

NAGPUR NAGARIK SAHAKARI BANK LTD.,NAGPUR
(MULTISTATE SCHEDULED BANK), H.O.79, DR.Ambedkar Chowk, Central Avenue, Nagpur – 8, TEL NO. 0712 2763301 , 2764313

E-mai: recovery@nnsbank.com website: www.nnsbank.co.in
POSSESSION CUM SALE NOTICE UNDER SARFAESI ACT.

Notice Inviting Bids/ Tender under SARFAESI Act. 2002.

Whereas the undersigned being the Authorized Officer of the Nagpur Nagarik Sahakari Bank Ltd., Nagpur under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the Security interest (Enforcement) Rules 2002 has issued a Demand notice under section 13(2) of the Act to the borrower of the bank **Mr. Vinod Gulabrao Wankhede Prop. M/s. Gajanan Rice Mill, Nagpur** on dt. 04.10.2018 calling upon him to repay the amount mentioned in the said notice being **Rs. 2,58,72,139=00** (Rs. Two Crore Fifty-Eight Lakhs Seventy-Two Thousand One Hundred and Thirty-Nine Only) within 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken physical possession of the property described herein below in exercise of powers conferred on him under Sub section (4) of section 13 of Act read with Section 14 of SARFAESI Act, as per District Magistrate's order dated 28/12/2023 in case no 250/2019 read with Rule 8 of the Security Interest Enforcement Rules 2002 on the factory land and machinery on this **13th March 2024**.

The borrower, Sureties, Mortgagors in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Nagpur Nagarik Sahakari Bank Ltd. Nagpur for an amount and interest and incidental expenses costs, charges etc. thereon mentioned below and Whereas in exercise of powers conferred and as per the provisions of Section 13 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security interest Act 2002 read with provisions of rule 8 & 9 of the Security Interest Enforcement rule 2002, the undersigned being duly empowered under the Act desires to dispose of the following property. As such the property is put to sale and offers are invited from the public.

Further Notice is hereby given to the borrower, Sureties, Mortgagors under rules 8(6) of the Security Interest (Enforcement) Rules,2002, that the authorised officer of the Nagpur Nagarik Sahakari Bank Ltd. Nagpur, shall now proceed to sell the below stated property by adopting any of the method mentioned in Rule 8(5) of the above rules. Further, if the sale proceed of such sale are not sufficient to cover the entire outstanding dues of the Nagpur Nagarik Sahakari Bank Ltd. Nagpur, then the borrowers and guarantor(s), mortgagor shall be jointly and severally liable to pay the amount of short fall in the account to The Nagpur Nagarik Sahakari Bank Ltd.Nagpur. Prior also bank has published sale notice on dated 03.12.2019 in which no bid received.

Name of the Borrower, Guarantors, Mortgagors M/s. Shree Gajanan Rice Mill Prop. Shri Vinod Gulabrao Wankhede Add:150 Gayatri Colony Netaji Nagar Behind Nagpure School Bharatwada Road Nagpur-440035. 2) Shri Anil Gulabrao Wankhede ,150, Gayatri Colony, Netaji Nagar, Behind Nagpure School, Bharatwada Road, Nagpur 40035. 3) Smt.Leelabai Gulabrao Wankhede 150, Gayatri Colony, Netaji Nagar, Behind Nagpure School, Bharatwada Road, Nagpur-440035. Noticee No. 2 to 3 Gurantors

Description of Immovable Property 1) All that piece and parcel of Non Agricultural land admeasuring 0.41 R (4100 sq.mtrs.) being a portion of entire land bearing Kh.no.112/2 together with factory premises and warehouse constructed thereon, P.H.No.61 of Mouza – Rajoli situated at Grampanchayat Rajoli, Tahsil Mouda and District Nagpur belonging to Mr.Vinod Gulabrao Wankhede, Mr.Anil Gulabrao Wankhede & Smt.Leelabai Gulabrao Wankhede. The property is bounded as under: Towards East : Kh.No.1 / Towards West : Kh.No.113 /Towards North : Remaining part of Kh.No.112 Towards South : Road

Reserve Price Rs. 1,50,00,000=00 (Rs One Crore Fifty Lakhs only)
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Description of Movable Property (Plant & Machinery) 2) 1) SATAKE Grain Multicolour TRICROMATIC true colour sorter. - 1 / 2) Elevator 30ft with geared mortar 5 TPH – 9 / 3)- a) Industrial AC – 2 / b) CV CF- 1 4) Fabrication Hopper Structure ETC Inlet Outlet pipe air aspiration pipe. 5) A) ASD40 Compressor with all machine controller air & Moisture – 2. b) TD 51-2 /c) F46KE Filter – 2 d)1 M3 Air Tank -2 . Destoner, Chalna with motor, Pneumatic rubber Sheller with hopper tank and electric motor slide gate cyclone, water Pump and accessories, Whitener with Electric Motor, Second Polisher with motor (milltech make), Silky polisher with electric motor (milltech make), Grader with Electric motor (milltech make), Air Compressor, Ingersoll rand make. Beside the above Machineries all machinery lying and installed at the factory premise Plus Electrification with Electric control panel.

Reserve Price Rs. 70,00,000=00(Rs Seventy Lakhs only)

Description of Immovable Property 3) All that piece and parcel of land bearing Plot no.150 in the layout of Madhu Vatasalaya Co-op. Housing Society Ltd. Admeasuring 1800 sq. ft. (167.22 sq. mtr) being a portion of Kh.No.29,30/1-2-3-4, of Mouza Pardi Corporation House no.606/1/150 Sheet no.776/8, City Survey no.27 P.H.No.34 ward no.21 within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust Tah. & Dist.Nagpur belonging to Mr. Vinod Gulabrao Wankhede and the same is bounded as under:Towards East: Plot no.165 / Towards West: Road wide 25 ft. / Towards North: Plot no.149 / Towards South: Plot no1
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Reserve Price Rs. 70,00,000=00(Rs Seventy Lakhs only)

Demand notice Dt. 04.10.2018/ Symbolic Possession notice 13(4) dt. 21.12.2018/ Physical Possession of Residential House Plot no 150, Gayatri colony, netaji nagar, Behind Nagpure School Bharatwada Nagpur was taken on 01.03.2024 / Physical Possession of Factory land of Tah. Mouda Dist. Nagpur is taken on 13.03.2024 Total outstanding Rs. 1,95,28,319=00 as on 30.09.2018 + Futher interest on Secured Cash Credit @16 % & Term loan @15% w.e.f. 01.10.2018
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Terms and conditions of Sale :- (1) Interested parties / Persons are invited to submit their unconditional bid in sealed envelope addressed to **Authorized Officer M.L.Doba**, for the above mentioned immovable properties respectively on “ **as is where is As is what is and whatever there is basis** ” on any business day up to **date 30.03.2024** Up to **4.00 p.m.** along with 10% of the offer amount as required towards earnest money deposit in the form of Bank Draft /Pay Order of any Nationalised Bank in favour of Nagpur Nagarik Sahakari Bank Ltd., At Bank's Head Office. **Interested parties may submit the bid only for plant and machineries or both plant and machinery and land & building.**

(2) Respective properties shall not be sold below the Reserve Price.

(3) Bidders would be given opportunity to improve offer amount after the bids are opened.

(4) The Bank Shall not be liable for any dues, encumbrances that may be in the form of rent, taxes, cess, dues etc. over the properties which shall be paid and payable by the successful bidder only.

(5) The successful bidder will have to deposit 25 % of final bid amount immediately in Cash/ P.O. /D.D. and balance amount within 15 days from the date of acceptance of the final bid or within such extended time period as would be agreed upon. In case of default of payment within the period mentioned above, the properties shall be resold and the deposit shall stand forfeited and defaulting purchasers shall not have any claim to the respective properties or to any part of sum for which the properties may be subsequently sold.

(6) All expenses relating to the Stamp duty, Registration, any other known/ unknown liability expenses etc. has to be borne by the purchaser for getting the sale certificate of the property registered.

(7) The Bank reserves the right to reject all or any offer/ bid without assigning any reasons in respect of Property.

(8) Details of sale are also available on bank's website www.nnsbank.co.in

The Sale would be conducted at Bank's Head Office on **date. 30.03.2024** at **4.00 p.m.** The Borrowers may remain present at the time of opening of the bid. In case due to any reason the auction process could not take place / cancelled by the Bank, the authorised officer can conduct auction by displaying the notice of auction on Notice Board of the bank at Bank's Head Office and **no further publication will be done.**

(9) Interested persons may submit request application for inspection of Property which shall be made available according to Convenience.

STATUTORY SALE NOTICE UNDER SARFAESI ACT

The Borrowers are hereby notified to pay the total dues before the date of auction failing which property will be auctioned as per terms and balance, if any, shall be recovered with the interest and cost from them. The objection as to reserve price shall not be entertained. This is also a Statutory Notice of Sale to the Borrowers / Guarantors and Mortgagors concerned.

Place: **NAGPUR**
Date: **15.03.2024**

M.L.Doba (AUTHORISED OFFICER) mobile no.8378979186
NAGPUR NAGARIK SAHAKARI BANK LTD., HEAD OFFICE, NAGPUR.