

SALE NOTICE

(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 of 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 & Mortgagors under rule 8(6) of the Security Interest (Enforcement)Rule-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. Further, if the sale proceed of such sale are not sufficient to cover the entire outstanding dues of the Demand Notice then the Borrower and Sureties, Mortgagors shall be jointly and severally liable to pay the amount of short fall in the accounts to The Nagpur Nagarik Sahakari Bank Ltd., Nagpur.

Name of the Borrower, Guarantors, Mortgagors 1) M/s. Durga Paper Mart Office at Lake View Lodge, Gandhi Sagar, East Nagpur -440032 A Partnership Firm Represented by its Partners: a) Mr.Rajesh Ramvilas Khandelwal b) Mr.Ashish Rajesh Khandelwal 2) Mr.Rajesh Ramvilas Khandelwal R/o.Ram Mandir Galli, Tilak Putla, Mahal, Nagpur – 440032. 3) Mr.Ashish Rajesh Khandelwal. R/o.Ram Mandir Galli, Tilak Putla, Mahal, Nagpur – 440032. 4) Mr. Gopal Badrinarayan Khandelwal R/o.Tirupati Nav Durga Apartment,Yogeshwar Nagar, Dighori, Nagpur 5) Smt.Rita Rajesh Khandelwal R/o.Ram Mandir Galli, Tilak Putla, Mahal, Nagpur – 440032. 6) Mr.Rajeshkumar Ramvilas Khandelwal (H.U.F) through Karta Rajeshkumar Ramvilas Khandelwal R/o.Ram Mandir Galli, Tilak Putla, Mahal, Nagpur – 440032.
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Description of Immovable Property All that 50% share and interest in all that piece and parcel of land within the local limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, bearing Corporation house no.197 out of Division 1, Circle no 1, Mouza Nagpur Sheet no 203,city survey no 246 ward no.34 situated at Gandhisagar Nagpur admeasuring length East-West from northern side 11.58 mtrs.(38 ft.) & from Southern side 13.26 mtrs.(43.60 ft.) and width North-South from East 12.26 mtrs.(40.3 feet) & from West 12.92mtrs.(39.10 ft.)Total admeasuring 151.70 sq. mtrs. (1633 sq. ft.) (As per city survey record 166.50 sq.mtrs.) And out of total built up area ground floor with built up area 48.936 Sq.meters, second floor entire built up area 110.038 sq. meter. Built up area of two rooms on terrace 33.93 sq.meters total built up area admeasuring 192.90 sq. mtrs with ownership of Mr. Rajesh kumar Ramvilas Khandelwal H.U.F. and common terrace rights more particularly described as per registered Partition Deed dated 05.10.2016 and map annexed thereto. The property is bounded as under: Towards East: NMC Galli Towards West: Service Lane thereafter house of shri Paranjpe/ Towards North: Plot of Shri Rajesh Khandelwal Towards South: Road.

Reserve Price Rs.1,30,00,000=00 (Rs One Crore Thirty Lakhs only)	Demand notice dt.08.06.2021 / Possession notice dt.22.10.2021 /Physical Possession date 06.11.2023 /Total Outstanding Rs.1,19,61,454/- + further interest @ 15.50% w.e.f.01.06.2021.
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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 **Authorised Officer M.K.SHAH**, 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. 25/04/2024** 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 (2) Property 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** (9) The Sale would be conducted at Bank's Head Office on **date. 25/04/2024** 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.** (10) **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 noticed 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 : 22.03.2024

M.K.SHAH (AUTHORISED OFFICER) M.NO. 9922946795
NAGPUR NAGARIK SAHAKARI BANK LTD., HEAD OFFICE, NAGPUR.