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Nagpur City Line | 2026-05-26 | Page- 7
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SHIKSHAK SAHAKARI BANK LTD.
(SCHEDULED BANK)



**Head Office - Gandhisagar,
Mahal, Nagpur.-440018**

Section 13(2) & 13 (4) of the Securitisation and Reconstruction of Financial Assets Enforcement of Security Interest Act 2002 read with Rule 8 & 9 of Security Interest (Enforcement) of Rules 2002

PROPERTY FOR SALE

Whereas, the undersigned had issued notice to following borrower's, under section 13 (2) of the Act to pay the dues of the Bank (secured creditor) and where as the borrower has failed to Pay the amount as demanded together costs, charges, interest etc. The undersigned, in pursuance of above, hereby order for sale the under mentioned property on "AS IS WHERE 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. Possession Status of Property is Symbolic.

S. N.	Name of Borrowers/ Mortgageor	Liability of the Borrower towards the Bank	Discription of Mortgaged Property	Date of Auction & Time, E.M.D. & Reserve Price
1.	Kamptee Branch 1) Late Shalu Ravindra Gaidhane (Borrower) Since Decease Through It's Legal Heirs A) Mr. Ravindra Nilkanth Gaidhane (Mortgagor/Legal Heirs/Minor Guardian) B) Kumar Rajat Ravindra Gaidhane (Legal Heirs /Minor) C) Kumar Harshal Ravindra Gaidhane (Legal Heirs/Minor) Through its Minor Guardian Mr. Ravindra Nilkanth Gaidhane 2) Mr Ganesh Gopichand Gaidhane (Mortgagor) 3) Mr. Raghunath Gopichand Gaidhane (Mortgagor) 4) Late Kailash Nilkanth Gaidhane (Mortgagor) Through It's Legal Heirs A) Smt. Pushpa Kailash Gaidhane (Legal Heirs) B) Mr. Rahul Kailash Gaidhane (Legal Heirs) C) Mr. Hemant Kailash Gaidhane (Legal Heirs) 5) Mr.Sanjay Shivram Wadandre (Mortgagor)	Demand Notice Date 04/05/2022 Outstanding Amount As on dt 30/04/2022 Rs.45,94,790.70 Plus interest from 01/05/2022 @ 18.00% & other expenses.	Registered Mortgage of immovable Property of Mr. Kailash Nilkanth Gaidhane and Mr. Ravindra Nilkanth Gaidhane All the piece and parcel of land bearing Survey No.132/1, Area 0.46 H.R., Plot No. 1 to 16, Class-I, P.H.No.43, Mouza Kirnapur (Shivani), within the limit of Gram Panchyat Shivani (Bhondki), Tahsil Ramtek, Dist. Nagpur together with future construction thereon with all rights of easement and appurtances thereto and with future construction thereon.	Dt. 11.06.2026 At 12.30 P.M. Reserve Price Rs. 13.00 lakh EMD Rs.0.50 lakh Tender Form must be received upto 10.06.2026 Before 5.00 P.M.
2.	Branch Ramtek 1) M/s Gaidhane Traders (Borrower) 2) Mr. Ravindra Nilkanth Gaidhane (Proprietor/Mortgagor) 3) Mr. Sanjay Shivram Wadandre (Co-Borrower/ Mortgageor)	Demand Notice Date 17/03/2022 Outstanding As on dt 28/02/2022 Rs.2,84,06,537.46 Plus interest from 01/03/2022 @ 14.00% & other expenses.	1) Registered Mortgage of immovable property of Mr. Ravindra Nilkanth Gaidhane. All that portion of property bearing commercial N.A.S. No. 111/2, admeasuring area 0.10 H.R., N.A. Tax Assessment Rs.200/-, Right Occupancy Class-1, having G.P. Property No.264 (Old No.270), G.P. Tax Assessment Rs.16489/-, situated at Mouza Kirnapur, within the limit of Gat Gram Panchayat Shioni (Bhondki), Mouza No.45, P.C.No.43, Tahsil Ramtek, Dist. Nagpur, With all right of easement and appurtances thereto and with present and future construction, together with the undivided share in the land appearing to it shall be transferred under the deed of legal mortgage. 2) Registered Mortgage of immovable property of Mr. Ravindra Nilkanth Gaidhane. All that portion of property bearing commercial N.A.S. No. 112/2, admeasuring area 1.01 H.R., N.A. Tax Assessment Rs.2020/-, Right Occupancy Class-1, having G.P. Property No.264 (Old No.270), G.P. Tax Assessment Rs.16489/-, situated at Mouza Kirnapur, within the limit of Gat Gram Panchayat Shioni (Bhondki), Mouza No.45, P.C.No.43, Tahsil Ramtek, Dist. Nagpur, With all right of easement and appurtances thereto and with present and future construction, together with the undivided share in the land appearing to it shall be transferred under the deed of legal mortgage.	Dt. 11.06.2026 At 12.30 P.M. Reserve Price Rs. 150.00 lakh EMD Rs.2.00 lakh Tender Form must be received upto 10.06.2026 Before 5.00 P.M.

The said bid should be accompanied by an Earnest Money which mention above by way of Pay Order/DD/Electronic Transfer (IFSC Code for Electronic Transfer: SKSB0000002, A/c No.09915000000394) (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 Cash/Cheque/Electronic Transfer. 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 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 NIT/NMC/Nazul/Gram Panchayat/Society or any competent authority etc. required for execution of Sale Certificate. The documents of property available with Bank will be handed over to the purchaser, but the Bank is not responsible for documents not available with it. 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 mobile No. 8329782901, during the office hours.

Date :- 25/05/2026
Place Nagpur

A.A.Kotewar
Authorised Officer
Shikshak Sahakari Bank Ltd. Nagpur M.NO. 8329782901