price ₹8,89,606.00 (Rupees eight lakh eighty nine thousand six hundred six only) which is to be deposited through DD In favour of "Bandhan Bank Ltd." payable at Kolkata/at Par.
Rishi Traders Property 5 (Factory)	The reserve price is ₹3,60,39,789 (Rupees three crore sixty lakh thirty nine thousand seven hundred eighty nine only) Earnest Money Deposit- 10% of the reserve price ₹36,03,979/- (Rupees thirty six lakh three thousand nine hundred seventy nine only) which is to be deposited through DD in favour of "Bandhan Bank Ltd." payable at Kolkata/at Par.
Known Encumbrances (If any)	
Rishi Traders	Details of any encumbrances, known to the Bandhan Bank Ltd., to which the property is liable: NIL.
Auction Schedule Details	
Date and time of physical inspection	On April 16, 2025 & April 17, 2025 from 11.00 AM to 3.00 PM, subject to prior appointment by contacting the Authorised Officer
Last date, time & venue for bid submission	Till April 28, 2025, latest by 3.30 PM at 12 <sup>th</sup> Floor, Adventz Infinity, BN-5, Sector V, Salt Lake City, Kolkata, West Bengal - 700091 addressed to The Authorised Officer, Bandhan Bank Ltd.
Date, time and venue for public auction (e-Auction)	On April 29, 2025, between 3.00 PM to 4.00 PM with unlimited extensions of 5 minutes each at web portal containing e-auction bid form, declaration etc. are available in the website of the Service Provider as mentioned below.
Bid Incremental Amount (In ₹)	₹5,000 (Rupees five thousand only)

For detailed terms and conditions of the sale, please refer to the link provided in the Bank's/Secured Creditor's website i.e., <https://bandhanbank.com> and Bank's approved service provider M/s e-Procurement Technologies Limited (AuctionTiger) at their web portal: <https://sarfaesi.auctiontiger.net/EPROC/>.

The auction will be conducted online through and Bank's approved service provider M/s e-Procurement Technologies Limited (AuctionTiger) at their web portal i.e. <https://sarfaesi.auctiontiger.net/EPROC/>

For any other assistance, like inspection of the property under auction by the Intending bidders may contact Mr. Pradipta Biswas (Mobile: 9830063050) Authorised Officer of the Bank during the office hours of the working days from 9.00 AM to 3.30 PM.

This notice should be considered as 15 day's notice to the Borrowers under proviso to Rule 8(6) of the Security Interest (Enforcement) Rule, 2002.

Date: April 12, 2025  
Place: Nagpur, Maharashtra

Sd/-  
Authorised Officer  
Bandhan Bank Limited