



## RE-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES [Refer Rule 8 & 9]

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

Auction Sale Notice for Sale of Immovable Secured Assets under the Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 read with provision to Rule 8 & 9 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and particularly to the borrowers and Guaranters / Mortgagor that the below described secured assets mortgaged / charged to Tirupati Urban Co. Op. Bank Ltd., (Secured Creditor) is put to Public 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 / Co-borrower/ Guarantor /Mortgagor	Description of Secured Assets / Mortgaged Property	Reserve Price EMD Amount	Outstanding Dues as on 30/04/2019	Date, Place, time for submission of Tenders	Sale / Public Auction Date, Place, Time					
Cash Credit Account No. 175/119 Branch Gandhibag Nagpur	(1) M/s. Jagdamba Agencies through its Proprietor Mr. Shailesh S/o Upendra Singh, 43, Koradi Road, Near Modern School, Welcome Nagar, Koradi (N.V.), Bokhara, Koradi TPS., Tah - Nagpur, Dist - Nagpur -441111 (2) Mrs. Nutan W/o Rakesh Singh, 43, Koradi Road, Near Modern School, Welcome Nagar, Koradi (N.V.), Bokhara, Koradi TPS., Tah - Nagpur, Dist - Nagpur -441111 (3) Mr. Rakesh S/o Upendra Singh, 43, Koradi Road, Near Modern School, Welcome Nagar, Koradi (N.V.), Bokhara, Koradi TPS., Tah - Nagpur, Dist - Nagpur -441111 (4) M/s. Jagdamba Vet Product Pvt. Ltd. through its Director Mrs. Nutan Rakesh Singh, 43, Koradi Road, Near Modern School, Welcome Nagar, Koradi (N.V.), Bokhara, Koradi TPS., Tah - Nagpur, Dist - Nagpur -441111.	<b>SCHEDULE I ( Property Owned by Smt. Nutan Rakesh Singh )</b> All that piece and parcel of land bearing Survey No. 56, admeasuring 1.46 H.R. Bhogwatdar class No.1 jama Rs. 4.65, Khate No. 310 old 298, New 352, Mouza Selu, P.H. No. 25, Tah- Kalmeshwar, Grampanchayat – Kalmeshwar, Dist – Nagpur which is bounded as under :- On the East :- Road, On the West :- Open Space, On the North :- Kh. No. 57, On the South :- Kh. No. 52.	Reserve Price <b>Rs. 1,04,22,900/-</b> EMD Amount <b>Rs. 10,42,290/-</b>	13(2) Notice issued on 13/05/2019 Rs. 6,61,09,495/- Plus Interest & charges from 01/05/2019 & 13(4) Notice Issued on 21/03/2020 as per provision of SARFAESI Act 2002	Till <b>26/12/2022</b> Time : upto <b>11.30 am</b> at Banks Head Office,172, Shradhdhanandpeth, SA, Road, Nagpur	on <b>26/12/2022</b> Time : at <b>3.00 pm</b> at Banks Head Office,172, Shradhdhanandpeth, SA, Road, Nagpur					
		<b>SCHEDULE II (Property Owned by Smt. Nutan Rakesh Singh)</b> All that piece and parcel of land bearing / consisting of (1) Survey No. 67/1, admeasuring 0.70 H.R. Bhogwatdar class No.1 jama Rs. 2.05, (2) Survey No. 67/5, admeasuring 0.61 H.R. Bhogwatdar class No.1 jama Rs. 1.70, (3) Survey No. 67/6, admeasuring 0.61 H.R. Bhogwatdar class No.1 jama Rs. 1.70, (4) Survey No. 67/7, admeasuring 0.61 H.R. Bhogwatdar class No.1 jama Rs. 1.70, (5) Survey No. 67/8, admeasuring 0.67 H.R. Bhogwatdar class No.1 jama Rs. 1.80, (6) Survey No. 67/9, admeasuring 0.67 H.R. Bhogwatdar class No.1 jama Rs. 1.80, (7) Survey No. 67/10, admeasuring 0.60 H.R. Bhogwatdar class No.1 jama Rs. 1.80,	R.P - Rs. 49,97,700/- E.A. - Rs. 4,99,770/- R.P - Rs. 43,55,100/- E.A. - Rs. 4,35,510/- R.P - Rs. 43,55,100/- E.A. - Rs. 4,35,510/- R.P - Rs. 43,55,100/- E.A. - Rs. 4,35,510/- R.P - Rs. 47,83,500/- E.A. - Rs. 4,78,350/- R.P - Rs. 47,83,500/- E.A. - Rs. 4,78,350/- R.P - Rs. 42,83,100/- E.A. - Rs. 4,28,310/-								
		Above said property of schedule II situated in Khate No. 310 old 298, New 352, Mouza Selu, P.H.No.25, Tah- Kalmeshwar, Grampanchayat – Kalmeshwar, Dist – Nagpur which is bounded as under :- On the East :- Road, On the West :- Road, On the North :- Kh. No. 66, On the South :- Kh. No. 67/2 and 67/4.									
		<b>SCHEDULE III (Property Owned by Smt. Nutan Rakesh Singh)</b> All that piece and parcel of Land bearing / consisting of (1) Survey No. 67/3, admeasuring 1.34 H.R. Bhogwatdar class No.1 jama Rs. 3.75, (2) Survey No. 67/4, admeasuring 1.34 H.R. Bhogwatdar class No.1 jama Rs. 3.75,	R.P - Rs. 95,66,100/- E.A. - Rs. 9,56,610/- R.P - Rs. 95,66,100/- E.A. - Rs. 9,56,610/-								
		Above said property of schedule III situated in Khate No. 310 old 298, New 352, Mouza Selu, Patwari Halka No. 25 Tah. Kalmeshwar, Grampanchayat Kalmeshwar, Dist. Nagpur which is bounded as under :- East :- Khasra No.67/2, West :- Road, North :- Kh. No. 67/5 to 67/10, South :- Kh. No. 27 and 28.									
		<b>SCHEDULE IV ( Property Owned by M/s Jagdamba Vet Product Pvt. Ltd.) Through its Director Mrs. Nutan Rakesh Singh</b> All that piece and parcel of land bearing Survey No. 67/2, admeasuring 1.34 H.R. Bhogwatdar class No.1 jama Rs. 3.75, P.H. No. 25, Mouza Selu, Tah- Kalmeshwar, Grampanchayat – Kalmeshwar, Dist – Nagpur which is bounded as under :- On the East :- Road, On the West :- Kh. No.67/3 to 67/4, 67/5 part, On the North :- Kh. No. 67/1, On the South :- Kh. No. 2,	Reserve Price <b>Rs. 95,66,100/-</b> EMD Amount <b>Rs. 9,56,610/-</b>								
		All that piece and parcel of Plot No.43 admeasuring 2150 Sq. Ft. (199.73 Sq.Mtr.) alongwith construction of house and amenities comprising part of Khasra No. 183/1, P.H.No. 12-A, Mouza – Bokhara, Tahsil & District Nagpur situated within the limits of Gram Panchayat Bokhara and bounded as under - On the North : Plot No. 42, On the South : Open Land, On the West : Plot No.29 & 30, On the East : 25 feet wide Road.	Reserve Price <b>Rs. 54,56,700/-</b> EMD Amount <b>Rs. 5,45,670/-</b>								
		<b>This is the 4th Auction Sale publication for the above said properties. Property and documents inspection date for above said all properties on 19/12/2022 from 11.00 am to 4.00 pm.</b>									
		Over Draft against property Account No. 236/1 Branch Gandhibag Nagpur	(1) M/s. Jagdamba Agencies through its Proprietor Mr. Shailesh S/o Upendra Singh, 43, Koradi road, Near Modern School, Welcome Nagar, Koradi (N.V.), Koradi T P S., Bokhara, Tah- Nagpur, Dist.- Nagpur -441111 (2) Mr. Rakesh S/o Upendra Singh, 43, Koradi Road, Near Modern School, Welcome Nagar, Koradi (N.V.), Koradi TPS., Bokhara, Tah - Nagpur, Dist - Nagpur -441111 (3) Mrs. Nutan W/o Rakesh Singh, 43, Koradi Road, Near Modern School, Welcome Nagar, Koradi (N.V.), Koradi TPS., Bokhara, Tah - Nagpur, Dist - Nagpur -441111.				All that piece and parcel of Plot No.43 admeasuring 2150 Sq. Ft. (199.73 Sq.Mtr.) alongwith construction of house and amenities comprising part of Khasra No. 183/1, P.H.No. 12-A, Mouza – Bokhara, Tahsil & District Nagpur situated within the limits of Gram Panchayat Bokhara and bounded as under - On the North : Plot No. 42, On the South : Open Land, On the West : Plot No.29 & 30, On the East : 25 feet wide Road.	Reserve Price <b>Rs. 54,56,700/-</b> EMD Amount <b>Rs. 5,45,670/-</b>	13(2) Notice issued on 13/05/2019 Rs. 40,36,619/- Plus Interest & charges from 01/05/2019 & 13(4) Notice issued on 21/03/2020 as per provision of SARFAESI Act 2002	Till <b>26/12/2022</b> Time : upto <b>11.30 am</b> at Bank's Head Office,172, Shradhdhanandpeth, SA, Road, Nagpur	On <b>26/12/2022</b> Time : at <b>3.00 pm</b> at Bank's Head Office,172, Shradhdhanandpeth, SA, Road, Nagpur

**Terms and conditions of Sale :-** (1) Offers are invited to sale the above said properties on "As is where is, As is what is and whatever there is" basis. Interested buyers are requested to submit their unconditional Tender / Bid alongwith KYC documents to Authorized Officer alongwith EMD amount by PO / DD / RTGS / NEFT mode in the name of Authorised Officer Tirupati Urban Co. Op. Bank Ltd., in sealed envelope by mentioning (Name of borrower) for purchase of which offer is submitted. Place of obtaining the tender form is Tirupati Urban Co. Op. Bank Ltd., H.O. at 172, Shradhdhanandpeth, South Ambazari Road, Nagpur - 10 at the cost of Rs. 500/- + GST. The above said properties mentioned in the schedules can be purchased at once as a total property or it can also be purchased as a separate individual property. The sale shall be conferred on the person / Tenderer making highest bid / tender / offer subject to confirmation by the secured creditor. The borrower / guarantor / mortgagor can remain present at the time of opening of Tenders. (2) To the best of knowledge of Secured Creditor there is no encumbrances on Secured Assets. In spite of it, before submitting the tender the tenderer should satisfy himself about the rights, title, encumbrances, litigation, interests, dues payable in respect of the property in question and later on no objection of any kind shall be entertained in this regard. (3) EMD amount of unsuccessful tenderer will be refunded. No offers / bids / tenders below reserve price shall be entertained. (4) An opportunity will be given to tenderers to enhance the offer / bid / tender amount, after opening the tenders. (5) Paying off applicable stamp duty/additional stamp duty/transfer and registration charges, fees, statutory / non statutory dues, taxes, GST, rates assessments, charge fee, claims owing to anybody, statutory deposits under Income Tax Act etc., will be responsibility of the buyer only. Also 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. (6) The successful purchaser will have to deposit 25% of final purchase price in favour of bank (inclusive of earnest money deposit) immediately (i.e on the same day or not later than next working day) after the tender / bid gets final in the form of Pay Order / Demand Draft / RTGS / NEFT and balance amount of said purchase price shall be paid by the purchaser to bank on or before the fifteenth day after sale is conferred on him of sale of the immovable property or such extended period (as may be agreed upon in writing between the purchaser and bank). In case of default of payment within the period mentioned above, the property shall be resold and the deposit shall stand forfeited and defaulting purchaser shall not have any claim to the respective property or to any part of sum for which the property may be subsequently sold. (7) The sale certificate will be issued in the name of tenderer / successful purchaser only. (8) Authorized Officer has absolute right to accept or reject any or all tender (s) or adjourn / postpone / cancel / change terms and conditions of sale without assigning any reason (9) Present sale notice is also uploaded on the Bank's website i.e. www.tirupatibank.com (10) For further details please contact 8451002404 / 9158884856. (11) Please note that for description of property matter published in English be treated as valid version.

### 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 thereafter balance, if any, shall be recovered with interest and cost from them. This is also a Statutory Notice of Sale read with Rule 8 & 9 of the Security Interest (Enforcement) Rule 2002 to the Borrowers / Guarantors / Mortgagors concerned.

**Ram Diwaker**  
Authorised Officer, Tirupati Urban Co. Op. Bank Ltd.,

Place : Nagpur Notice Date : 09/12/2022 Publication Date : 10/12/2022