

Shri Kanyaka Nagari Sahakari Bank Ltd., Chandrapur H.O. 1st Floor, "Raghuvanshi Complex", Behind City High School, Bazar ward, Chandrapur - 442 402

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

[SEE PROVISION TO RULE 8(6) OF SARFAESI ACT]

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 been 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	Outstanding Reserve 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. Capitol Infrastructure Prop. Jimmy Ziauddin Khan (Borrower/Mortga- gor) R/o Plot No. 3940, Shri Kachore Patil Nagar, Chinchbawan Wardha Road, Nagpur Tah & Dist. Nagpur,- 441108	Property owned 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 :- Khasara 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. 30, South :- 12.00 Mtr. Wide Road Property No :- 3) All that piece and parcel of Plot No.29, 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. 28, West :- 27West :- 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 North :- Plot No. 67, South :- 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 :- 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 :- 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 :- 12.00 Mtr. Wide Road, North :- 9.00 Mtr. Wide Road, North :- Plot No. 26, South :- Khasra 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 :- Khasra No. 82/4, West :- 9.00 Mtr. Wide Road, North :- Plot No. 27, South :- Plot No. 25	Rs.35,10,26,000/-	Rs.1,96,42,36,16 + Unapplied interest and charges from Dt. 08/02/2025	Rs.31,02,600/-	13(2)Demand Notice Date 10/10/2024	Friday Dt. 27/06/2025 Time: upto 3:00 p.m (Tenders form)
2) Smt. Tarannum Fatma Khan (Guarantor) R/o Plot No. 3940, Shri Kachore Patil Nagar, Chinchbawan Wardha Road, Nagpur Tah & Dist. Nagpur,- 441108	Property owned 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 :- Khasara 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. 30, South :- 12.00 Mtr. Wide Road Property No :- 3) All that piece and parcel of Plot No.29, 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. 28, West :- 27West :- 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 North :- Plot No. 67, South :- 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 :- 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 :- 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 :- 12.00 Mtr. Wide Road, North :- 9.00 Mtr. Wide Road, North :- Plot No. 26, South :- Khasra 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 :- Khasra No. 82/4, West :- 9.00 Mtr. Wide Road, North :- Plot No. 27, South :- Plot No. 25	Rs.1,96,42,36,16 + Unapplied interest and charges from Dt. 08/02/2025	Rs.31,02,600/-	13(2)Demand Notice Date 10/10/2024	Friday Dt. 27/06/2025 Time: 4:00 p.m. Symbolic Possession Date 20/06/2025	Sahakari Bank Ltd Head Office Chandrapur
3) Smt. Sachin Manohar Kallurwar (Guarantor) Near State Bank Of India, Thapar	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 :- 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 :- 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 :- Layout Plot No. 28, West :- 12.00 Mtr. Wide Road, North :- Plot No. 82/4, West :- 9.00 Mtr. Wide Road, North :- Plot No. 26, South :- Khasra 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 :- 12.00 Mtr. Wide Road, North :- 9.00 Mtr. Wide Road, North :- Plot No. 27, South :- Plot No. 25	Rs.1,96,42,36,16 + Unapplied interest and charges from Dt. 08/02/2025	Rs.31,02,600/-	13(2)Demand Notice Date 10/10/2024	Friday Dt. 27/06/2025 Time: 4:00 p.m. Symbolic Possession Date 20/06/2025	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 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 (07172-252092) 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.D/RJGS in favour of "Shri Kanyaka Nagari Sahakari Bank Ltd., Chandrapur" OR RJGS to "Pradhikrit Vasuli Adhikari Shri Kanyaka Nagari Sahakari Bank Ltd, Chandrapur" Saving Ac/ 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. 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 Authorised Officer has absolute right to accept or reject any or all offer(s) or Adjourn/postpone /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 SARFAESI 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