

**SALE NOTICE FOR IMMOVABLE PROPERTIES**

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) and rule 9 (1) 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) and Mortgagor (s) that the below described immovable properties mortgaged/Charged to the Secured Creditor. Possession whereof has been taken by the Authorised Officer, of Shikshak Sahakari Bank Ltd., Nagpur on the dates mentioned below. The Secured Creditor will be sold the under mentioned properties on "As is where is", "As is what is" and "Whatever there is" basis, by inviting offer in sealed envelope from interested parties in satisfaction of the dues of the Bank. 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 Head office Gandhisagar, Mahal, Nagpur.

S. N.	Name of Borrowers/ Mortgagor	Outstanding dues to be recovered (Rs.) and Date of Demand Notice and Date of Possession Possession Status	Details of the Secured Assets possessed and put for auction/sale	Date of Auction & Time, Reserve Price & EMD Amount, Last Date of Tender Submission
1.	UMRER BRANCH M/S S.R. ENTERPRISES (Borrower) through its Proprietor Mr. Rahul Rambhau Jamdade (Prop/Borrower/Mortgagor)	As on dt. 28/02/2025 For Housing Loan (SSB Gharkul) A/c No 4183/05 Rs.14,25,189.96 Plus Interest from 01/03/2025 @ 11.25%, For Housing Loan (SSB Gharkul) A/c No.4183/57 Rs.5,29,447.64 Plus Interest from 01/03/2025 @ 8.90%, For Cash.Credit. A/c No. 4171/01 Rs. 5,56,857.29 Plus Interest from 01/03/2025 @ 12.00% & For Personal Security Loan (SSB Sahal) A/c No. 4179/04 Rs.1,66,685.70 Plus Interest from 01/03/2025 @ 13.00%	All that piece and parcel of Land and the residential house standing on the land bearing City Survey No. 1931, Sheet No. 32, of Mouza Umred (Budhwari Peth), P.H.No.46, Within the limit of Municipal Council, Umred, Ward No-3, Situated at Budhwari Peth, Bearing Property No.1209(New No W3A1001118), Umred, Tah Umred, Dist Nagpur, Total area of the land is admeasuring about 69.40 Sq. Mtrs with present & future construction thereon.	Dt. 21.02.2026 At 12.30 p.m. Reserve Price Rs. 23.25 lakh EMD Rs. 1.00 lakh Tender Form must be received upto 20.02.2026 Before 5.00 P.M.
2.	SITABULDI BRANCH 1) M/s Vyankatesh Corrugation (Borrower/ Mortgagor) through Partners 2) Mr.Ramesh Akhlichandra 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. Demand Notice 01/08/2023 Possession on 01/12/2023 Possession Status Physical	Immovable property of M/s.Vyankatesh Corrugation through it's Partner Mr. Ramesh Akhlichandra 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.	Dt. 21/02/2026 At 1.30 P.M. Reserve Price Rs. 51.00 Lakh E.M.D. Rs. 1.00 Lakh Tender Form must be received upto 20/02/2026 Before 5.00 P.M.
3.	Sitabuldi Branch M/s Shriram Bulicons Infraventures Pvt. Ltd., (Mortgagor) through its Managing Director Mr. Milind D. Mahajan (Borrower)	As on 31/03/2020 Rs. 54,48,584/- Plus Interest From 01/04/2020 @ 17.50% and other expenses. Serfaesi 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 admeasuring 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 915.065 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.	Dt. 21/02/2026 At 11.30 a.m. Reserve Price Rs. 69.10 Lakh E.M.D. Rs. 1.00 Lakh Tender Form must be received upto 20/02/2026 Before 5.00 P.M.
4.	Sitabuldi Branch 1) Milind Dattatraya Mahajan (Borrower) & 2) Mr. Ninad Milind Mahajan (Borrower), 3) M/s Shriram Bulicon Infraction Pvt.Ltd. (Mortgagor) through its Managing Director Milind Dattatraya Mahajan	As on dt 31/03/2020 Rs.2,03,30,691.00 & Rs.30,08,374.00 Plus Interest from 01/04/2020 @ 18.00% & other expenses. Demand Notice Date 05/05/2020 possession on Dt.19/03/2024 & 03/06/2024 Possession Status Physical	Property No.1 :- Property in the name of M/s Shriram Bulicons Pvt Ltd. Through it's Managing Director Mr. Milind Dattatraya Mahajan. The undivided 0.25% share and interest in All that piece and parcel of land bearing Kh.No.101/3, of Mouza Sitabuldi, P.S.K.No.8, containing by admeasurement 5466.20 Sq. Mtrs., Together with the entire R.C.C. Superstructure comprising Office/Block/Premises No.128-A, covering a build-up area of 44.37 Sq.Mtrs., on first Floor of building constructed thereon and Known and styled as "SHRIRAM SHYAM TOWER", bearing Corporation House No.64 (Old 234), City Survey No.1866 and Sheet No.34 of Mouza-Sitabuldi, situated at S.V.Patel Marg, Kingsway, Civil Lines, Within the limits of Nagpur Municipal Corporation Ward No.65 in Tahsil and District Nagpur. With all right of easement and appurtenances thereto and present and future construction thereon. Property No.2 :- Property in the name of Late Dattatraya Sakharam Mahajan since deceased through its legal heirs A) Mr. Milind D. Mahajan, B) Mrs. Manjusha A. Karandikar. The undivided 2.25% share and interest in All that piece and parcel of land bearing Plot No. 1, containing by admeasurement 6600.00 Sq.Fts. (OR 613.14 Sq.Mtrs.,) being a portion of the entire land bearing Kh.No. 327 of Mouza-Sitabuldi, Nagpur together with the entire R.C.C. Superstructure comprising Shop Premises No. 005 covering a builtup area of 34.43 Sq. Mtrs., (OR 370.60 Sq. Fts. As per sale deed) on the Ground Floor of the building standing thereon and known and styled as MAHAJAN TOWERS (Hotel Orange City building) bearing Corporation House No. 88/3, City Survey No. 3020 of Mouza- Sitabuldi, situated at Mahajan Market, Sitabuldi, Nagpur within the limits of the Nagpur Municipal Corporation, Ward No. 1, Circle No. 19/27 in Tahsil and District Nagpur. With all right of easement and appurtenances thereto and with present and future construction thereon. Property No.3 :- Property in the name of Mr. Milind Dattatraya Mahajan. The undivided 6.76% share and interest in All that piece and parcel of land bearing Plot No. 18, Sheet No. 20-D, containing by admeasurement 6925.50 Sq.Fts (OR 643.37 Sq. Mtrs.,). Together with the entire R.C.C. Superstructure comprising Apartment No. 701 covering a build up area of 1575.00 Sq.Fts. (OR 146.37 Sq. Mtrs.) on the Seventh Floor alongwith the Terrace admeasuring about 3000.00 Sq.Fts. (278.81 Sq.Fts.,) for exclusive use and occupation with all rights of a building standing thereon and known and styled as OMKAR TOWERS bearing Corporation House No. 566, City Survey No. 346, and Sheet No. (34) 18/11 Of Mouza-Dhantoli, situated at Tikekar Road, Dhantoli, Nagpur within the limits of the Nagpur Municipal Corporation, Ward No. 4 in Tahsil and District-Nagpur. With all right of easement and appurtenances thereto and with present and future construction thereon.	Dt. 21/02/2026 At 11.30 a.m. For Property No.1 Reserve Price Rs. 67.74 Lakh E.M.D. Rs. 1.00 lakh For Property No.2 At 11.30 a.m. Reserve Price Rs.116.00 Lakh E.M.D. Rs. 2.00 lakh Property No.3 At 11.30 a.m. Reserve Price Rs. 112.00 Lakh E.M.D. Rs. 2.00 lakh Bids must be received up to 20/02/2026 Before 5.00 p.m.
6.	Mr. Milind Dattatraya Mahajan (Mortgagor/Borrower)			

The said bid should be accompanied by an Earnest Money which mention above by way of Pay Order/DD/RTGS/NEFT (IFSC Code for Electronic Transfer:- SKSB0000002, A/c No.099150000000394) (Adjustable/ Refundable) payable at Nagpur favouring Shikshak Sahakari Bank Ltd, Nagpur. The bids received after this date will be summarily liable for rejection. The bids must be received by Authorised Officer at Shikshak Sahakari Bank Ltd., Head Office, Nagpur. The bids received as above will be opened on at the time of auction at Head Office, Mahal, Nagpur, and thereafter the bidders will given sufficient opportunity to improve upon their bids. The bid will Finalized on the very same day. The successful bidder will have to pay 25% of the offer amount immediately i.e. Same Day by way of Pay Order/ DD/Chqueu/RTGS/NEFT. And balance amount i.e. 75% of the offer amount within 15 days from the date of acceptance of final bid. In respect of the above property and hence all the charges levies, Taxes and all other liabilities and statutory dues if any accruing on account of above offer shall be borne by the purchaser. Stamp Duty, Registration Fee etc. for execution of Sale Certificate will be borne by auction purchaser. It is a responsibility of purchaser to obtain necessary No Objection Certificate from shall be borne by the purchaser. Stamp Duty, Registration Fee etc. for execution of Sale Certificate. The documents of property available with Bank will be handed over to the purchaser, but the Bank NMC/NIT/Nazul/GramPanchayat/Society or any competent authority etc. required for execution of Sale Certificate. The undersigned reserves the right to accept or reject any or all bids without assigning any reasons whatsoever. The Authorised Officer can be contacted on below mentioned mobile Number during the office hours. For detailed terms and conditions of the sale, please refer to the link provided in Shikshak Sahakari Bank Ltd., Nagpur. Secured Creditor's website i.e. www.shikshakbank.com.

Date :- 04/02/2026
Place Nagpur

Authorised Officer
Shikshak Sahakari Bank Ltd, Nagpur M. No.8329782901