

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-mail: recovery@nnsbank.com website: www.nnsbank.co.in

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.

1). Mr. Deepak Vasant Rao Barad (Borrower & Mortgagor) R/o: "Shree", House No: 760, Golibar Chowk, Panchpaoli Road, Near Radhe Cycle Store, Jaganath Budhawari Nagpur (M.H)-440002. **2). Mrs. Poonam Deepak Barad (Guarantor & Co-Mortgagor)**, R/o: "Shree", House No: 760, Golibar Chowk, Panchpaoli Road, Near Radhe Cycle Store, Jaganath Budhawari Nagpur (M.H)-440002. **3). Mr. Raju Vasant Rao Barad (Guarantor & Co-Mortgagor)**, R/o: "Shree", House No: 760, Golibar Chowk, Panchpaoli Road, Near Radhe Cycle Store, Jaganath Budhawari Nagpur (M.H)-440002. **4). Mrs. Sunita Raju Barad (Guarantor & Co-Mortgagor)**, R/o: "Shree", House No: 760, Golibar Chowk, Panchpaoli Road, Near Radhe Cycle Store, Jaganath Budhawari Nagpur (M.H)-440002.

Description of Immovable Property: All that piece and parcel of Land bearing Corporation House No -768, Ward No 45, Sheet No 133, City Survey No 331,admeasuring 201.90 Sq. Metres (2173.23 Sq. Ft) with present & future construction, Situated at Jagnath Budhwari, within the limits of Nagpur Municipal Corporation & Nagpur Improvement Trust, mouza-Nagpur, Tehsil and District-Nagpur. The property is belonging Jointly in names of Mrs. Poonam Deepak Barad, Mr. Deepak Vasant Rao Barad, Mr. Raju Vasant Rao Barad & Mrs. Sunita Raju Barad and bounded as under : Towards East: House of Barad//Towards West : Galli & House of Khapre, // Towards North: House of Moudekar & Ramtekkar // Towards South : House of Bawane.

Note: The above Security also carries Composite Charge for Credit facility sanctioned to Mrs. Poonam Deepak Barad.

Reserve Price Rs.1,26,00,000=00 (Rs One Crore Twenty Six Lakhs only)

Demand notice dt. 30.11.2024/ Possession notice dt. 21.02.2025 / Total Outstanding Rs.9,91,962/-+ further interest @ 12.50% w.e.f. 01.12.2024.

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. 11/06/2025** 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 Nationalized 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. 11/06/2025** at **4.00 PM**. 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 : 04.05.2025

M.L.Doba (AUTHORISED OFFICER) M.NO. 8378979186

NAGPUR NAGARIK SAHAKARI BANK LTD., HEAD OFFICE, NAGPUR.