



शिक्षक सहकारी बँक लि.

SHIKSHAK SAHAKARI BANK LTD.



Head Office : Gandhisagar, Mahal, Nagpur.

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

Sr. No	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
(A)	(B)	(C)	(D)	(E)
1	MEDICAL BRANCH 1) M/S. Kalidas Creations (Borrower/Mortgagor) Through Its Partner A) Mr. Deepak Madhukar Sathawane (Partner) B) Mr. Rajendra Marotrao Sawarkar (Partner) 2) Late Suman Madhukar Sathawane (Mortgagor) Since Decease through its Legal Heirs A) Mr. Deepak Madhukar Sathawane (Legal Heir) B) Mrs. Sangita Shankar Pande (Legal Heir) C) Mrs. Rasika Ramesh Kango (Legal Heir) 3) Mrs. Vimal Marotrao Sawarkar (Mortgagor)	<u>Cash Credit Limit A/C</u> Outstanding As on dt 31/10/2022 Rs.2,28,92,588.80 Plus Interest from 01/11/2022 @ 15.00% & other expenses. <u>TIL</u> <u>Plant & Machinery A/C</u> Outstanding As on dt 31/10/2022 Rs.20,13,566.34 Plus Interest from 01/11/2022 @ 15.50% & other expenses. <u>Mortgage Loan A/C</u> Outstanding As on dt 31/10/2022 Rs.33,39,116.26 Plus Interest from 01/11/2022 @ 18.00% & other expenses. Demand Notice 24/11/2022 Possession Date 03/06/2023	Immovable Property of M/s. Kalidas Creation through its Partner 1) Deepak Madhukar Sathawane and Mr. Rajendra Marotrao Sawarkar. All that piece and parcel of Property consisting 10 (Ten) Plots bearing Plot No. 5.5, 5.6, 5.7, 5.9, 60,64,65,67 & 68 admeasuring area about 169.46 sq.mtr. (Each Plot), Plot No.61 admeasuring area about 266.24 sq.mtrs., Total area admeasuring about 1791.38 sq.mtrs. in the layout developed on Non Agriculture Land bearing Kh. No. 31, admeasuring about 3.48 Hector, Land Revenue (Jama) Rs.13.15, Khate No.40, Occupant Class 1 (B h o g w a t D a r W a r d -1- Bhumiswami Rights) of Mouza Thana (Padri), Patwari Halka No.13, within the limit of village Thana (Padri), situated at Thana, Tahsir Umred, Dist. Nagpur with all other easementary rights appurtenant and belonging thereto.	Dt. 05/12/2025 At 11.00 A.M. Reserve Price Rs.18.32 Lakh, E.M.D. Rs. 0.50 Lakh Bids must be received up to 04/12/2025 Before 5.00 P.M.

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 be given sufficient opportunity to improve upon their bids. The bid will be 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 DD/Chque/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 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 NMC/NIT/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 No.8605009913 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.

Place : Nagpur
Date : 29/10/2025

Authorised Officer, Shikshak Sahakari Bank Ltd, Nagpur
Mob. No. : 8605009913