



SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

[SEE PROVISION FOR SALE OF IMMOVABLE ACT 1]

Auction Sale Notice for Sale of Immovable Asset under the Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 read with provision 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 the Guarantors (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has taken by The Authorised Officer of the Shri Kanyaka Nagari Sahakari Bank Ltd., Chandrapur will be sold on "As is where is, As is what is and whatever there is" The details as under :-

| Name and Address of the Borrower & the Guarantors | Description of Secured Assets/Mortgaged Property | Reserve Price Earnest Money 13(2) Demand Notice and Possession Date | Total Outstanding Rs. & Property Inspection Date | Last Date & Time for submission of Tenders Form, Sale/Auction Date, Time & Place |
|---|---|---|---|---|
| 1) M/s. Capital Infrastructure Prop. Jimmy Ziauddin Khan (Borrower/Mortgagor) R/o Plot No. 39/40, Shri Kachore Pail Nagar, Chinchbawan Wartha Road, Nagpur Tah & Dist. Nagpur - 441108 2) San. Taranam Farma Khan (Guarantor) R/o Plot No. 39/40, Shri Kachore Pail Nagar, Chinchbawan Wartha Road, Nagpur Tah & Dist. Nagpur - 441108 3) Shri Sachin Manohar Kallurwar (Guarantor) Near State Bank Of India, Thapur Nagar Ballarpur, Tah- Ballarpur, Dist. Chandrapur- 442701. Branch-Main Chandrapur Auction- First Time | Property owned Mortgaged by Mortgagor Shri Jimmy Ziauddin Khan Property No :- 1) All that piece and parcel of Plot No.01, Survey No. 83, Village- Kosara, Tah & Dist. Chandrapur, Maharashtra Admeasuring Area 802.22 Sq. Mtr. of the sanctioned Layout and presently bounded as under :- East :- 24.00 Mtr. Wide Road, West :- Layout Plot No. 7 to 12, North :- Khassara No. 90, South :- Layout Plot No. 02 Property No :- 2) All that piece and parcel of Plot No.27, Survey No. 83, Village- Kosara, Tah & Dist. Chandrapur, Maharashtra Admeasuring Area 754.00 Sq. Mtr. of the sanctioned Layout and presently bounded as under :- East :- Open Space, West :- Layout Plot No. 28 North :- Plot No. 30, South :- 12.00 Mtr. Wide Road Property No :- 3) All that piece and parcel of Plot No.28, Survey No. 83, Village- Kosara, Tah & Dist. Chandrapur, Maharashtra Admeasuring Area 666.00 Sq. Mtr. of the sanctioned Layout and presently bounded as under :- East :- Layout Plot No. 27 West :- Layout North :- Plot No. 30, South :- 12.00 Mtr. Wide Road Property No :- 4) All that piece and parcel of Plot No.29, Survey No. 83, Village- Kosara, Tah & Dist. Chandrapur, Maharashtra Admeasuring Area 136.00 Sq. Mtr. of the sanctioned Layout and presently bounded as under :- East :- Layout Plot No. 28, West :- 12.00 Mtr. Wide Road Property No :- 5) All that piece and parcel of Plot No.67, Survey No. 83, Village- Kosara, Tah & Dist. Chandrapur, Maharashtra Admeasuring Area 112.00 Sq. Mtr. of the sanctioned Layout and presently bounded as under :- East :- Layout Plot No. 28, West :- 12.00 Mtr. Wide Road, North :- Plot No. 78, South :- Plot No. 29 Property No :- 6) All that piece and parcel of Plot No.78, Survey No. 83, Village- Kosara, Tah & Dist. Chandrapur, Maharashtra Admeasuring Area 112.00 Sq. Mtr. of the sanctioned Layout and presently bounded as under :- East :- Layout Plot No. 28, West :- 12.00 Mtr. Wide Road, North :- Plot No. 80, South :- Plot No. 78 Property No :- 8) All that piece and parcel of Plot No.25, Survey No. 82/3, Village- Kosara, Tah & Dist. Chandrapur, Maharashtra Admeasuring Area 124.00 Sq. Mtr. of the sanctioned Layout and presently bounded as under :- East :- Khassara No. 82/4, West :- 9.00 Mtr. Wide Road, North :- Plot No. 26, South :- Khassara No. 116, Property No :- 9) All that piece and parcel of Plot No.26, Survey No. 82/3, Village- Kosara, Tah & Dist. Chandrapur, Maharashtra Admeasuring Area 124.00 Sq. Mtr. of the sanctioned Layout and presently bounded as under :- East :- Khassara No. 82/4, West :- 9.00 Mtr. Wide Road, North :- Plot No. 27, South :- Plot No. 25 | Reserve Price Rs.3,10,26,000/- Earnest Money Rs.31,02,600/- 13(2)Demand Notice Date 10/10/2024 Symbolic Possession Date 15/02/2025 | Dr.07/02/2025 Rs. 1,96,42,361.16 + Unapplied interest and charges from Dr. 08/02/2025 Property Inspection Friday Dr. 20/06/2025 | Friday Dr. 27/06/2025 Time: upto 3.00 p.m (Tenders form) Friday - Dr. 27/06/2025 Time 4.00 p.m. Shri Kanyaka Nagari Sahakari Bank Ltd Head Office Chandrapur |

Terms & Conditions :- 1) The Sale/Auction of the above properties are "As is where is, As is what is and whatever there is". 2) The details Terms & Conditions of the sale will be read at the time & place of the sale. 3) Before submitting the tenders the tenderer should satisfy themselves from the undersigned about the rights, title, interest & dues payable by them in respect of the property in question and later on no objection of any kind shall be entertained in this regard. (Tender forms are available at office of the Shri Kanyaka Nagari Sahakari Bank Ltd., Head Office, Chandrapur (07172-261328) Branch- Main Branch, (Ph.No. (07172-252092)) 4) Tender alongwith KYC documents should reach at Shri Kanyaka Nagari Sahakari Bank Ltd., Chandrapur Tah, Chandrapur, Dist. Chandrapur On or before the date mentioned in the Bid Form with earnest money by way of P.O/D/R/GTS in favour of "Shri Kanyaka Nagari Sahakari Bank Ltd., Chandrapur" OR RTGS to "Prashant Vasu Adhikari Shri Kanyaka Nagari Sahakari Bank Ltd, Chandrapur" Saving A/c No. 000102230017552, IFSC Code : UTIBOSKNS01. 5) No offers/Bids/Tenders below reserve price shall be entertained. 6) Interested parties may send/submit their tender for purchasing the said property in a sealed envelope superscribed as "Tender for purchase of Property of (Name of Borrower) along with earnest money deposit (EMD) by way of P.O/D.D. Which is refundable, if the offer is not successful at "Shri Kanyaka Nagari Sahakari Bank Ltd., Chandrapur". On or before Date & Time mentioned in column No.10. 7) Applicable stamp duty/additional stamp duty/transfer and registration charges, fees, etc. have to be borne by the buyer only. 8) All statutory non statutory dues, taxes, GST, rates assessments, charges fee, claims etc. owing to anybody will be responsibility of the buyer only. 9) The Tenderers may be given an opportunity to enhance their offer amount, after opening the tenders. Bid incremental value will be in multiple of Rs. 25,000/- (Rs. Twenty Five Thousand only) during the time of auction. 10) The successful purchaser shall deposit 25% of the offer amount [Including EMD before Bid] immediately within next working day after Sale/Auction by demand draft favoring "Shri Kanyaka Nagari Sahakari Bank Ltd., Chandrapur". If the successful purchaser fails to pay 25% amount within the time prescribed herein above, the EMD shall be forfeited without giving any Notice. 11) After deposit of 25% and thereafter confirming the Sale/Auction by the Authorised Officer, the purchaser shall have to pay remaining amount i.e. 75% of the offer amount on or before 15 working days from the receipt of the confirmation letter. If the remaining amount is not paid within the time prescribed in the confirmation letter, the amount of 25% would be forfeited without giving any notice and the said immovable properties shall be resold. 12) Sale Certificate will be issue in the name of only successful Bidder/purchaser not any other name. 13) The Authorized Officer has absolute right to accept or reject any or all offer(s) or Adjourntpostpone /cancel the auction without assigning any reason thereof. 14) This sale notice is also uploaded on the Bank's website i.e. www.kanyakabank.com 15) All Term and Conditions of SARA/ESI Act-2002 & Rules there under are obligatory. This Sale Notice is issued under Rule 8(6)

Date: 27/05/2025 Place: Chandrapur

Sd/- Authorised Officer, Shri Kanyaka Nagari Sahakari Bank Ltd, Chandrapur