



E-AUCTION SALE NOTICE OF IMMOVABLE PROPERTY

Notice is hereby given to the public in general and in particular to the Borrower(s), Guarantor(s) and Mortgagor(s) that the below described immovable properties mortgaged/Charged to the Secured Creditor.

(6) & 9 (1) of the Security Interest (Enforcement) Rules 2002.

Properties on "As is where is", "As is what is" and "Whatever there is" basis, by Online E-Auction for recovery of below mentioned dues and further interest charges & cost etc. as detailed below payable by the Borrower/ Guarantor in the below mentioned accounts. The prescribed blank tender form can be obtained by depositing Rs.200.00 (Rupees Two Hundred only) plus G.S.T. @ 18% in cash (Non- refundable) at the Head office Gandhisagar, Mahal, Nagpur.

This is also a notice to the below mentioned Borrower/s co-Borrower/Mortgagor about the holding of E-Auction sale of the below mentioned date and time, if their outstanding dues and the cost of sale or not repaid in full. The undermentioned property/ies will be sold by "Online E-Auction" through website <https://sarfaesi.auctontiger.net> as per details furnish as under

S. N.	Name and address of Borrowers / Mortgagor	Outstanding dues to be recovered (Rs.) and Date of Demand Notice and Date of Possession	Details of the Secured Assets possessed and put for auction / sale	Reserve Price & EMD of the Property	Last date for receiving Bid/ offers/ EMD	Date & Time of E-Auction
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	SITABUDI BRANCH 1) Mr. DUDHARAM LODKUJI SAWWALAKHE (Borrower/Mortgagor) 2) Mrs. PRANITA DUDHARAM SAWWALAKHE (Mortgagor/Co-Borrower) 3) M/s. RICE CITY LAND DEVELOPERS (Mortgagor), (Through its Partners) (A) Mr. Ranjeet Nathusingh Noukariya (Mortgagor/Co-Borrower) (B) Mrs. Pranita DUDHARAM SAWWALAKHE (Mortgagor)	Outstanding as on 31/10/2013 Rs. 2,69,34,174/- plus Interest from 01/11/2013 @18% and other expenses Demand Notice 02/12/2013 Possession 07/05/2016 Status Symbolic	All that piece and parcel of land bearing plot no.64 Area 236.78 Sq.mtrs, Plot No.65 to 71 Area 185.85 Sq.mtrs(each), Plot No.72 Area 189.39 Sq.mtrs, Plot No.93 Area 185.40 sq.mtrs, plot no.94 Area 189.90 Sq.mtrs, plot no.95 Area 204.31 sq.mtrs. Plot no. 96 to 98 Area 198.00 sq.mtrs (each) (Total Plot Area 2900.73 Sq.mtrs) (31211.85 Sq. ft.), kh.no. 283/1, 283/2, 283/3 and 283/4, Total Land admeasuring about 9.73 Hectar mouja Bori, P.S.K.76, Situated at Village Bori, Gram panchayat Bori, Tah. Nagpur (Gramin) Distt. Nagpur	Rs. 79,59,000/- EMD Rs.2,00,000/-	11/03/2025 till 5.00 p.m.	12/03/2025 11.00 a.m. To 12.00 Noon
2.	SITABUDI BRANCH 1) M/s. R.D.S. Infrastructure Pvt.Ltd., (Borrower) 2) Mr. DUDHARAM LODKUJI SAWWALAKHE (Director & Mortgagor) 3) Mrs. PRANITA DUDHARAM SAWWALAKHE (Director & Mortgagor) 4) Mr. DUDHARAM LODKUJI SAWWALAKHE (Co-Borrower) 5) Mr. Ranjeet Nathusingh Noukariya (Co-Borrower)	Outstanding as on 31/10/2023 Rs.3,00,81,597.00 plus Interest @ 18.00% from 01/11/2013 and other Expenses. Demand Notice 03/12/2013 Possession Date 07/05/2016 Status Symbolic	1) All that piece & parcel of land bearing, Plot no.4,5,6, 9,10,11,12,13 & Plot No.75 to 92, Total Plot land admeasuring about 5926.00 sq.mtrs. (i.e.63763.76 sq.ft.) Carved on land bearing k.h.no.283/1, 283/2,283/3 & 283/4, total land admeasuring about 9.73 hectare of mouja Bori, P.S.K. No.76, including all other easementary right appurtenant and belonging thereon, which is situated at village Bori, Within the limit of G.P.Bori Tah. AND Distt. Nagpur 2) All that piece and parcel of land bearing plot no.51, admeasuring 260.98 Sq.Mtrs. Plot No.52 to 63 admeasuring 231.00 Sq.mtrs(each) and total Plot land admeasuring about 3032.98 Sq.mtrs (i.e. 32634.86 Sq.mtrs), carved on land bearing k.h.no.283/1, 283/2,283/3, 283/4, total land admeasuring about 9.73 hectare of mouja Bori, P.S.K. NO. 76, including all other easementary right appurtenant and belonging thereon, which is situated at village Bori, Within the limit of G.P.Bori Tah. AND Distt. Nagpur.	1) Rs 1,62,60,000/- EMD Rs.200000/- 2) Rs 82,81,000/- EMD Rs.200000/-	11/03/2025 till 5.00 p.m. 11/03/2025 till 5.00 p.m.	12/03/2025 1.00 p.m. TO 2.00 p.m. 12/03/2025 3.00 p.m. TO 4.00 p.m.
3.	SITABUDI BRANCH 1) M/s. Vyankatesh Corrugation (Borrower/ Mortgagor) through Partners 2) Mr. Ramesh Akhilchandra Taori (Partner/ Mortgagor) 3) Mr. Jitendra Nandkishor Rathi (Partner/ Mortgagor) 4) Mrs. Urmila Sohanlal Taori (Partner) 5) Mrs. Jyoti Dinesh Taori (Partner)	Outstanding As on Dt. 31/07/2023 Rs.2,25,65,551.32 Plus Further Interest from 01/08/2023 @ 15.50%, and other expenses.	Immovable property of M/s. Vyankatesh Corrugation through its Partner Mr. Ramesh Akhilchandra Taori and Mr. Jitendra Nandkishor Rathi. All that piece and parcel of land bearing Non-Agriculture land of Mouza Khairi Gomase admeasuring about 0.25 R. (Approximately 25000 Sq.ft.) out of Total land (1 H.42 R.), Mouza Khairi Gomase, Survey No.30/2(Old), Survey No.30/3 (New), P.C.No.52, situated at Mouza Khairi Gomase, Tah. & Dist.Nagpur with all rights of easement and appurtenances thereto with present and future construction thereon. Alongwith Plant & Machinery lying in factory premises.	Rs. 61,00,000/- EMD Rs.2,00,000/-	12/03/2025 till 5.00 p.m.	13/03/2025 11.00 a.m. To 12.00 Noon
4.	Sitabudi Branch 1) Mr. Milind Dattatraya Mahajan (Borrower) 2) M/s Shriram Bulicons Infraventures Pvt. Ltd., (Mortgagor) through its Managing Director Mr. Milind D. Mahajan (Loan A/c No.2500/324)	As on 31/03/2020 Rs. 54,48,584/- Plus Interest From 01/04/2020 @ 17.50% and other expenses. Demand Notice 05/05/2020 Possession Date 15/09/2023 . Possession Status Physical	M/s. Shriram Bulicons Infraventures Pvt.Ltd., through its Managing Director Shri Milind Dattatraya Mahajan, The undivided 3.93% share and interest in All that piece and parcel of land bearing Plot No. 11, containing by admeasurement 10000.00 Sq.Fts. (OR. 929.00 Sq.Mtrs.) (As per the records of Nagpur Municipal Corporation the area of the said Plot No. 11 is 9850.00 Sq.Fts., (OR 145.065 Sq.Mtrs.) Together with the entire R.C.C. Superstructure comprising Shop/Chambers/Business Premises/ Apartment No. 504 covering a Built-Up area of 85.06 Sq.Mtrs., (OR 915.27 Sq. Fts.,) on the Fifth Floor of a building standing thereon and known and styled as Subhedar Apartments, bearing Corporation House No. 208, City Survey No. 533, and Sheet No. (36) 19/11 of Mouza-Dhantoli, situated as Dr. Munje Marg, Congress Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation, Ward No. 5, in Tahsil and District-Nagpur, with all rights of easement and appurtenances thereto and with present and future construction thereon,	Rs. 75,00,000/- EMD Rs.2,00,000/-	12/03/2025 till 5.00 p.m.	13/03/2025 1.00 p.m. To 2.00 p.m.

IMPORTANT TERMS & CONDITIONS

E-Auction is being held on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS BASIS" and will be conducted "On Line". The auction will be conducted through the Bank's approved service provider M/s. e-Procurement Technologies Ltd.-Auction Tiger, B-704, Wall Street-II, Opp. Orient Club, Near Gujarat College, Ellis Bridge, Ahmedabad-380006, Gujarat, India. Tel:079-35022145/149/182, Contact Persons: Mr. Praveenkumar Thevar Mo-9722778228, 07935022145/149/182 E-mail : praveen.thevar@aucntiger.net or soni@aucntiger.net. For Inspection of property and other details, the Intending purchasers may also contact Authorised Officer, Mr. Sudhakar Bodhane, Shikshak Sahakari Bank Ltd Head office Gandhisagar Mahal Nagpur, Mob. No. 0372481907, email : ssbhorerecovery@shikshakbank.com. The Intending purchasers should make discreet enquiries as regards any claim, charges on the property of any authority, besides the bank's charges and should satisfy themselves about the title, extent, quality and quantity of the property before submitting their bid. The property is being sold with all existing and future encumbrances whether known or unknown to the bank. The Authorised Officer shall not be responsible in any way for any third party claims/rights/dues. The Sale shall be subjected to rules/condition prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of security Interest Act 2002. The other terms and condition of the E-auction are published in the following Websites <https://sarfaesi.auctontiger.net>. The participant in the auction shall have to deposit EMD amount in favour of Shikshak Sahakari Bank Ltd., Head Office, Nagpur by way of Pay Order/DD/RGTS/NEFT (IFSC Code SKSB0000002, A/c No.099150000000364). The undersigned reserves the right to accept or reject any or all bids without assigning any reasons whatsoever. The other terms & conditions of E-Auction as per Tender Document and published on websites <https://sarfaesi.auctontiger.net> and bank website i.e. www.shikshakbank.com.

Date :- 24/02/2025

Place - Nagpur

S.K.BODHANE
Authorised Officer
Shikshak Sahakari Bank Ltd., Nagpur M.No. 9372481907

