

 TIRUPATI URBAN CO-OP. BANK LTD. H.O.:- 172, Shraddhanand Peth, South Ambazari Road, Nagpur-440 010. Mob. No. : : 9423637078 / 9158884853			
AUCTION NOTICE FOR SALE OF IMMOVABLE SECURED ASSETS [Refer Rule 8 (6)] (4th Time)			
Notice inviting Tender / Bids under SARFAESI Act 2002			
Auction Notice for Sale of Immovable Secured Assets under the Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 read with provisions 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 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 :-			
Names and address of Borrower / Guarantors / Mortgagor / Noticees	Description of Secured Assets / Immovable Property available for Auction Sale / Possession Status	Reserve Price EMD Amount	A/c No., Total Outstanding balance & Date
Branch : Sakardara, Nagpur. 1. Mr. Chetan Pravin Sagole 2. Mr. Pravin Balkrishna Sagole Both R/o of Meghdoot Enclave, Apartment number D-501 on the 5th Floor in the wing -"D", Hudkeshwar (BU), Nagpur 440034. And/Or C/o. Rakshe, Gurukrupa Rishikesh, A-Wing, Flat No. 401, Nandivali Road, Near Sarvodaya Park, Dombivili East - 412108 3. Mr. Kishor Deoraaji Mendhe R/o 292, Sawarbandhe layout, Hudkeshwar Road, Near Durga Mata Temple, Nagpur - 440034. 4. Mr. Jitendra Ishwar Benzade R/o. Plot no. 1, Saubhagya Nagar, Hudkeshwar Road, in front of Vithoba lawn, Nagpur 440034	Property owner : Chetan Pravin Sagole & Pravin Balkrishna Sagole SCHEDULE -"A" (Description of the Project Land) ALL THAT PIECE AND PARCEL OF THE land BEARING PLOT NO, 73 out of sanctioned layout containing by admeasuring- 3780.11 sq.mtrs. being a portion of the entire land bearing Kh.No- 10/B of Mouza- Hudkeshwar (Bz) P.S.K. 37, situated at village - Hudkeshwar (Bz) in Tahsil- Nagpur (Rural) and District- Nagpur and BOUNDED AS UNDER :- On the EAST : 12.00 Mtrs. wide road on the West : Plot No. 68, 69, 70 On the North : Plot No. 58 to 65 on the South : Khasra Boundary SCHEDULE -"B" ABOVE REFERRED TO (Description of the Apartment) All that super structure RCC comprising Apartment No. D-501 on the 5th Floor in the wing -"D" out of the complex to be known as- " MEGHDOOT ENCLAVE " covering a carpet area 49.749 Sq. Mtrs. enclosed balcony 6.694 Sq.Mtrs. , open balcony 5.244 Sq. Mtrs. , terrace area 12.583 Sq. Mtrs. along with Undivided proportionate 1.104 % of share and interest in SCHEDULE -"A" APARTMENT IS BOUNDED AS UNDER :- On the East : By Staircase On the West : By Rear Margine On the North : By Apartment No. D-502 On the South : By Wing B	Reserve Price Rs. 21,15,558/- Earnest Money Deposit Amount Rs. 2,11,556/-	Rs.29,06,221/- on 30/11/2025 A/c. No. 00401710000032 1 Rs.1,24,759/- on 30/11/2025 A/c. No. 00401840000017 1 Thus total outstanding amount of Rs. 30,30,980/- Plus Interest thereon and charges.
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. Further on acceptance of Bid / Tender successful Bidder / Tenderer has to deposit the 25% of Purchase price (Including EMD) immediately and remaining amount within 15 days thereof. (2) Date, Place, time for submission of Tenders - Till 13/01/2026 Time : upto 11.00 am at Head Office, Tirupati Urban Co. Op. Bank Ltd. ; 172, Shraddhanandpeth, South Ambazari Road, Nagpur - 10 (3) The sale is on "AS IS WHERE IS" "AS IS WHAT IS" and "WHATEVER THERE IS" basis. (4) The opening of tenders will be done as described & interested buyers may remain present at the time of opening of tender and the Borrowers/Mortgagors also can remain in attendance. (5) 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. (6) Before submitting the tender, the tenderers should satisfy themselves about the rights, title, encumbrances, litigation, interests payable in respect of the property in question and later on no objections of any kind shall be entertained in this regard. (7) 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. (8) The date of inspection of the property is fixed on 23/12/2025. An interested person may call Mr. Shyam Batra, Mobile No. 9423637078 / Mr. Vivek Pande, Mobile No. 9158884853 for the purpose of inspection. (9) The Tender/Bidding forms are available at the Tirupati Urban Co.op. Bank Ltd., H.O. 172, Shraddhanandpeth, 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. (10) Tender Opening / Sale / Auction Date, Place, Time - On 13/01/2026 Time : at 3.00 pm at Head Office, Tirupati Urban Co. Op. Bank Ltd. ; 172, Shraddhanandpeth, South Ambazari Road, Nagpur - 10 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 property 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 8, 9 of the Security Interest (Enforcement) Rule 2002 to the Borrowers / Guarantors / Mortgagors concerned. Place : Nagpur Date : 09/12/2025			
			Authorised Officer Tirupati Urban Co-op Bank Ltd., Nagpur

Nagpur First

Page No. 3 Dec 09, 2025

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