

**Bank of India**  
*Relationship beyond banking...*

Zonal Office: 4th Floor, S.V.Patel Marg, Kingsway, Nagpur Tel: 0712-2557596 E-mail: ard.nagpur1@bankofindia.co.in

## E-AUCTION PUBLIC NOTICE FOR SALE OF MOVABLE AND IMMOVABLE PROPERTIES

E-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 provision of Rule 8 (6) of the security Interest (Enforcement) Rules 2002 notice is hereby given to the public in general & in particulars to the Borrower(s) & Guarantor (s) that the below described Immovable properties mortgaged /charged to the secured creditor, the constructive possession of which has been taken by the Authorised Officer Bank of India, secured creditor, will be sold on As is where is, As is what is & Whatever there is on DT. **10.02.2025** for recovery of the amount as tabulated below due to Bank of India, Secured Creditor from the Borrowers & Guarantors. The Reserve Price of Respective Properties & the earnest money deposit are as mentioned below. Detailed terms and conditions of the sale are mentioned below /refer to website a) <https://www.bankofindia.co.in> <https://BAANKNET.com>

Last date and time of submission of EMD and document on or before:  
**10.02.2025 up to 5 pm** by bidders own wallet registered with M/s PSB Alliance Pvt. Ltd. Id its e-auction site <https://BAANKNET.com>

### Date & time of E auction: 10.02.2025 from 11 am to 5 pm

Sr. No.	Name of the Borrowers/ Guarantors & Branch Contact No.	Description of the property	Outstanding Dues	Demand Notice & Possession Date (Symbolic /Physical)	Reserve Price & Earnest Money Deposit (EMD) Rs.	Name of Branch Officer & Contact No.
1.	Branch : Agrasen Marg Borrower: Mr. Sanjivkumar Nilkanth Barsagade and Mrs. Sangita Sanjivkumar Barsagade	EQM of Immoveable Property Comprising Land with Residential Building Row House Ground Floor and First Floor, bearing Thak No 91, T.5. No 28, Gat No 883/2, Row House No 2A(Row House No 05 as per Site) at Mouza Karanja, Behind New I.T.I.(Goregaon Road) within Gram Panchayat Limit of Karanja,Tahsil and District Gondia.Admeasuring Area of Plot 69.65 Sq.Mtrs.(750 Sq.Ft) Property owned by Mr.Sanjivkumar Nilkanth Barsagade	Rs. 15.83 Lakh Plus intt. w e f 30.09.2017	Demand Notice : 16.10.2017 Possession Notice: 18.01.2018 (Symbolic) 19.06.2024(Physical)	Reserve Price : Rs. 12,15,000/- EMD : Rs. 121500/-	Mr. Kaushalkumar ar Tirale Mobile no. 9399796639
2.	Branch : Dharampeth Borrower: Mrs. Reshma Bano Ashrafi & Mr. Mohammed Qumar Sheikh	EQM of Flat/Apartment No.304, 3rd floor of a building constructed on the Plot No.170 and known and styled as "Metro Elegance" covering a built up area of about 55.74 Sq. Mtrs. along with undivided 6.779% share and interest in all that piece and parcel of the land bearing Plot No.170 total area admeasuring 579.72 sq. mtrs bearing City Survey No.179, Sheet No.5, Ward No.61 (New No.19) Situated at Police Line Takli, Nagpur within the limits of NIT & NMC in Tehsil and Dist Nagpur.	Rs.37.88 Lakh Plus intt. W.E.F. 30.10.2023	Demand Notice :30.11.2023 Possession Notice: 01.03.2024 (Symbolic)	Reserve Price : Rs. 33,27,000/- EMD : Rs. 332700/-	Mr. Chandrashekhar Nimbalkar no. 9673493162
3.	Branch : Lakhani Borrower: Mr. Ashfaq Rajaj Laddhani	EQM of House Property vide Gat No.124/9/6, Plot No.4, P C No.06, admeasuring 1875 sq. ft. situated at Mouza Lakhani, Tah Lakhani Dist. Bhandara.	Rs. 7.97 Lakh Plus intt. w e f 27.12.2019	Demand Notice : 01.01.2020 Possession Notice: 01.02.2021 (Symbolic)	Reserve Price : Rs. 22,46,000/- EMD : Rs. 2,24,600/-	Mr. Suyog Shingade Mobile no. 9923038178
4.	Branch : Lakhani Borrower: Mr. Pradip Motiram Mohale and Mr. Sagar Pradip Mohale	EQM of House Property vide Gat No.262/3/23, Plot No.23, heving area 256.64 sq. mtr and Gat No.262/3/24, Plot No.24, having area 188.77 sq. mtr, situated at Mouza Sawari / Murnadi. P. C. No.3 within the jurisdiction of Grampanchayat Sawari / Murnadi. Tah Lakhani Dist. Bhandara.	Rs. 11.48 Lakh Plus intt. w e f 31.03.2021	Demand Notice : 19.05.2021 Possession Notice: 02.07.2024 (Symbolic)	Reserve Price : Rs. 21,18,000/- EMD : Rs. 2,11,800/-	Mr. Suyog Shingade Mobile no. 9923038178
5.	Branch : Kadbi Chowk Borrower: Mr. Mohd Saifur Rahman and Mrs. Fouziya Mohd Saifur Rahman	EQM of Flat No. S-3, Situated on second floor in the building known and styled as "Girja Kunj Complex" Kh. No.107 & 110, Mouza Bargaon, Sheet No.38, City Survey No.24 & 26, NMC House No.909/A/S/3, Ward No.62, Manjda Colony, Gorevada Road, Bargaon, Having 8.160% undivided share interest on Plot admeasuring about 695.40 sq. mtrs covering built up area of about 53.631 sq. mtrs. Mouza Bargaon, City Survey No.26, Ward No NMC House No.909/A/2 within the limits of NMC & NIT Tah & Dist Nagpur.	Rs. 27.70 Lakh Plus intt. w e f 29.05.2024	Demand Notice : 29.05.2024 Possession Notice: 06.08.2024 (Symbolic)	Reserve Price : Rs. 24,93,000/- EMD : Rs. 2,49,300/-	Ms. Seema Jain Mobile no. 6264611710
6.	Branch : Kadbi Chowk Borrower: Mr. Lokesh Prabhakar Chole and Mrs. Sindhu Lokesh Chole	EQM of 2BHK Residential Apartment. No 101 on First Floor in building known and styled as "SHRAWAN APARTMENT" on NIT Regularised Plot No 46,Corporation House No. 2241/A/46, Kh No 49/4, PH No 34, City Survey No 160, Sheet No 45/160, Mouza Wathoda, Ward No 21, Situated in Layout of Kailash Gruh Nirman Sanstha Ltd., Wathoda, Vidya Nagar, Near Divan Primary School, Shrikrishna Square,Wathoda, Nagpur,within the limit of NMC and NIT, Tahsil and District Nagpur, Super Built up area 76.179 Sq.Mtr. (820 Sq.Ft.) Property owned by Mr. Lokesh Prabhakar Chole and Mrs. Sindhu Lokesh Chole	Rs. 34.02 Lakh Plus intt. w e f 29.02.2024	Demand Notice : 30.03.2024 Possession Notice: 04.06.2024 (Symbolic)	Reserve Price : Rs. 29,88,000/- EMD : Rs. 298800/-	Ms. Seema Jain Mobile no. 6264611710
7.	Branch : Medical College Square Borrower:Mrs. Madhu Ashok Paroji & Mr. Abhi Ashok Paroji	EQM of piece and parcel of the Land bearing Flat/Apartment No.407 (Wing C), at containing by admeasuring 70.417 Sq. Mtrs. Built up area at Fourth Floor in the Wing C of Building Known as "SANIKA VIHAR" together 2.3687% undivided variable proportionate share in Land of Plot No.R-1. Adm. 2905.95 Sq. Mtrs out of Kh No.116/K, Kh No.116/A and Kh No.116/B, Bhilgaon Grampanchayat. House No.50/401, Situated in Mouza Bhilgaon. P.H. No.15, ward No.01, within the limits of Grampanchayat Bhilgaon, Tal. Kamptee, Dist Nagpur. Property in the Name of Mrs. Madhu Ashok Paroji and Mr. Abhi Ashok Paroji.	Rs.32.49 Lakh Plus intt. W.E.F. 30.11.2023	Demand Notice :16.02.2024 Possession Notice: 03.05.2024 (Symbolic)	Reserve Price :Rs. 23,18,000/- EMD : Rs. 231800/-	Mr. Tushar Landge Mobile no. 8329364873
8.	Branch : Medical College square Borrower: Mrs. Yasha Ashok Paroji Guarantor :- Mr. Vishwanath Damodhar Shettigar	EQM of piece and parcel of the Flat/Apartment No.304 (Wing C), containing by admeasuring 65.665 Sq. Mtrs. Built up area at Third Floor in Wing C of Building Known as "SANIKA VIHAR" together 2.2403% undivided variable proportionate share in Land of Plot No.R-1. Adm. 2905.95 Sq. Mtrs out of Kh No.116/K, Kh No.116/A and Kh No.116/B, Bhilgaon Grampanchayat, House No.50/401, Situated in Mouza Bhilgaon. P.H. No.15, ward No.01, within the limits of Grampanchayat Bhilgaon, Tal. Kamptee, Dist Nagpur, Property in the Name of Mrs. Yasha Ashok Paroji.	Rs.33.69 Lakh Plus intt. W.E.F. 30.11.2023	Demand Notice :16.02.2024 Possession Notice: 03.05.2024 (Symbolic)	Reserve Price : Rs. 21,62,000/- EMD : Rs. 216200/-	Mr. Tushar Landge Mobile no. 8329364873
9.	Branch : Medical College Square Borrower: Mr. Jayesh Sanjayrao Nilawar & Mr. Sanjay Madhukarrao Nilawar	EQM of piece and parcel of the Flat/Apartment No.405, Situated at Fourth Floor covering built up area 77.14 sq. mtrs. with undivided shared Land area 20.20 sq. mtrs of building styled as "V. M. PARADISE APARTMENT", constructed on Plot No.73 & 74, Mouza Narsala, Kh. No.208 C, P. H. No.37, NMC House No.13/405, Ward No.77, Zone No.5, Situated at Grampanchayat, Narsala, Nagpur.	Rs. 21.43 Lakh Plus intt. w e f 28.11.2023	Demand Notice : 20.12.2023 Possession Notice: 01.03.2024 (Symbolic) 19.11.2024 (Physical)	Reserve Price : Rs. 18,90,000/- EMD : Rs. 1,89,000/-	Mr. Tushar Landge Mobile no. 8329364873
10.	Branch : Medical College Square Borrower: Mr. Yogendra Motisingh Jagniya & Mrs. Rajshree Yogendra Jagniya	EQM of piece and parcel of the Flat/Apartment No.205 (Second Floor), admeasuring 55.665 sq. mtrs. build up area, "SANIKA VIHAR", Plot No.R-1, Layout Kh. No.116/K, 116/A and 116/B, P. H. No.15, Situated at Gram Panchayat Road, Bhilgaon. Tah Kamptee, Dist Nagpur.	Rs. 33.65 Lakh Plus intt. W.E.F. 29.07.2023	Demand Notice :16.02.2023 Possession Notice: 17.10.2023 (Symbolic) 22.08.2024 (Physical)	Reserve Price : Rs. 26,33,000/- EMD : Rs. 2,63,300/-	Mr. Tushar Landge Mobile no. 8329364873

**Terms & Conditions:**

1) E-Auction is being held on AS IS WHERE IS, AS IS WHAT IT IS, WHATEVER IS THERE IS AND WITHOUT RECOURSE BASIS with all the known and not known encumbrances and the Bank is not responsible for title, condition or any other fact affecting the asset. The details shown above are as per records available with the Bank. The auction bidder should satisfy himself about actual measuring and position of assets. The actual measures and position of asset may differ and authorized officer may not be held responsible for that. Auction sale / bidding would be only through "Online Electronic Bidding" process through the website <https://BAANKNET.com>

2) E-Auction Tender document containing online e-auction bid form, declaration, General Term & conditions of Online auction sale are available in websites: (a) <https://www.bankofindia.co.in> in (b) <https://BAANKNET.com>

(3) The intending purchasers/ bidders are required for Online bid submission of documents with EMD amount on or before **10.02.2025** up to 5.00 P.M. by own wallet Registered with PSB Alliance Pvt. Ltd. On its e-auction site <https://BAANKNET.com> jsp by means of RTGS/NEFT.

4) Date and time of E- Auction on **10.02.2025** between 11.00 AM to 5.00 PM. (IST). Unlimited extension of 5 Minutes each.

5) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs. 10,000/-

6) The intending bidders should hold a valid e-mail id and register their names at portal <https://BAANKNET.com> and get their User ID and password from PSB Alliance Pvt. Ltd. whereupon they would be allowed to participate in online e-auction

7) Prospective bidders may avail online training on E-Auction from [support.BAANKNET@psballiance.com](mailto:support.BAANKNET@psballiance.com) and [support.ebkay@procure247.com](mailto:support.ebkay@procure247.com) or Contact +918291220220

8) Earnest Money Deposit (EMD) 10% of reserve price shall be payable through RTGS/NEFT/Fund Transfer to Step (1)Bidder/Purchaser Registration bidder to register on -Auction portal (link given above) <https://BAANKNET.com> using his mobile number and E-mail id. Step (2): KYC Verification Bidder to upload requisite KYC documents, KYC documents shall be verified by e-auction service provider (may take 2 working days) Step (3) : Transfer of EMD amount to his Global EMD Wallet Online/Off-line transfer of funds using NEFT/Transfer, using Challan generated on E-auction portal. <https://BAANKNET.com>

9) The BID Forms should be uploaded online along with acceptance of terms and conditions of this notice and EMD remittance details (UTR No.), the copy of PAN card issued by Income Tax Department and bidders identity proof and proof of residence such as copy of the passport, election commission card, ration card, driving license etc., on or before last date of submission.

10) The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with **PSB Alliance Pvt. Ltd.** The bidder has to place a request with **PSB Alliance Pvt. Ltd.** for refund of the same back to his bank account. The bidders will not be entitled to claim any interest, costs, expenses and any other charge (if any).

11) The highest / successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, immediately/latest by the next working day of the acceptance of the bid price by the officer and the balance 75% of the sale price to be deposited on or before 15th day of the sale or within such an extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer. In case of default in payment by the successful bidder, the amount already deposited by the bidder shall be liable be forfeited and assets shall be put to re-auction and the defaulting bidder shall have no claim right in respect of asset/amount

12) The highest bidder shall be declared to be the successful bidder / purchaser of the assets mentioned herein provided otherwise he is legally qualified to bid.

13) Nothing in this notice constitutes or will be deemed to constitute any commitment or representation on the part of the Bank to sale the above asset/s. Bank / Authorized Officer reserves the right to cancel the sale for any reason it may deem fit or even without assigning any reason and such cancellation shall not be called in question by the bidders.

14) The purchaser shall bear the applicable stamp duties/additional stamp duty / transfer charges, fee etc. and also all the statutory / non statutory dues, taxes, assessment charges, fees etc. owing to anybody.

15) The intending bidders should make their own independent inquiries regarding the encumbrances, title of the asset/s put on auction and claims / rights / dues / effecting the asset, before submitting bid. The asset is being sold with all the existing and future encumbrances whether known or unknown to bank. The authorized officer / Secured creditor shall not be responsible in any way for any third party claims / right / dues.

16) Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194-1 A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75% of the bid amount.

17) Any dispute/ differences arising out of sale of the asset offered for sale shall be subjects to the exclusive jurisdiction of the Courts/ Tribunals at Nagpur only.

18) Bidders should visit <https://BAANKNET.com> for registration and bidding guidelines.

19) In the event of inconsistency or discrepancy between English version and Marathi version of the notice the English version shall prevail

20) In case where in Plant & Machineries is one of the secured assets the sale of immovable properties Associated with Plant & Machineries would be effective only if there is valid sale/bid for plant & machineries.

21) The interested bidder have to Bid above the reserve price since sale of assets at reserve price is subjected to concern of owner of assets.


22) Date of Inspection of Property **28.01.2025** from 11 am to 04 pm

## SPECIAL INSTRUCTION / CAUTION

Bidding in the last minutes / seconds should be avoided by the bidders in their own interest. Neither Bank of India nor the Service provider will be responsible for any lapses / failure (Internet failure, Power failure, etc.) on the part of the vendor, in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements/ alternatives such as back-up power supply and whatever else required so that they able to circumvent such situation and are able to participate in the auction successfully.

Authorized Officer,  
Bank of India, Nagpur Zone

Date: 08/01/2025  
Place: Nagpur



**AU SMALL FINANCE BANK LIMITED**  
A SCHEDULED COMMERCIAL BANK

Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001, Rajasthan, (India). (CIN:L36911RU1996PLC011381)

## SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-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) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower /Co-Borrower/Guarantor/Mortgagor [s] that the below described immovable properties mortgaged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of **AU Small Finance Bank Limited A Scheduled Commercial Bank**, the same shall be referred herein after as **AUSFB**. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis through E-Auction for recovery of amount mentioned in the table below along with further interest, cost, charges and expenses being due to **AUSFB** viz. Secured Creditor. It is hereby informed you that we are going to conduct public E- Auction through website <https://sarfaesi.auctiontiger.net>

Account No. & Name of Borrower, Co-Borrower, Mortgagors, Guarantor	Date & Amount as per Demand Notice U/s 13(2) & Date of Physical Possession & amount	Descriptions of the Property/Properties	Reserve Price, Earnest Money Deposit & Bid Increment Amount (In Rs.)	E-Auction Date and Time, EMD Submission Last Date, Place of Submission of Bids & Documents, Inspection Date
(Loan A/c No.) 2221236944819399	13(2) Notice Issue Date 05/10/2023	All That Part and Parcel of Commercial Property, Office Chamber No. G-12, Situated at Ground Floor, Shri Laxmi Milestone, C.T.S. No. 231/2 New, P.H. No. 34 A, House No. 3285 Ward No. 20, Kirti Nagar, Narsala Road, Nagpur, Maharashtra. Total Built up Area 251.60 Sq. Ft. Owned by Mrs. Usha Rohtash Agrawal. Bounded as under:- East- 12 Mtr. Wide Road. West- Parking of Plot. North- Shop No. G-13 South- Stair Case.	RESERVE PRICE Rs. 30,00,000/- (Rupees Thirty Lakh Only)  EMD Price Rs. 3,00,000/- (Rupees Three Lakh Only)  Bid Incremental Amount Rs. 10,000/- (Rupees Ten Thousand only)	13 February 2025 From 02:00 PM to 04:00 PM With unlimited extension of Five Minutes  Last Date of Bid Submission 12 February 2025 Upto 06:00 PM  AU Small Finance Bank Ltd., 3rd Floor, Sameep Tower, Plot No. 11, East High Court Road, Ramdaspath, Nagpur, Maharashtra- 440010  Email ID: rakesh.jain1@aubank.in  Inspection Date 05 & 06 February 2025
1. M/s. Tanisha Enterprises Through Its Proprietor/Karta Mr. Ankur Kumar Agrawal (HUF) (Borrower)	For Loan Account No. 2221236944819399 is Rs. 28,66,617/- (Rupees Twenty Eight Lakh Sixty Six Thousand Six Hundred Seventeen Only) as on date 05/10/2023			
2. Mr. Ankur Kumar Agrawal S/o Mr. Rohtash Agrawal (Co-Borrower)	Physical Possession done on 05-08-2024			
3. Mrs. Deepali Ankur Agrawal W/o Mr. Ankur Kumar Agrawal (Guarantor)	For Loan Account No. 2221236944819399 is Rs. 37,46,308/- (Rupees Thirty Seven Lakh Forty Six Thousand Three Hundred Eight Only) as on date 06 Jan 2025 plus Future interest & charges extra.			
4. Mrs. Usha Rohtash Agrawal W/o Mr. Rohtash Agrawal (Guarantor/ Mortgagor)				

All Interested participants / bidders are requested to visit the website <https://sarfaesi.auctiontiger.net> & <https://www.aubank.in/bank-auction> for further details including Terms & Conditions, to take part in e-auction sale proceeding and are also advised to contact Mr. Rakesh Jain, Contact Number 9116181827 and e-mail of rakesh.jain1@aubank.in.

**THIS IS ALSO A STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002 STATUTORY 30 DAYS SALE NOTICE TO BORROWER / MORTGAGORS**

**The terms and conditions of e-auction sale:-**

1. The E-Auction sale of Secured Asset is on "as is where is", "as is what is", "whatever there is" and "no recourse" basis for and on behalf of the Secured Creditor viz. AUSFB and there is no known encumbrance which exists on the said property. 2. For participating in online e-auction sale, Bid document, copies of PAN Card, Board Resolution in case of Company and photo ID, address proof are required to be submitted along with EMD, which is payable by way of RTGS/NEFT in the name of MSME AUCTION POOL ACCOUNT OF AU Small Finance Bank Limited, Current account No.192120112711599 AU SMALL FINANCE BANK LIMITED Fifth and Sixth Floor Sunny Big Junction STC Kharsa No. 64 to 67, Gram Sukhlaipura New Atish Market Jaipur 302020, IFSC Code: AUBL0002011. Once an Online Bid is submitted, same cannot be withdrawn. Further any EMD submitted by bidder will be required to send the UTR/Ref no of the RTGS/NEFT with a copy of cancelled cheque on the following email IDs i.e. [rakesh.jain1@aubank.in](mailto:rakesh.jain1@aubank.in)

3. All interested participants / bidders are requested to visit the website <https://sarfaesi.auctiontiger.net> & <https://www.aubank.in/bank-auction> for further details including Terms & Conditions, to take part in e-auction sale proceeding and are also advised to contact Mr. Rakesh Jain, Contact Number 9116181827 and e-mail of [rakesh.jain1@aubank.in](mailto:rakesh.jain1@aubank.in).

Place : Nagpur, Maharashtra  
Date : 08-Jan-2025  
**Authorised Officer**  
**AU Small Finance Bank Limited.**



**The Akola Urban Co-operative Bank Ltd.,Akola**  
(Multistate Scheduled Bank)

H.O.: -"Jankalyan", 58/59, Toshniwal Layout, Murtijapur Road Behind Govt. Milk Scheme, Akola-444 001  
Gandhibag Branch :- 2ndFloor, Ahilya Commercial complex, Near G. M. Market, Gandhibag, Nagpur-440002

## 30 Day's Sale Notice By Inviting Tender From Public

(In terms of The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act - 2002 (SARFAESI Act) read with Rule 6, 7, 8 & 9 of Security Interest (Enforcement) Rules, 2002.)

The undersigned as Authorised Officer of The Akola Urban Co-Operative Bank Ltd. Akola, Gandhibag Branch, Nagpur has taken over the Physical possession of the below mentioned property pursuant to Notice Dated-19.06.2024 issued by the Bank U/s 13(2) of The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act - 2002 in/for the account of Borrower, (1)**Nikhil Naresh Chouksey & Saroj Naresh Choukase (Chouksey)** (2) **Saroj Naresh Choukase (Chouksey)** Add:- Both R/o C-155, Opp. Pragayipath School, J. P. Nagar, Modi Padav, Kamptee, Nagpur-441002, along with Mortgagors & Guarantors with right to sale the same on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" for realization of Banks dues as specified below. Bank has taken Physical Possession of Mortgagors below mentioned property **Dt.24.09.2024**. The Undersigned hereby invites "tenders in sealed envelopes" from the interested purchasers in respect of the below mentioned Property, on the terms and conditions stipulated herein below.

**Name of Branch & Address. :- The Akola Urban Co-operative Bank Ltd., Akola, Branch-Gandhibag, Nagpur., 2nd Floor, Ahilya Commercial complex, Near G. M. Market, Gandhibag, Nagpur-440002.**

**Name of Borrower: - (1) Nikhil Naresh Chouksey & Saroj Naresh Choukase (Chouksey), (2) Saroj Naresh Choukase (Chouksey)**

Address: - Both R/o C-155, Opp. Pragayipath School, J. P. Nagar, Modi Padav, Kamptee, Nagpur- 441002.

Name & Add. of Mortgager: - **Saroj Naresh Choukase (Chouksey)**, R/o C-155, Opp. Pragayipath School, J. P. Nagar, Modi Padav, Kamptee, Nagpur- 441002.

**Name & Add. Guarantor: -(1) Naresh Chaitram Chaukase (Chouksey), R/o C-155, Opp. Pragayipath School, J P Nagar, Modi Padav, Kamptee, Nagpur - 441002.**

(2) **Rajesh Hiralal Naikale, (a) R/o Pachpaoli Road, Near Topre Well, Chimabai Peth, Timki, Mahatma Fule Bazar, Nagpur – 440018. (b) Plot No. 61, Vaibhav Nagar, Dighori, Nagpur-440009.**

(3) **Nikhil Naresh Chouksey, R/o C-155, Opp. Pragayipath School, J. P. Nagar, Modi Padav, Kamptee, Nagpur-441002.**

**Dues outstanding against the Borrower: -**

Sr. No.	AC_NO	NAME	ADV_DT	DUE_DT	LIMIT (in lac)	Outstanding Date 31.05.2024 As per Demand Notice U/s 13(2)	Interest & Expenses will be added subsequently from
1	1021082000004	Nikhil Naresh Chouksey & Saroj Naresh Choukase (Chouksey)	10.10.2023	10.10.2023	24.00	25,08,766.68	01.06.2024
2	1021082000005	Saroj Naresh Choukase (Chouksey)	10.10.2023	10.10.2023	22.75	23,45,111.00	01.06.2024
<b>Total</b>					<b>46.75</b>	<b>48,53,877.68</b>	

**Total Reserve Value:- Rs.1,12,71,300/- (One Crore Twelve Lakh Seventy-One Thousand Three Hundred Only)**

**Description of Property: -** All that piece and parcel of land bearing Khasra/ Survey No. 105 (Old) 105/2(New), converted for non-agriculture use as per revenue case no. Ra. Ma. No.54/NAA-48/ 2021-2022 order passed Dt. 10.06.2022, having an area of 0.60 Hectares (As per Layout Sanction Map 5635.75 Sq. Mtrs) Mouje – Khursapur, P.H. No. 01, Khate No. 476, along with proposed construction thereon situated at village – Khursapur, within the limit of the Tehsil – Saoner and District- Nagpur bounded as under: - To the East :- Survey No. 105/1, To the West :- Survey No. 107, To the North :- Existing Pandhan Road, To the South :- Survey No. 105 (P)

**Details of Tender Process**

Spot /Property Visit		Blank tender forms will be available at Gandhibag Br. Nagpur		Last Date & Time of Submit Tender Form only at Gandhibag Br. Nagpur		Tender Open Date, Time & Place		
Date	Time	Date	Time	Date	Time	Date	Time	Place
28.01.2025	11.00 am to 4.00 pm	28.01.2025 To 12.02.2025	11.00 am to 4.00 pm	12.02.2025	Prior 4.00 Pm.	13.02.2025	11.30 am.	The Akola Urban Co-op Bank Ltd. Akola.H.O. : "Jankalyan", 58/59, Toshniwal Layout, Murtijapur Road, Behind Govt. Milk Scheme, Akola-444001.

**TERM AND CONDITIONS FOR SALE OF IMMOVABLE PROPERTY BY PUBLIC TENDER**

- The interested purchaser may submit their offer for Property.
- The above mentioned property will be sold in "As Is Where is Basis" And "As Is What is Basis".
- Blank tender's forms will be available at The Akola Urban Co-operative Bank Ltd., Akola Branch-Gandhibag Branch, Nagpur on any official working day in above given schedule can be obtained by depositing Rs. 500+ GST (Rs. Five Hundred + G.S.T.) from Authorised Officer which is non-refundable.
- The offer should be placed into two separate sealed envelopes, The Offerer is required to submit a refundable without interest Earnest Money Deposit (EMD) 10% of the amount of his/her offer, which is to be higher than Reserve Price. This EMD money should be paid by Demand Draft / Pay Order issued in favour of "The Akola Urban Co-operative Bank Ltd., Akola EMD A/c of "Nikhil Naresh Chouksey & Others" payable at Nagpur and this Demand Draft/Pay Order should be placed in first envelop which should be super scribed as "EMD Amount". The tender form should be duly filled in second envelop which should be separately super scribed as "Tender for Purchase of Property" Both envelopes should be separately submitted at our Gandhibag Branch, Nagpur.
- The tenders submitted without the prescribed EMD amount and below reserve price shall be summarily rejected.
- The tenders received within stipulated time, period and place will be opened on **13.02.2025 at The Akola Urban Co-Operative Bank Ltd. Akola, "Jankalyan",58/59, Toshniwal Layout, Murtijapur Road, Behind Govt. Milk Scheme, Akola-444001 at 11.30 am** Where the offerer may remain present and increase the amount of offer, if he/they so desired.
- The successful bidder will have to deposit 25% (including EMD amount) of the sale price immediately i.e. on the same day **Dt.13.02.2025 prior 4.30 pm.** & the balance 75% amount + amount of stamp duty will have to be deposited on or before 15 days from the date of acceptance of the tender or Such extended period not exceeding 60 days with written Consent of the Authorised Officer. If successful bidder fails to deposit the balance amount within time limit, the said bid amount will be forfeited.
- The Bank is not aware of the outside liabilities if any in respect of the above mentioned property and hence all charges, levies, taxes and other liabilities if any accruing on account above shall be solely born by the successive Bidder.
- The Bank shall not be liable or responsible for Gram Panchayat Tax/ Municipal Corp. Tax/ Nazul Tax/ Any kind of Govt. & Semi Govt. Tax, Other Charges, Duties and Taxes whatsoever, including outstanding dues, if any found and the same will have to be cleared by the successful purchaser at his own cost and expenses.
- The purchaser should conduct due diligence on all aspects related to the property to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorised Officer / Secured Creditor in this regard at a later date.
- After confirmation of Sale & payment of entire sale Price. The Authorised officer of the Bank shall issue the sale certificate in favour of the purchaser in form given in "Appendix V" to these rules.
- The Sale Certificate will be issued in the Name of the Bidder(s)/Purchasers only & will not be issued in any other Name(s).
- The Authorised Officer is not bound to accept the highest offer or any or all offers and may reject the same without assigning any reason thereof.
- The purchaser has to bear all stamp duty, registration fee and other expenses, taxes, duties in respect of purchase of the property.
- For the further/other terms and conditions of sale, contact to The Authorised Officer of the The Akola Urban Co-operative Bank Ltd. Akola, Gandhibag Branch, Nagpur.
- In case of non-acceptance of offer of purchase by the Bank, the amount of 10% paid along with the application will be refunded without any interest with in the 30 working days.
- Sale shall be in accordance with the provision of SARFAESI Act/Rules.
- The above Sale notice is also available on our Bank web site "www.auchakola.com."

Authorized Officer  
The Akola Urban Co-operative Bank Ltd., Akola  
Gandhibag Branch, Nagpur

Place:- Nagpur  
Date:- 09.01.2025