



The Akola Urban Co-operative Bank Ltd., Akola

{Multistate Scheduled Bank}

H.O.: "Jankalyan", 58/59, Toshniwal Layout, Murtizapur Road, Behind Govt. Milk Scheme, Akola-444 001
Gandhibag Branch : 2nd Floor, 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. Pragyapathi 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 Second Time 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. Pragyapith School, J. P. Nagar, Modi Padav, Kamptee, Nagpur-441002.

Name & Add. of Mortgager : Saroj Naresh Choukase (Chouksey)

R/o. C-155, Opp. Pragyapith School, J. P. Nagar, Modi Padav, Kamptee, Nagpur - 441002.

Name & Add. Guarantor : (1) Naresh Chaltram Chaukse (Chouksey)

R/o C-155, Opp. Pragyapith School, J P Nagar, Modi Padav, Kamptee, Nagpur - 441002.

(2) **Rajesh Hirala Nalkole**

(a) R/o Pachpaoli Road, Near Topre Well, Chimabal Peth, Timkl, Mahatma, Fule Bazar, Nagpur-440018.
Pin-440018, Dist. Nagpur, Maharashtra-440018.

(b) Plot No. 61, Vaibhav Nagar, Dighori, Nagpur-440009.

3) Nikhil Naresh Chouksey

R/o. C-155, Opp. Pragyapith 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
				Total	46.75	48,53,877.68	

Total Reserve Value : Rs. 56,00,000/- (Rs. Fifty-Six Lakh 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, Khatu 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
05.06.2025	11.00 am to 4.00 pm	05.06.205 To 20.06.2025	11.00 am. to 4.00 pm.	20.06.2025	Prior 4.00 pm.	21.06.2025	11.30 am.	The Akola Urban Co-op Bank Ltd. Akola H.O.: "Jankalyan", 58/59, Toshniwa Layout, Murtijapur Road, Behind Govt. Milk Scheme, Akola-444001.

TERM AND CONDITIONS FOR SALE OF IMMOVABLE PROPERTY BY PUBLIC TENDER

- 1) The interested purchaser may submit their offer for Property.
- 2) The above mentioned property will be sold in "As Is Where Is Basis" And "As Is What Is Basis".
- 3) Blank tender's forms will be available at The Akola Urban Co-operative Bank Ltd., Akola, 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.
- 4) 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/their offer, which is to be higher than Reserve Price. This EMD money should be paid by Demand Draft / Pay Order issued in favor 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.
- 5) The tenders submitted without the prescribed EMD amount and below reserve price shall be summarily rejected.
- 6) The tenders received within stipulated time, period and place will be opened on 21.06.2025 at The Akola Urban Co-Operative Bank Ltd. Akola, Administrative Office - "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.
- 7) The successful bidder will have to deposit 25% (Including EMD amount) of the sale price immediately i.e. on the same day Dt.21.06.2025 before 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.
- 8) 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.
- 9) 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.
- 10) 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.
- 11) After confirmation of Sale & payment of entire sale Price. The Authorised officer of the Bank shall issue the sale certificate in favor of the purchaser in form given in "Appendix V" to these rules.
- 12) The Sale Certificate will be issued in the Name of the Bidder(s) /Purchasers only & will not be issued in any other Name(s).
- 13) 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.
- 14) The purchaser has to bear all stamp duty, registration fee and other expenses, taxes, duties in respect of purchase of the property.
- 15) 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.
- 16) 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 within the 30 working days.
- 17) Sale shall be in accordance with the provision of SARFAESI Act/Rules.
- 18) The above Sale notice is also available on our Bank web site "www.aucbakola.com."

Place : Nagpur
Date : 19.05.2025

Authorised Officer
The Akola Urban Co-Operative Bank Ltd., Akola
Gandhibag Branch, Nagpur

Malik