



# NNSB

# नागपुर नागरिक सहकारी बँक लि. (बल्विन्डेट रेग्युलेट बँक) NAGPUR NAGARIK SAHAKARI BANK LTD.

विपलविक्रम ही ज्यारे कुर्ते हे।

Head Office : Nagpur

(MULTISTATE SCHEDULED BANK), H.O.79, DR. Ambedkar Chowk, Central Avenue, Nagpur – 8, TEL NO. 0712-2763301, 2764313 E-mail: recovery@nnsbank.com website: www.nns.bank.in

## SALE NOTICE (Notice Inviting Bids/ Tender under SARFAESI Act. 2002.)

Whereas in exercise of powers conferred and as per the provisions of Section 13 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (Enforcement) Act 2002 read with provisions of rule 8 & 9 of the Security Interest Enforcement rule 2002, the undersigned being duly empowered under the Act desires to dispose of the following properties. As such the properties are put to sale and offers are invited from the public. Earlier sale notice was published on date 18.12.2024, 19.02.2025 & 26.12.2025 but no bid was received during auction process.

Further Notice is hereby given to the borrower/s, Guarantors & Mortgagors under rule 8(6) of the Security Interest (Enforcement) Rule-2002, that the Authorized officer of the Nagpur Nagarik Sahakari Bank Ltd. Nagpur, shall now proceed to sell the below stated properties by adopting any of the method mentioned in Rule 8(5) of the above rules. Further, if the sale proceed of such sale are not sufficient to cover the entire outstanding dues of the Demand Notice then the Borrower and Sureties, Mortgagors shall be jointly and severally liable to pay the amount of short fall in the accounts to The Nagpur Nagarik Sahakari Bank Ltd.,

### Nagpur. Name of the Borrower, Guarantors, and Mortgagors:-

1) Mr Vipul Prabhakar Rao Yellewar Proprietor of M/s Vipul Enterprises, C-102, Shree Ganesh Apartment, Kotwal Nagar, Near Ford Show Room, Ranapratap Nagar, Nagpur 440022. 2) Mrs. Renuka Vipul Yellewar, R/o: C102, Shree Ganesh Apartment, Kotwal Nagar, Near Ford Show Room, Ranapratap Nagar, Nagpur 440022. 3) Mr. Tushar Ravidas Dussawar, Quarter.No:5/7-, L.I.G Housing Board Colony, Umred Road, Vakilpeth, Near Mata Mandir, Reshambag Chowk, Hanuman Nagar, Nagpur-440009.

**Description of Immoveable Property 1):** All that piece & parcel of southern portion of land bearing Plot.No.11, out of sanctioned layout known as "Floriana Park" total admeasuring 1261.31 Sq. Ft. (117.18 Sq. Mtrs.), together with a multi storied residential house constructed covering built up area 1648.41 Sq. Ft (153.143 Sq. Mtrs) being the portion of the entire land bearing Kh. No. 302, P.H. No. 43, C.S. No. 502, Sheet No 787, Ward No 75, Mouza Chichbhuvan, within the limits of N.M.C. & N.I.T. Tah & Dist -Nagpur. The Property is belongs to Mr. Vipul Prabhakar Rao Yellewar and is bounded as detailed: Towards East: Plot No: 13 // Towards West: 6 mtr. Road // Towards North: Plot No: 12 // Towards South: Plot No: 10.

**(Reserve Price, Rs. 65,00,000/- (Rs. Sixty Five Lakhs only/-))**

**Description of Immoveable Property 2):** All that piece & parcel of land bearing Plot.No.34, admeasuring 5973.97 Sq.Ft., (555.00 Sq.Mtrs.), being the portion of the entire land bearing Kh. No.302, P.H. No. 43, C.S. No.502, Sheet No 787, Ward No.75, together with Flat nos: 101, 102, 105 & 106 on First Floor, Flat No. 206 on Second floor, Flat Nos. 303, 304 on Third Floor, Flat Nos. 401, 403 & 404 on Fourth Floor, Flat Nos. 501, 503, 504, 505 & 506 on Fifth Floor, Flat Nos. 601, 602, 603 & 604 on Sixth Floor, Flat Nos. 701, 702, 703 & 704. All above mentioned flats are in the building known as Anuradha Apartment to be constructed over the said plot, situated at Mouza Chichbhuvan, within the limits of N.M.C. & N.I.T. Tah. & Dist-Nagpur. The Property is owned by Dharampeth Gruh Nirman Sahakari Sanstha Ltd. Nagpur, represented through its Power of Attorney holder (Registered) Mr.Vipul Prabhakar Rao Yellewar and is bounded as detailed: Towards East : Open Space // Towards West : 6 mtr. Wide Road // Towards North : 15 mtr. Wide Road // Towards South : Plot No33.

Sr.No	Flat No	Area in Sq. ft.	Reserve Price	Sr.No	Flat No	Area in Sq. ft.	Reserve Price
1	101	242.830	5,90,000.00	13	504	423.100	9,52,000.00
2	102	301.840	7,34,000.00	14	505	301.560	6,79,000.00
3	105	301.560	7,33,000.00	15	506	235.580	5,30,000.00
4	106	235.580	5,72,000.00	16	601	242.830	5,46,000.00
5	206	235.580	5,51,000.00	17	602	301.840	6,79,000.00
6	303	423.100	9,52,000.00	18	603	423.100	9,52,000.00
7	304	423.100	9,52,000.00	19	604	423.100	9,52,000.00
8	401	242.830	5,46,000.00	20	701	242.830	4,37,000.00
9	403	423.100	9,52,000.00	21	702	301.840	5,43,000.00
10	404	423.100	9,52,000.00	22	703	423.100	7,62,000.00
11	501	242.830	5,46,000.00	23	704	423.100	7,62,000.00
12	503	423.100	9,52,000.00	Total		7660.530	1,68,26,000.00

Demand notice dt. 19.07.2024/ Possession notice dt. 27.09.2024/ Physical Possession Dt. 16.10.2025 /Total Outstanding Rs.1,74,19,419/- + further interest @14.50% w.e.f. 19.07.2024.

**Terms and conditions of Sale:** (1) Interested parties / Persons are invited to submit their unconditional bid in sealed envelope addressed to **Authorized Officer M.L.DOBA**, for the above mentioned immovable properties respectively on "as is where is As is what is and whatever there is basis" on any business day up to date.07/03/2026 Up to 4.00 p.m. along with 10% of the offer amount as required towards earnest money deposit in the form of Bank Draft /Pay Order of any Nationalized Bank in favor of Nagpur Nagarik Sahakari Bank Ltd., At Bank's Head Office.

(2) Respective properties shall not be sold below the Reserve Price.

(3) Respective Bidders would be given opportunity to improve offer amount after the bids are opened, **Minimum bid increment amount will be Rs 1.00 Lakh for immovable property bearing no 01 and Rs. 50,000/- for flats as detailed above.**

(4) The Bank Shall not be liable for any dues, encumbrances that may be in the form of rent, taxes, cess, dues etc. over the Respective properties which shall be paid and payable by the successful bidder only.

(5) The successful bidder will have to deposit 25% of final bid amount immediately in Cash/ P.O. /D.D. and balance amount within 15 days from the date of acceptance of the final bid or within such extended time period as would be agreed upon. In case of default of payment within the period mentioned above, the properties shall be resold and the deposit shall stand forfeited and defaulting purchasers shall not have any claim to the respective properties or to any part of sum for which the properties may be subsequently sold.

(6) All expenses relating to the respective property Stamp duty, Registration, any other known/ unknown liability expenses etc. has to be borne by the purchaser for getting the sale certificate of the property registered.

(7) The Bank reserves the right to reject all or any offer/ bid without assigning any reasons in respect of Property.

(8) Details of sale are also available on bank's website, [www.nns.bank.in](http://www.nns.bank.in).

(9) The Parties have filled S.A. which is sub-judiced before Hon'ble DRT-Nagpur. Auction sale would be subject to outcome of S.A. as detailed above filed before D.R.T., Nagpur.

(11) The Sale would be conducted at Bank's Head Office on date. 07/03/2026 at 4.00 p.m. The Borrowers may remain present at the time of opening of the bid. In case due to any reason the auction process could not take place / cancelled by the Bank, the authorized officer can conduct auction by displaying the notice of auction on Notice Board of the bank at Bank's Head Office and no further publication will be done.

(10) Date of inspection of above detailed secured properties will be on dated 27.02.2026 between 1:00 PM to 4:00 PM.

### STATUTORY SALE NOTICE UNDER SARFAESI ACT

The Borrowers are hereby notified to pay the total dues before the date of auction falling which property will be auctioned as per terms and balance, if any, shall be recovered with the interest and cost from them. The objection as to reserve price shall not be entertained. This is also a Statutory Notice of Sale to the Borrowers / Guarantors and Mortgagors concerned.

Place: NAGPUR  
Date: 14.02.2026

M.L.DOBA (AUTHORISED OFFICER) M.NO. 8378979186  
NAGPUR NAGARIK SAHAKARI BANK LTD., HEAD OFFICE, NAGPUR