



TIRUPATI URBAN CO-OP. BANK LTD.

H.O.: - 172, Shradhanand Peth, South Ambazari Road, Nagpur-440 010. Mob. No. : : 9970196560 / +91 84510 02404

AUCTION NOTICE FOR SALE OF IMMOVABLE SECURED ASSETS [Refer Rule 8 (6)]

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
<p>Branch : Mankapur, Nagpur. 1) M/s Nextech Technologies Pvt.Ltd. : Borrower through it's Director a) Shri. Kirankumar Prakash Anchalwar b) Shri. Atul Sanjay Donge Office at C/o Jhulelal Arcade, Beside Toyota Showrrom, Near Mohammad Ali Petrol Pump (MHKS), Kamptee Road, Nagpur-440026 2) Shri. Kirankumar Prakash Anchalwar : Borrower Anchal, Plot No.2, Koradi Road, Behind Safeway Motors, Mankapur, Nagpur -440030 3) Shri Sunil Vishwambharnat Tiwari : Co-borrower / Guarantor R/o Plot No. 603, Amravati Road, Near R.T.O. office, Giripeth Nagpur 440010 4) Shri. Atul Sanjay Donge : Guarantor R/o 353/A, Khalasi Lane, Nagpur(Urban) Nagpur - 440001 And/or Ground Floor GD -2, and GS-3, "Apurva Complex", Opposite P.K. Salve Road, Mohan Nagar, Nagpur 440001</p>	<p>Property owner : M/s Nextech Technologies Pvt. Ltd. All that undivided 59% share and interest in piece and parcel of land bearing Plot No. 1 admeasuring about 788.506 Sq. Mts. with entire R.C.C superstructure comprising of hall, floor space No.201 on Second Floor, covering a Built-up area of 567.973 Sq. Mtrs. and 301 on Third Floor, covering a Built-up area of 567.973 Sq. Mtrs. in building known and styled as "JHULELAL ARCADE" constructed on Plot No. 1 out of sanctioned layout known as "SUMAN NEST" being portion out of the entire Non Agricultural land bearing Survey No.182, admeasuring about 0.92 Hectares i.e. 2.28 Acres land revenue assessment yearly Rs. 552/- and Survey No. 183/B, admeasuring about 0.92 Hectares i.e., 2.28 Acres land revenue assessment yearly Rs. 336/- both lands jointly admeasuring about 1.84 Hectares i.e. about 4.56 Acres, situated at PH.No. 15, Mouza-Bhilgaon, having with occupant Class-I, Bhuswani rights, Floor Space No. 201 & 301 total admeasuring Built up area 1135.946 Sq.Mtrs. within the limits of Grampanchayat Bhilgaon Tah.- Kamptee, District- Nagpur with present and future construction and the same is bounded as under:- On the East : Khasra No. 184 On the West : Road On the North : Layout other plots On the South : 12 Mtrs. Road Possession Status - Physical Possession</p>	<p>Reserve Price Rs. 3,57,30,000/- Earnest Money Deposit Amount Rs. 35,73,000/-</p>	<p>A/c. Number 011018400000 007 & Rs. 2,96,61718/- plus Further Interest & charges from 01/08/2025.</p>

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 20/09/2025 Time : upto 11.00 am at Head Office, Tirupati Urban Co. Op. Bank Ltd. : 172, Shradhanandpeth, 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 03/09/2025. An interested person may call **Mr. Shyam Batra, Mobile No. 9423637078 / Mr. Nikhil Wankhede, Mobile No. 9970196560** for the purpose of inspection. (9) The Tender/Bidding forms are available at the Tirupati Urban Co.op. Bank Ltd., H.O. 172, Shradhanandpeth, 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 20/09/2025 Time : at 3.00 pm at Head Office, Tirupati Urban Co. Op. Bank Ltd. ; 172, Shradhanandpeth, 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 : 15 /08/2025

Authorised Officer
Tirupati Urban Co-op Bank Ltd., Nagpur