



TIRUPATI URBAN CO-OP BANK LTD.

H.O:- 172, Shradhanand Peth, South Ambazari Road, Nagpur-440 010. Tel.0712 - 2231772, 2235600, M. : 9158884856

RE-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE / MOVABLE PROPERTIES [Refer Rule 6, 8 (5) (6) & Rule 9]

Notice inviting Tender / Bids under SARFAESI Act 2002. (Second Time)

Auction Sale Notice for Sale of Immovable / Movable Secured Assets under the Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 read with provisions to Rule 6, 8, 9 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and particularly to the borrowers and guarantors / mortgagor that the below described secured assets mortgaged / charged to Tirupati Urban Co. Op. Bank Ltd., (Secured Creditor) is put to Auction Sale, and tenders are invited from public for recovering below mentioned dues. Details of which are as under :-

A/c. No.	Names and address of Borrower / Guarantors / Mortgagor / Noticees	Description of Secured Assets / Immovable / Movable Properties available for Auction Sale	Reserve Price	Possession Status	Outstanding Dues	Date, Place, time for submission of Tenders	Tender Opening / Sale / Auction Date, Place, Time
			EMD Amount				
184/519 & 184/520 Shradha nandpeth, Branch Nagpur	1. M/s Samrat Hospitality Ventures Office at 11/1, Samrat House, Dhantoli, Nagpur-440012 through its partners 2. Shri. Suresh Bhaiyalal Jaiswal 3. Shri. Sanjeet Suresh Jaiswal 4. Shri. Amresh Suresh Jaiswal 5. Shri. Prashant Suresh Jaiswal 11/1, Samrat House, Dhantoli, Nagpur-440012 And or 14 – C Chhaya Villa, Dhantoli, Nagpur-440012. 6. Smt. Saloni Sanjeet Jaiswal, 14 – C, Chhaya Villa, Dhantoli, Nagpur-440012. 7. Smt. Anuja Prashant Jaiswal 14 – C, Chhaya Villa, Dhantoli, Nagpur-440012. 8. Smt. Nancy Amresh Jaiswal 14 – C Chhaya Villa, Dhantoli, Nagpur-440012.	SCHEDULE I The undivided 1.20 percent (respectively of each block) share and interest in all that piece and parcel of land bearing Kh. No. 101/3 of Mouza- Sitabuldi P.S.K. 8, containing by admeasurement 5466.20 Sq. Mtrs. together with the entire R.C.C. Superstructure comprising showroom / bank hall / office block / shop No.703-B (West part of 703/A) covering a built-up area of 165.91 Sq. Mtrs. and office block/ shop No. 703-A covering a built-up area of 170 Sq. Mtrs. total area together 335.91 Sq. Mtrs. on the Seventh Floor of a building constructed thereon and known and styled as " SHRIRAM SHYAM TOWER " bearing corporation house No. 64 (Old 234), city survey No. 1866 and sheet No.34 of Mouza-Sitabuldi, situated at S.V. Patel Marg, Kingsway, Civil Lines, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 65 in Tahsil and District Nagpur and land is bounded as under:- On the East - Central Bank On the West – N.I.T. Office On the North – Church On the South – Kingsway	Reserve Price Rs. 3,00,00,000/-	According to order passed by Hon'ble Dist. Magistrate Nagpur on 15/10/2020 Hob'ble Tahasildar, Nagpur city has handed over the physical possession of immovable property described in Schedule I to bank along with furniture and other movables on 17/11/2021	Outstanding amount as on 31/12/2021 in Term Loan Account No 519 Rs. 3,09,33,035/- plus interest and charges from 01/01/2022 and Outstanding amount as on 31/12/2021 in Term Loan Account No 520 Rs. 56,21,346/- plus interest and charges from 01/01/2022	Till 09/02/2022 Time : upto 2.00 pm at Head Office, Tirupati Urban Co. Op. Bank Ltd., 172, Shradhanandpeth, South Ambazari Road, Nagpur - 10	On 10/02/2022 Time : at 2.00 pm at Head Office, Tirupati Urban Co. Op. Bank Ltd. ; 172, Shradhanandpeth, South Ambazari Road, Nagpur - 10
			Reserve Price Rs. 11,20,000/-				

Terms and conditions of Sale :- (1) The interested purchaser has to submit his unconditional Tender offer alongwith Earnest Money Deposit (EMD), payable by D.D. / Pay order / RTGS / NEFT and submit to Tirupati Urban Co. op. Bank Ltd., as mentioned above. Further on acceptance of Bid / Tender successful Bidder / Tenderer has to deposit the 25% of Purchase price immediately and remaining amount within 15 days thereof. (2) The sale is on "AS IS WHERE IS" "AS IS WHAT IS" and "WHATEVER THERE IS" basis. (3) The opening of tenders will be done as described above & interested buyers shall remain present at the time of opening of tender and the Borrowers/Mortgagors also can remain in attendance. (4) Bank reserves its right to reject all or any offer without assigning any reasons at any stage before Confirmation of Sale and/or issue of Sale Certificate. (5) Before submitting the tender, the tenderers should satisfy themselves about the rights, title, encumbrances, litigation, interests dues payable in respect of the property in question and later on no objections of any kind shall be entertained in this regard. (6) The Bank shall not be liable for any due encumbrances that may be in the form of rent, taxes, legal dues, other dues, cess etc. over the said property which shall be paid and payable by the successful bidder only. The principles of Caveat Emptor shall apply to all transactions. (7) The date of inspection of the property is fixed on 28/01/2022. Interested persons may call **Shri Nitin Korke Mobile No. +9158884856** for the purpose of inspection. (8) The Tender/Bidding forms are available at the Tirupati Urban Co.op. Bank Ltd., HO 172, Shradhanandpeth, South Ambazari Road, Nagpur - 10 during working hours which can be purchased by the interested bidders on payment of Rs. 500/- + GST. The said Tender document contains all other terms and conditions which shall be binding on the parties.

STATUTORY SALE NOTICE UNDER SARFAESI ACT

The Borrowers / Mortgagors / Guarantors are hereby given notice to pay the total dues before the date of Auction failing which above mentioned properties will be auctioned as per terms & condition of bank and balance, if any, shall be recovered with the interest and cost from them. This is also a Statutory Notice of Sale read with Rule 6, 8, 9 of the Security Interest (Enforcement) Rule 2002 to the Borrowers / Guarantors / Mortgagors concerned.