



# NNSB

विश्वासीयता ही हमारी पूंजी है।

## नागपुर नागरिक सहकारी बैंक लि.

(मल्टीस्टेट शेड्यूलड 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@nnsbank.com 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 Securitisation 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 Authorised 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.

- 1) M/s. Bhushan Ramesh Deshmukh Through proprietor 1) SHRI BHUSHAN RAMESH DESHMUKH. (Borrower and Mortgagor - Deceased) Represented through legal heirs, 1) SHRI. RAMESH NARAYANRAO DESHMUKH II) SAU. RAMABAI RAMESH DESHMUKH III) SMT. ANITA BHUSHAN DESHMUKH All are R/o: NEAR SHRI RAM TALKIES MANGALWARI PETH UMRED DIST. NAGPUR -441203. 2) SHRI. RAMESH NARAYANRAO DESHMUKH R/o: NEAR SHRI RAM TALKIES MANGALWARI PETH UMRED DIST. NAGPUR -441203. 3) SMT. ANITA BHUSHAN DESHMUKH R/o: NEAR SHRI RAM TALKIES MANGALWARI PETH UMRED DIST. NAGPUR -441203.

**Description of Immovable Property 1 (COMMERCIAL SHOP NO.- S-003):** - THE UNDIVIDED 0.44 PERCENT share and interest in ALL THAT Piece and parcel of land bearing City Survey No. 6851 and 6852 (Part) containing by admeasurement 2632.51 Sq. Mtrs. (As per T. S. Amalgamation) bearing Sheet no 78 & 86 of Mouza – UMRED Municipal Council Property No. UMRE00018318, Old Property No. W15B1018529, Manual Property No. 7346/S-003, Ward No. 15, Peth Jogithana, TOGETHER WITH the entire R.C.C. Superstructure comprising Shop Nos. S-003 covering a total Carpet Area of 11.094 Sq. Mtrs. And total Built up area of 12.362 Sq. Mtrs., on the GROUND FLOOR of a Building constructed thereon and known and styled as "MAA VAISHNAVI RESIDENCY", situate at UMRED, P. S.K. 46 in Tahsil – UMRED and District – Nagpur. Property belongs to late Mr. Bhushan Ramesh Deshmukh through its Legal Heirs.

**{Reserve Price:- Rs. 10,50,000/- (In words Rs. Ten lakh Fifty Thousand Only/-)}**

**Description of Immovable Property 2 (COMMERCIAL SHOP NO.- S-004):** - THE UNDIVIDED 0.40 PERCENT share and interest in ALL THAT Piece and parcel of land bearing City Survey No. 6851 and 6852 (Part) containing by admeasurement 2632.51 Sq. Mtrs. (As per T. S. Amalgamation) bearing Sheet no 78. & 86 of Mouza – UMRED Municipal Council Property No. UMRE00018319, Old Property No. W15B1018530, Manual Property No. 7346/S-004, Ward No. 15, Peth Jogithana, TOGETHER WITH the entire R.C.C. Superstructure comprising Shop Nos. S-004 covering a total Carpet Area of 9.905 Sq. Mtrs. And total Built up area of 11.113 Sq. Mtrs., on the GROUND FLOOR of a Building constructed thereon and known and styled as "MAA VAISHNAVI RESIDENCY", situated at UMRED, P. S.K. 46 in Tahsil – UMRED and District – NAGPUR. Property belongs to Late Mr. Bhushan Ramesh Deshmukh through its Legal Heirs and bounded as under: - Shop No. S-003 & S-004 is bounded as under: - ON THE EAST - CEMENT ROAD OF 6 MTRS // ON THE WEST - SHOP NO. S-009 & S-010 // ON THE NORTH – SHOP NO. S-005 // ON THE SOUTH – SHOP NO S-002.

**{Reserve Price:- Rs. 10,50,000/- (In words Rs. Ten lakh Fifty Thousand Only/-)}**

**Demand Notice Dated 04.06.2025, Physical Possession Notice Dated 13.01.2026, Rs. 9,38,003=00 as on 31.05.2025 + Further Interest @ 15.25% w.e.f. 01.06.2025.**

**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.DOPA**, 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 **27/03/2026 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 Nationalized Bank in favor of Nagpur Nagarik Sahakari Bank Ltd., At Bank's Head Office (2) Property shall not be sold below the Reserve Price. (3) Bidders would be given opportunity to improve offer amount after the bids are opened. (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 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 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 **27/03/2026 at 4.00 PM**. The Borrowers 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 authorised 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 : 22.02.2026

M.L.DOPA (AUTHORISED OFFICER) M.NO. 8378979 86  
NAGPUR NAGARIK SAHAKARI BANK LTD., HEAD OFFICE, NAGPUR.

NAGPUR