

THE PUSAD URBAN CO.OP. BANK LTD. PUSAD

HEAD OFFICE TALAV LAY-OUT PUSAD 445204

TEL. 246371,248021 FAX. NO.(07233)245761

PUBLIC AUCTION NOTICE

(Under Securitisation & Reconstruction of Financial Assets, & Enforcement of Security Interest Act., 2002 & Rule 6, 7, 8 & 9 of Securities interest Enforcement Rules, 2002)

The Undersigned being the authorised officer of The Pusad Urban Co. Op. Bank Ltd, Pusad under the above mentioned act and in exercises of powers conferred in has taken over the possession of the property described here in below.

The borrowers having failed to repay the amount till date in pursuant to the invocation of provision of sec.13 (4) of the Act. The under signed has decided to sale the below described property by way of public Re-auction. The mandatory 15 day's prior notice is already been issued to the borrower as per rules.

In order to recover the outstanding dues a public Re-auction for sale of property prescribed hear in below shall be held on **Friday 24/07/2026 at 1.00 P.M in The Pusad Urban Co-Op. Bank Ltd. Head Office, Talav layout, Pusad Tq. Pusad Dist. Yavatmal.** The bank Reserve Right to sale entire property on in parts as to take maximum possible price.

Sr. No.	Name & Address of the Borrower	Outstanding as on 30/06/2026	Reserve Price
1	Infratech Real Estate Pvt Ltd. Director :- 1) Vijay Anandrao Shelke, 2) Mahendra Tulshiram Gawai At. Bungolw No.09, Nelco Society Trimurti Nagar, Nagpur Tq. Dist. Nagpur	Rs. 5,46,34,808/- / + Int. from 01/07/2026	Rs. 2,40,00,000/-

All that piece and parcel of Plot bearing No.14, Admeasuring about 979.52 Sq.Fit, Gulmohar Bunglow Villa NO.33 Constructed thereon Admeasuring about 1225 Sq.Fit, Plot bearing No.16, Admeasuring about 979.52 Sq.Fit, Gulmohar Bunglow Villa NO.25 Constructed thereon Admeasuring about 1225 Sq.Fit, Plot bearing No.23, Admeasuring about 1399.32 Sq.Fit, Gulmohar Bunglow Villa NO.41 Constructed thereon Admeasuring about 1225 Sq.Fit, Plot bearing No.24, Admeasuring about 979.52 Sq.Fit, Gulmohar Bunglow Villa NO.42 Constructed thereon Admeasuring about 1225 Sq.Fit, Plot bearing No.25, Admeasuring about 979.52 Sq.Fit, Gulmohar Bunglow Villa NO.43 Constructed thereon Admeasuring about 1225 Sq.Fit, Plot bearing No.27, Admeasuring about 979.52 Sq.Fit, Gulmohar Bunglow Villa NO.45 Constructed thereon Admeasuring about 1225 Sq.Fit, Plot bearing No.44, Admeasuring about 979.52 Sq.Fit, Gulmohar Bunglow Villa NO.62 Constructed thereon Admeasuring about 1225 Sq.Fit, Plot bearing No.47, Admeasuring about 1399.32 Sq.Fit, Gulmohar Bunglow Villa NO.65 Constructed thereon Admeasuring about 1225 Sq.Fit, Plot bearing No.51, Admeasuring about 979.52 Sq.Fit, Gulmohar Bunglow Villa NO.69 Constructed thereon Admeasuring about 1225 Sq.Fit, Plot bearing No.52, Admeasuring about 979.52 Sq.Fit, Gulmohar Bunglow Villa NO.70 Constructed thereon Admeasuring about 1225 Sq.Fit, Plot bearing No.71, Admeasuring about 1399.32 Sq.Fit, Gulmohar Bunglow Villa NO.89 Constructed thereon Admeasuring about 1225 Sq.Fit, Plot bearing No.72, Admeasuring about 979.52 Sq.Fit, Gulmohar Bunglow Villa NO.90 Constructed thereon Admeasuring about 1225 Sq.Fit, Plot bearing No.48, Admeasuring about 979.52 Sq.Fit, Gulmohar Bunglow Villa NO.66 Constructed thereon Admeasuring about 1225 Sq.Fit, Plot bearing No.53, Admeasuring about 979.52 Sq.Fit, Gulmohar Bunglow Villa NO.71 Constructed thereon Admeasuring about 1225 Sq.Fit, Plot bearing No.57, Admeasuring about 979.52 Sq.Fit, Gulmohar Bunglow Villa NO.75 Constructed thereon Admeasuring about 1225 Sq.Fit, Plot bearing No.58, Admeasuring about 979.52 Sq.Fit, Gulmohar Bunglow Villa NO.76 Constructed thereon Admeasuring about 1225 Sq.Fit, Plot bearing No.59, Admeasuring about 979.52 Sq.Fit, Gulmohar Bunglow Villa NO.77 Constructed thereon Admeasuring about 1225 Sq.Fit, Plot bearing No.60, Admeasuring about 979.52 Sq.Fit, Gulmohar Bunglow Villa NO.78 Constructed thereon Admeasuring about 1225 Sq.Fit, Plot bearing No.64, Admeasuring about 979.52 Sq.Fit, Gulmohar Bunglow Villa NO.82 Constructed thereon Admeasuring about 1225 Sq.Fit, Plot bearing No.65, Admeasuring about 979.52 Sq.Fit, Gulmohar Bunglow Villa NO.83 Constructed thereon Admeasuring about 1225 Sq.Fit, Plot bearing No.66, Admeasuring about 979.52 Sq.Fit, Gulmohar Bunglow Villa NO.84 Constructed thereon Admeasuring about 1225 Sq.Fit, Plot bearing No.67, Admeasuring about 979.52 Sq.Fit, Gulmohar Bunglow Villa NO.85 Constructed thereon Admeasuring about 1225 Sq.Fit, Plot bearing No.68, Admeasuring about 979.52 Sq.Fit, Gulmohar Bunglow Villa NO.86 Constructed thereon Admeasuring about 1225 Sq.Fit, Plot bearing No.69, Admeasuring about 979.52 Sq.Fit, Gulmohar Bunglow Villa NO.87 Constructed thereon Admeasuring about 1225 Sq.Fit, Plot bearing No.161, Admeasuring about 752.82 Sq.Fit, Exotica Villa NO.28 Constructed thereon Admeasuring about 1081Sq.Fit, Plot bearing No.160, Admeasuring about 752.82 Sq.Fit, Exotica Villa NO.29 Constructed thereon Admeasuring about 1081Sq.Fit, Plot bearing No.159, Admeasuring about 752.82 Sq.Fit, Exotica Villa NO.30 Constructed thereon Admeasuring about 1081Sq.Fit, Plot bearing No.158, Admeasuring about 752.82 Sq.Fit, Exotica Villa NO.31 Constructed thereon Admeasuring about 1081Sq.Fit, Plot bearing No.167, Admeasuring about 752.82 Sq.Fit, Exotica Villa NO.36 Constructed thereon Admeasuring about 1081Sq.Fit, Plot bearing No.173, Admeasuring about 752.82 Sq.Fit, Exotica Villa NO.56 Constructed thereon Admeasuring about 1081Sq.Fit, Plot bearing No.185, Admeasuring about 752.82 Sq.Fit, Exotica Villa NO.60 Constructed thereon Admeasuring about 1081Sq.Fit, Plot bearing No.192, Admeasuring about 752.82 Sq.Fit, Exotica Villa NO.77 Constructed thereon Admeasuring about 1081Sq.Fit, Plot bearing No.201, Admeasuring about 752.82 Sq.Fit, Exotica Villa NO.84 Constructed thereon Admeasuring about 1081Sq.Fit., Plot bearing No.200, Admeasuring about 752.82 Sq.Fit, Exotica Villa NO.85 Constructed thereon Admeasuring about 1081Sq.Fit, Plot bearing No.196, Admeasuring about 752.82 Sq.Fit, Exotica Villa NO.89 Constructed thereon Admeasuring about 1081Sq.Fit, Plot bearing No.209, Admeasuring about 752.82 Sq.Fit, Exotica Villa NO.100 Constructed thereon Admeasuring about 1081Sq.Fit, Plot bearing No.210, Admeasuring about 3690.11 Sq.Fit, Plot bearing No.151, Admeasuring about 752.73 Sq.Fit, Plot bearing No.146, Admeasuring about 752.73 Sq.Fit, Plot bearing No.147, Admeasuring about 752.73 Sq.Fit, Plot bearing No.148, Admeasuring about 752.73 Sq.Fit, Plot bearing No.149, Admeasuring about 752.73 Sq.Fit, Plot bearing No.150, Admeasuring about 752.73 Sq.Fit, Plot bearing No.203, Admeasuring about 1440.55 Sq.Fit, Plot bearing No.187, Admeasuring about 1440.55 Sq.Fit, Plot bearing No.155, Admeasuring about 1440.55 Sq.Fit, Plot bearing No.171, Admeasuring about 1440.55 Sq.Fit, Plot bearing No.202, Admeasuring about 1485.75 Sq.Fit, Plot bearing No.186, Admeasuring about 1485.75 Sq.Fit, Plot bearing No.170, Admeasuring about 1485.75 Sq.Fit, Plot bearing No.194, Admeasuring about 3545.33 Sq.Fit, Plot bearing No.195, Admeasuring about 3545.33 Sq.Fit, Plot bearing No.211, Admeasuring about 1890.37 Sq.Fit, Plot bearing No.178, Admeasuring about 3405.29 Sq.Fit, Plot bearing No.179, Admeasuring about 3405.29 Sq.Fit, Plot bearing No.162, Admeasuring about 3264.18 Sq.Fit, Plot bearing No.163, Admeasuring about 3264.18 Sq.Fit, Plot bearing No.152, Admeasuring about 2278.30 Sq.Fit, Plot bearing No.145, Admeasuring about 2330.62 Sq.Fit, Plot bearing No.218, Admeasuring about 4675.77 Sq.Fit, Plot bearing No.212, Admeasuring about 955.73 Sq.Fit, Plot bearing No.213, Admeasuring about 955.73 Sq.Fit, Plot bearing No.214, Admeasuring about 955.73 Sq.Fit, Plot bearing No.215, Admeasuring about 955.73 Sq.Fit, Plot bearing No.216, Admeasuring about 955.73 Sq.Fit, Plot bearing No.217, Admeasuring about 955.73 Sq.Fit. out of land bearing Kh.No.134/1 to 134/6 situated at Mouza Pipri, P.H.No.1, Tq. Kuhl, Dist. Nagpur.

Encumbrances: - As per best knowledge of Bank, the property is free from any other Encumbrances. The statutory dues such as Municipal and Property Tax shall be paid by the Purchaser.

Note :-

1) The interested person shall be required to deposit earnest money of Rs.1,00,000/- to participate Re-auction before 1.00 P.M. 24/07/2026.

2) The property shall on "As it is and where it is" condition and interested party may Ph No.07103-263426, (Mob No: 7888097925) for physical verification of the assets any time during working hours.

3) The terms and conditions of the sale through public can be obtained from Branch Butibori & head office recovery section displayed at notice board.

4) The bank reserve right to accept or to reject, any offer, without assigning any reasons.

5) The bank reserve right to accept or to reject to accepted deposit earnest money within public Re-auction.

6) As per best knowledge the property is free from all in encumbrances but any dues process occurs after the auction it will be pay by the purchaser.

Place :- Butibori

Date :- 07/07/2026

Authorised Officer,
The Pusad Urban Co-Op Bank Ltd. Pusad
Branch :- Butibori