



GANDHIBAG SAHAKARI BANK LTD.

Head Office : Chitnis Park Chowk, Ruikar Marg, Mahal, Nagpur-440032 Phone 0712-2722284, 2722276
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Public Tender of Sale of Immovable Property (Second Time)

In view of the order/ decree passed by Hon'ble Deputy Registrar, Co-operative Officer Nagpur, the Immovable property of the following debtors have been attached and sealed tender is invited for the sale of the Immovable property attached by the bank. All tenders should be submitted in cash or DD of Rs 1,00,000/- on Thursday 21.08.2025 upto 3.00 PM at the office of Gandhibag Sahakari Bank Ltd, Head Office Chitnis Park Chowk, Mahal, Nagpur. And Same day opening the tenders at 3.30 PM at venue Head Office Chitnis Park Chowk, Mahal, Nagpur. Applications will be accepted at the Head Office, Chitnis Park Chowk, Mahal, Nagpur. Interested parties please take note that the following property is to be sold on "As is where is what is and whatever there is" basis.

Sr. No.	Branch Name Loan A/c No.	Borrower/Guarantors/Mortgagor/ Property Owner's Name & Address	Date of Symbolic & Physical Possession Upset Price, D.V., & EMD. Rs.	Outstanding Loan Amount up to dt.30.06.2025	Date, Time & Place of Tender Deposit & Opening.	Description of property movable / Immovable Property & place
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1)	Main Branch ODAP 20324 26	1) M/s. Max Land Builder & Developers Partners : 1) Shri Rupesh Nilkanthrao Bhanuse Plot No.39/7, Flat No.201 Mahalaxmi Residency Royal Palace Ujwalnagar, Near Under Bridge Manishnagar, Nagpur-440025 2) Shri Pankaj Nilkanthrao Bhanuse Plot No.39/7, Flat No.201 Mahalaxmi Residency Royal Palace, Ujwalnagar, Near Under Bridge Manishnagar, Nagpur-440025 Guarantor : 1) Shri Moreshwar Marotrao Fating A-4, Vyapar Sankul Bharatnagar Near Bank of Maharashtra Amravati Road, Nagpur-440033 2) Shri Madhukar Nagorao Binekar Plot No.17, Netajinagar, Kalamana Market Road, Nagpur-440008	Symbolic Possession Dt.10.11.2022 & Physical Possession Dt.22.11.2023 Reserve Upset Price Distress Value Rs.71,00,000/- Earnest Money Deposit Rs. 1,00,000/-	Rs. 5,13,17,198/- Till Date 30.06.2025 from Date 01.07.2025 + Intt. + Expenses Balance	Tender Deposit Date: 21-08-2025 Time upto 3.00 PM. Tender Opening Date: 21-08-2025 Time 3.30 PM. Tender Opening Place: Head Office, Chitnis Park Chowk, Mahal Nagpur 440032	The undivided 25% share and interest in All that piece and parcel of land bearing Plot No.39/7, admeasuring area 210.60 sq.mtr. out of the Layout of Ujwal Co-operative Housing Society Ltd., Nagpur, being a portion of entire land bearing Kh.No.120/1, having its City Survey no. 380, Sheet No.693/51, Chalta Ho.1 of Mouza Somalwada, Tah.& Dist. Nagpur, having its corporation house no.1905, Ward No.25, situated at Ujwalnagar, Nagpur, within the limits of N.M.C. & N.I.T., Nagpur. All That Residential Apartment/ Flat No.201 covering a Built up area 52.194 Sq.mtr. situated on the Second Floor of the building to be known and styled as "ROYAL PALACE" Mahalaxmi Residency on the aforesaid plot of land. Bounded: East-Plot No.38, West-Plot No. 40, North-Plot No.18, South-9 Mtr. Road.

Terms & Conditions: 1) Out of total participants in the tender, whose names are finalized, will have to pay 25% of the tender amount in cash/D.D. within 24 hours, 2) The remaining 75% amount will have to be paid within 15 days 3) If the first tenderer does not pay 1/4 of the tender amount, the deposit of the First Tenderer will be forfeited and No.2 Tenderer will be given a chance. 4) If the Tenderer is deposited 1/4 tender amount within 24 hours and the remaining 3/4 amount is not deposited within 15 days, 1/4 tender amount will be confiscated and No.2 tenderer will be given a chance 5) The full authority to cancel and the postponement of the tender rests with the Special Recovery & Sale Officer. 6) The deposit of tenderer Nos. 1 & 2 will be retained and the deposit (earnest amount) of the others, will be returned on the spot 7) Successful tenderer/purchaser will deduct TDS 1% on sale proceeds as per Sec. 194 (1-A) of the Income Tax, 1961 & deposit the same by furnishing the challan in Form 26QB and submit the original receipt of TDS certificate to Gandhibag Sahakari Bank Ltd (Rs. 50.00 Lacs and above property) 8) Sale Certificate shall be issued by the District Deputy Registrar Co-operative Society, Nagpur after the confirmation of sale. 9) NITNMC, Tax Electricity, water bill, maintenance charges, registry expenses, the Buyer will have to pay 10) The original documents of the registry can be viewed in the bank before the tender. 11) Tender forms are available in the bank with deposit of Rs 20/- + GST at the Recovery Department, Head Office, Chitnis Park Chowk, Mahal, Nagpur

S. M. Sheikh

Assistant Manager, Special Recovery & Sale Officer
Mob. 8956413215

Place: Nagpur Date: 21.07.2025

30 Days Statutory Sale Notice



NAGPUR