

SALE NOTICE UNDER SARFAESI ACT.

Notice Inviting Bids/ Tender under SARFAESI Act. 2002.

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 (Enforcement)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 off the following properties . As such the properties are put to sale and offers are invited from the public.

Further Notice is hereby given to the borrower/s , Guarantors and 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 properties by adopting any of the method mentioned in Rule 8(5) of the above rules.

| Name of the borrowers ,Sureties and mortgagors | Description of Immovable properties for sale |
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| 1) M/s Great wall Corporate Services Pvt.Ltd. Regd.office at 02, MHADA Commercial Complex, Near Phule nagar RTO, Yerkheda, Pune-411006. A Private Limited Co. represented by its Directors, a) Shri Pratap Ambajirao Kadam b) Shri Ashish Pratap Kadam c) Smt. Trupti Ashish Kadam Guarantors :1) Shri Pratap Ambajirao Kadam R/o.C-1/802, Hari Ganga Society, Near Phule Nagar RTO, Yerwada,Pune-411006. 2) Shri Ashish Pratap Kadam , R/o.C-1/802, Hari Ganga Society, Near Phule Nagar RTO, Yerwada,Pune-411006. 3) Smt. Trupti Ashish Kadam , R/o.C-1/802, Hari Ganga Society, Near Phule Nagar RTO, Yerwada,Pune-411006. | PROPERTY- 1)All that piece and parcel of Free hold land Property bearing Gat no.18 admeasuring about 01H 47R out of the total admeasuring 01H 69R and Gat no.19/4+5/1 admeasuring 02H 69.21R out of total admeasuring 02H 77.96R . Thus total land admeasuring 41621 Sq.meters and the proposed construction thereon as per the sanctioned plan situated at village Khavti, Taluka Khed , Dist.Ratnagiri within the limits of Grampanchayat limits of Khavti and also within the limits of Sub -Registration Tal: Khed, Dist.Ratnagiri. The said properties belonging to Mr.Ashish Pratap Kadam and is bounded as under :Towards East : Land belonging to Mr.Mangesh Vinayak Bhosale & Survey /Gat no.19 Hissa no.9 & 10./ Towards West : Property belonging to Mrs.Veena Vidyadhar Kolwankar,and house property of Mr.Praful Kashiram Sheth & S.No.9 & Mumbai Goa Highway. / Towards North: Survey/Gat no.11 & Part of Hissa no.4 / Towards South: Survey/Gat no.9 & Chorati River . |
| Demand Notice Dt.26.07.2019 / Possession Notice Dt.31.10.2019 / Total Outstanding Rs.6,26,20,666=00 + Further Interest @16% W.E.F.01.07.2019. Note :Auction sale notice was also published on 19.12.2019 ,04.02.2020 and 13.08.2020, 09.09.2020 & 14.01.23 but no bid was received. | |

NOTE: Out of total 41621 Sq.meters of land in Gat no.18 and 19/4+5/1 area of N.A. Land with whatever building construction thereon and available for building construction as per respective sanction orders of Sub Divisional officer, Khed bearing Nos. LNA /SR//181/2016 to 189/2016 dated 20.09.2016 is 27517 sq.mtrs. Further balance 14104 sq.mtrs. Land is spared for internal road, amenities and connected and adjacent to entire N.A.sanctioned land. It bears N. A.potential in view of essential connectivity to N.A.sanctioned land. Thus total land available for sale is 41621 sq. mteters.

RESERVE PRICE RS. 6,11,00,000=00 (Rs. Six Crore Eleven Lakhs Only)

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 property/Properties specifying details of the Property on “ **As is where is and As is what is basis and whatever there is basis** ” on any business day up to **date. 19.10.2023 up to 4.00 p.m.** alongwith 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.

2) Respective Property/Properties shall not be sold below the Reserve Price .

3) Bidders would be given opportunity to improve offer amount after the respective 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 respective 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 period as may be agreed upon . In case of default of payment within the period mentioned above, the respective property/ Properties shall be resold and the deposit shall stand forfeited and defaulting purchasers shall not have any claim to the respective property / Properties or to any part of sum for which the respective Property / 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 respective property registered.

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

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 19.10.2023 at 4.00 p.m.** The Borrower,/ Guarantors may remain present at the time of opening of the bid. In case due to any reason the auction process could not take place/ Canceled by the Bank, the Authorized 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.**

STATUTORY SALE NOTICE UNDER SARFAESI ACT

The Borrowers / Guarantors and mortgagors are hereby noticed to pay the total dues before the date of auction failing which property will be auctioned as per terms . The objection as to reserve price, shall not be entertained. This is also a Statutory Notice of Sale to the Borrower / Guarantors and Mortgagors concerned.

CAMP: PUNE

PLACE: NAGPUR

Date : 28.09.2023

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