NNSB नागपुर नागरिक सहकारी बैंक लि. (मल्टीस्टेट शेड्यूल्ड बैंक)

NAGPUR NAGARIK SAHAKARI BANK LTD.

Head Office : Nagpur

(MULTISTATE SCHEDULED BANK), H.O.79, DR. Ambedkar Chowk, Central Avenue, Nagpur – 8, TEL NO. 0712-2763301 , 2764313 E-mail: recovery@nns.bank.in website: www.nns.bank.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 Securitization 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 Authorized 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.

Name of the Borrower, Guarantors, and Mortgagors:-

1) M/s. Neeta Gruh Udyog Proprietor Mrs. Neeta Chandrakant Patel, Office At: Shop No 4, Jivandhara Society, Lakadganj, Nagpur – 440008. **R/o:** Plot No.33, Sant Dhyaneshwar Society, Near Himalaya Hall, Bharatwada, Pardi, Nagpur-440035. **2). Mrs. Madhu Navin Patel (Guarantor & Mortgagor) R/o:** Plot No 143, Bhandara Road, Near Radhakrishna Mandir, Wardhaman Nagar, Nagpur-440008. **3). Mr. Chandrakant Ladhabhai Patel (Guarantor) R/o:** Plot No 33, Sant Dhyaneshwar Society, Near Himalaya Hall, Bharatwada, Pardi, Nagpur-440035. **4). Mr. Vivek Chandrakant Patel (Guarantor) R/o:** Plot No 33, Sant Dhyaneshwar Society, Near Himalaya Hall, Bharatwada, Pardi, Nagpur - 440035.

Description of Immovable Property 1): All that piece and parcel of Land bearing Industrial Plot. No.A-3,admeasuring area about 4230 Sq. Mtrs, along with the construction standing thereon along with machineries lying & installed in the premises, situated in Tiwasa Mini MIDC Industrial Area,within the village limit of Tiwasa Part 4 of Tiwasa Muncipal Council, Mouza - Tiwasa, Taluka - Tiwasa, Dist-Amravati. The property is in name of Neeta Gruh Udyog through its Properietor Smt.Neeta Chandrakant Patel and bounded as under: Towards East : MIDC Road 20 Mtrs // Towards West : MIDC Boundary // Towards North : National Highway No. 6 // Towards South : Plot No 4-A.

{Reserve Price, Rs. 1,12,00,000=00(Rs.One Crore Twelve Lakh Only)}

Description of Immovable Property 2) All that piece and parcel of Land bearing Industrial Plot. No.20,admeasuring Plot area about 552 Sq. Mtrs,5942 Sq. Ft, out of the land being the part and parcel of the Khasara No.128/1 and 128/5 (Old) and 19/1 and 19/2 (New),P H No.20,admeasuring area about 1.60 HR i.e. 4 Acres, having Class-1 Rights, Land Revenue Rs.27 Lakh, Khate Kramank 852, situated in Rishabh Co-op Housing society, at Mouza - Kapasi (Budruk), Village - Kapasi, Taluka -Kamptee, Dist - Nagpur. The property is in name of Smt. Madhu Naveen Patel and bounded as under: Towards East: Plot No 19// Towards West: Plot No. 21 //Towards North: Road // Towards South: Road.,

{Reserve Price, Rs. 53,00,000/-(Rs. Fifty Three Lakhs only/-)}

Demand notice Dt. 04.12.2025/Physical Possession notice dt. 10.02.2026 /Total outstanding Rs. 1,06,26,254 = 00 as on 30.11.2025 plus Further interest @13.00% in Cash Credit Facility & @14.50% in Term Loan Facility w.e.f. 01.12.2025. The Borrower has remitted Rs. 25 Lakh as on 08.05.2026.)

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. 09.10.2026 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 Bank in favor of **Nagpur Nagarik Sahakari Bank Ltd.,** At Bank's Head Office or through RTGS/NEFT **in Account No : 00621105001, IFSC Number:- NGSB0000006. (2)** Respective properties shall not be sold below the Reserve Price. **(3)** Respective Bidders would be given opportunity to improve offer amount after the bids are opened, Minimum bid increment amount will be Rs 1,00,000/-for respective immovable properties. **(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 Respective 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 respective property 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.nns.bank.in. **(9)** The Sale would be conducted at Bank's Head Office on date 09.10.2026 at 4.00 p.m. The Borrowers,Guarantors and Mortgagors 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 authorized 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: 20.09.2026

M.L.DOBA (AUTHORISED OFFICER) M.NO. 8378979186
NAGPUR NAGARIK SAHAKARI BANK LTD., HEAD OFFICE, NAGPUR.

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