



SHRIRAM URBAN
CO-OP.BANK LTD. NAGPUR

Head Office " 'Shrinidhi', Kulkarni-Deshmukh Layout,
Shraddhanandpeth, Nagpur 0712-2231659, 8600076206

AUCTION SALE NOTICE

WHEREAS the undersigned being the authorised officer of the Shriram Urban Co-operative bank Ltd., Nagpur under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (Second) Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 9 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice calling upon the following borrowers to repay the amount mentioned against their respective names together with interest thereon, at the applicable rates, as mentioned in the said notice, within 60 days from the date of receipt of the said notice alongwith incidental expenses, cost, charges etc., till the date of payment and/or realization. The borrowers herein below mentioned having failed to repay the entire amount alongwith future interest, incidental expenses, cost, charges etc., inspite of various opportunities, notice is hereby given to the borrowers and the public in general that the undersigned has taken the **SYMBOLIC possession** of the property more particularly described herein below in Column (D) in exercise of powers conferred on him under section 13 (4) of the said Act read with rule 8 & 9 of the said rules on the date mentioned in column (E). The borrower(s) in particular and the public in general are hereby notified that the schedule property shall be sold by public Auction for recovery of below mentioned dues payable by the Borrower/Guarantor, in exercise of power conferred under Rule 8 & 9 of Security Interest (Enforcement) Rules, 2002. This is also a notice to the Borrower/s Guarantor/s & Mortgagor/s of parties mentioned in column (A) below and their Guarantors about the holding of Auction sale of the below mentioned properties at the below mentioned date & time, and they may redeem the properties by making payment within 30 days or before the close of auction in terms of Section 13(8) of SARFAESI Act, 2002.

Name of the Borrower (owner of the property)	Date of Demand Notice	Amount O/s- (Rs.)	Description of the property mortgaged	Date of Possession Symbolic	Reserve Price (Rs.)	Date of Auction Sale
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1- M/S. CARTEL CAR CARE A Proprietorship concern, represented through its proprietor SHRI.PRATIK UMESH NARNAWARE 2-SHRI.PRATIK UMESH NARNAWARE Proprietor M/s. Cartel Car Care At: Plot No. 36, Rajeshwar Nagar-B, Godhani Railways, Nagpur- 440023 3-SHRI.SHEKARSINGH DILIPSINGH BAGHEL AT: House No. 1151, Plot No.8, Shyam Shobha Opposite Fire Engineering College, Rajeshwar Nagar-B, Godhani Railway, Nagpur- 440023 4-SHRI.NIKHILESH MANOHAR NAKSHANE At: Plot No. 214, Sahyog Nagar, Nari Road, Uppalwadi, Nagpur- 440026	24/04/2025	Rs. 12,28,260/- [Rupees Twelve Lakhs, Twenty- Eight Thousand Two Hundred and Sixty Only] as on 31.03.2025 With Future interest charges & Expenses, w.e.f. 01.04.2025.	All that piece and parcel of land bearing plot no. 26, admeasuring 140 sqm., [1506.40 sq.fts.], being a portion of entire land bearing Khasra No. 81, of Mouza Godhani Railway, P.S.K. No. 12, including all other easmentary rights, appurtenant & belonging thereto, situated at Village Godhani Railway, Tahsil Nagpur (Rural) and District Nagpur & is bounded as under: North : By Khasra No. 79, South : By Plot No. 25, East : By 9.00 Mtrs. Road, West : By Plot No. 15	01.08.2025	Rs. 1702000/- EMD (10% of Reserve Price) Rs. 170200/-	20.01. 2026

TERMS & CONDITIONS OF SALE -

Tender forms are available at Shriram Urban Co-operative Bank Ltd. Head Office "Shreenidhi" 4, 2nd Floor, Kulkarni-Deshmukh Layout, Shraddhanandpeth Square, Laxminagar, Nagpur - 440022 and the Interested Parties/Persons are invited to submit their tender in sealed envelope for the above mentioned immovable property to be sold on "AS IS WHERE IS AND WHAT IS BASIS" up to the below mentioned dates, during office hours, on any business day along with 10% of the offer amount - towards Earnest Money Deposit (EMD) in the form of Bank Draft / Pay Order in favour of Shriram Urban Co-operative Bank Ltd., payable at Nagpur. All tenders received up to the respective below mentioned date shall be opened at the bank's office.

- Date of Inspection:-30.12.2025 & Last date of submission of the tender is 19.01.2026 by 05:00 PM at Shriram Urban Co-operative Bank Ltd. Head Office "Shreenidhi" 4, 2nd Floor, Kulkarni-Deshmukh Layout, Shraddhanandpeth Square, Laxminagar, Nagpur - 440022.
- Date and Time of Opening of the Tender Form: 20.01.2026 at 12:00 Noon & Venue for Opening of Tender: Shriram Urban Co-operative Bank Ltd. Head Office "Shreenidhi" 4, 2nd Floor, Kulkarni-Deshmukh Layout, Shraddhanandpeth Square, Laxminagar, Nagpur - 440022
- That the sale is conducted on "AS IS WHERE IS AND WHATEVER THERE IS BASIS" and the intending bidders should make their discreet inquiries as regards to any claim, charges on the property of any authority, besides the Bank's charges and should satisfy themselves about the title, extent, quality and quantity of the property before submitting their bid. No claim of whatsoever nature regarding the property put for sale, charges/encumbrances over the property or on any other matter, etc., will be entertained after submission of the bids. The tenderers, borrowers, guarantors or owners of the respective immovable properties/ Secured Assets of their authorized representatives, may remain present at the time of opening of the tenders. The tenderers/ prospective purchasers will be given an opportunity to increase / improve their offers after the tenders are opened, if they so desire and are, therefore, advice to remain present either in person or through their duly authorized and empowered representatives. Except for the mortgage charge of Shriram Urban Co-operative Bank Ltd., no other encumbrances are known to the Secured Creditor as on date, therefore, tenderers are advised to take due diligence of their own before submission of their bids.
- The sale is subject to confirmation by the bank. If the Borrower/guarantors pays in full the amount due to the bank, as mentioned in demand notice column (B) issued under section 13(2) of SARFAESI Act, 2002 alongwith interest, expenses, charges and cost incurred

thereon, before the date of acceptance of Bid, the tenders will not be acted upon and necessary communication will be sent.

5. The successful bidder will have to deposit 25% of the final bid amount (i.e. 10% by way of Earnest Money Deposit and 15% immediately on acceptance of bid on the date of auction sale or on the next preceding date immediately) and the balance amount i.e. 75% of the final bid to be paid by the purchaser on or before 15th day from the date of acceptance of the final bid. In case of default of payment of auction sale amount within the period mentioned above, the property shall be resold and the deposit / payment so made shall stand forfeited and the defaulting purchasers shall not have any claim to the property or to any part of sum for which the property may be subsequently sold. All expenses relating to Stamp Duty, Registration, future government dues, utility charges etc., any other known /unknown liability, expenses etc., has to be borne by the purchaser. The sale certificate will be issued only in the name of the successful bidder.
6. Bank has an absolute right to reject any tender/ tenders without furnishing reasons whatsoever. The intending bidders can contact **Shriram Urban Co-operative bank Ltd.**, at the above stated address for inspection of properties and any other query during the office hours. The EMD of the unsuccessful bidders will be returned on the closure of the auction sale proceedings, as per details provided by such bidders in the "auction bid form", without any interest thereon.
7. To the best of knowledge and information of the authorized officer there is no encumbrance on the property/ies. However the intending bidder should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claim /rights/dues/affecting the property, prior to submitting their bids. The auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all existing and future encumbrances whether known or unknown to the bank. The Authorized officer/secured creditor shall not be responsible in any way for any third party claim /rights/dues.
8. The sale shall be subjected to rules/condition prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and the Security Interests (Enforcement) Rules 2002.
9. The borrower/guarantor/mortgagor are hereby noticed to pay the total outstanding amount as above mentioned before the date of the auction, failing which the property will be auctioned and the balance if any will be recovered alongwith interest from you the borrower/guarantor/mortgagor.

SD/-

Date: 21/12/2025

Place: Nagpur

(Seal)

AUTHORISED OFFICER

SHRIRAM URBAN CO-OPERATIVE BANK LTD. NAGPUR