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SHIKSHAK SAHAKARI BANK LTD.
(SCHEDULED BANK)

Head Office - Gandhisagar, Mahal, Nagpur.-440018

Section 13(2) & 13 (4) of the Securitisation and Reconstruction of Financial Assets Enforcement of Security Interest Act 2002 read with Rule 8 & 9 of Security Interest (Enforcement) of Rules 2002.

PROPERTY FOR SALE

Whereas, the undersigned had issued notice to following borrower's, under section 13 (2) of the Act to pay the dues of the Bank (secured creditor) and where as the borrower has failed to Pay the amount as demanded together costs, charges, interest etc. The undersigned, in pursuance of above, hereby order for sale the under mentioned property on "AS IS WHERE IS BASIS" by inviting offer in sealed envelope from interested parties in satisfaction of the dues of the Bank. The prescribed blank tender form can be obtained by depositing Rs.200.00 (Rupees Two Hundred only) plus G.S.T. @ 18% in cash (Non- refundable) at Head office Gandhisagar, Mahal,Nagpur. **Possession Status of Property is Physical.**

S. N.	Name of Borrowers/ Mortgagor	Liability of the Borrower towards the Bank	Discription of Mortgaged Property	Date of Auction & Time, E.M.D. & Reserve Price
1.	Sitabuldi Branch 1) M/S Tirupati Traders (Borrower) Through it's Proprietor Mr. Jitendra Nandkishor Rathi (Proprietor) 2) Mr. Sohanlal Ghanshyamdas Taori (Mortgagor)	Outstanding As on dt 31/12/2025 Rs.8,00,66,734.62 Plus Interest from 01/01/2026 @ 17.00% & other expenses.	All that piece and parcel of land within the limit of Nagpur Municiple Corporation and Nagpur Improvement Trust, bearing Corporation House No./Plot No. 347/A, Situated at Modi No.1, Mouza Sitabuldi, Ward No.2 (New Ward No.3), Circle No.19/27-D, Bearing City Survey No.3139, admeasuring about 95.90 sq.mtrs. i.e. 1032.50 Sq.fts. Together with the construction standing thereon with all rights thereto with present and future construction thereon. There is no Litigationpending in respect of said Property and the Property is in the Physical possession of the Bank in a Vacant Condition	Dt. 16.10.2026 At 12.30 P.M. Reserve Price Rs. 200.00 lakh EMD Rs. 2.00 lakh Tender Form must be received upto 15.10.2026 Before 5.00 P.M.

The said bid should be accompanied by an Earnest Money which mention above by way of Pay Order/DD/Electronic Transfer (IFSC Code for Electronic Transfer:- SKSB0000002 & A/c No.099150000000394) (Adjustable/ Refundable) payable at Nagpur favouring Shikshak Sahakari Bank Ltd, Nagpur. The bids received after this date will be summarily liable for rejection. The bids must be received by Authorised Officer at Shikshak Sahakari Bank Ltd., Head Office, Nagpur . The bids received as above will be opened on at the time of auction at Head Office, Mahal, Nagpur, and thereafter the bidders will given sufficient opportunity to improve upon their bids. The bid will Finalized on the very same day. The successful bidder will have to pay 25% of the offer amount immediately i.e. Same Day by way of Cash/Cheque/Electronic Transfer. And balance amount i.e. 75% of the offer amount within 15 days from the date of acceptance of final bid. In respect of the above property and hence all the charges levies, Taxes and all other liabilities and statutory dues if any accruing on account of above shall be borne by the purchaser. Stamp Duty, Registration Fee etc for execution of Sale Certificate will be borne by auction purchaser. It is a responsibility of purchaser to obtain necessary No Objection Certificate from NIT/NMC/Nazul/Gram Panchayat/Society or any competent authority etc. required for execution of Sale Certificate. The documents of property available with Bank will be handed over to the purchaser, but the Bank is not responsible for documents not available with it. The undersigned reserves the right to accept or reject any or all bids without assigning any reasons whatsoever. The Authorised Officer can be contacted on mobile No. 8329782901, during the office hours.

Date : 28/09/2026
Place : Nagpur

Authorised Officer
Shikshak Sahakari Bank Ltd, Nagpur
M.No. 8329782901

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