



अंचल कार्यालय, नागपुर/NAGPUR ZONAL OFFICE

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(भारत सरकार का उद्यम) 'विश्वस्त पारिवारिक बैंक'

Sale notice for sale of immoveable properties

[Under Rule 6(2) and 8(6) of Security Interest (Enforcement) Rules, 2002]

E-auction sale notice for sale of immovable assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) Guarantor (s) that the below described immovable property mortgaged/charged to the secured creditor, the constructive / physical (whichever is applicable) possession of which has been taken by the authorised officer of Dena Bank Secured Creditor, will be sold on **“as is where is basis”** and **“as is what is”** on **11.03.2019** for recovery of Bank's secured debt plus costs, charges and future interest thereon as per details given below.

The auction will be conducted online through website www.mstcecommerce.com on **11.03.2019** between **12:00 noon to 04:00 pm**.

S N	Name of the branch/Zone and account Name	Name of the Owner of the property	Details of the property	Demand notice Amt. (Rs. In Lac)	Reserve price (Rs. In Lac)	EMD (Rs. In Lac)	Bid increase amount (in lakhs)	Contact no. of Authorised Officer/Service provider
1*	Dharampeth/Nagpur Zone-Vedbhumi Builders & Developers Pvt Ltd Directors: Mr. Yogesh M Chawda & Mr. Vijay Pawar	Vedbhumi Builders & Developers Pvt Ltd	All that piece and parcel of land with all structures buildings (i.e. Row houses, flats ,shops and other structures) and further construction of buildings (i.e. Row houses, flats, shops and other structures) at KH no. 24/3, BHU no. 34-A of mouza Wathoda bearing City Survey no.34 sheet no. 565/18, Nagpur within the limits of NMC ward no. 21, Tehsil & district Nagpur admeasuring 21300 sq mtr.	4030.35 + INTT.	5401.00	540.00	1.00	Rafi Haider / 9152940523

2*	Vedbhumi Builders & Developers Pvt Ltd	All that piece and parcel of land and building at Plot no. 07 K H No 24/3, CTS No. 334 Sheet No. 565/18, Corp House no. 2224/7 ward no. 21 Mouza-Wathoda, Tah-& Distt. Nagpur	344.00	34.40	0.50	
3*	Vedbhumi Builders & Developers Pvt Ltd	All that piece and parcel of land and building at Plot no. 08 KH No. 24/3 CTS No. 334, Sheet No. 565/18 Corp. House no. 2224/8 ward no. 21 Mouza-Wathoda, Tah & Distt. Nagpur	141.00	14.10	0.50	
4	M/s. Vedbhumi Builders and Developers Pvt Limited	All that piece of land bearing plot no. 1, 1A admeasuring about 396.692 sq.mtr. & 195 Sq. Mtr, respectively, House No-1773/B/1 and Plot No. - 2 & 2A jointly admeasuring 988.112 Sq. Mtr. In the layout of Adiwasi Samaj Unnati Gruh Nirman Sahakari Sanstha Maryadit Nagpur having Kh.No. 26, 27 & 28, Survey No-24, Sheet No-452/31 at Mouza Chikhli Deo, Ward No. 42 within the limit of Muncipal Corporation Tah. & Dist-Nagpur	107.00	11.00	0.50	Rafi Haider / 9152940523
5#	M/s. Vedbhumi Builders and Developers Pvt Ltd	NA Land being Western portion of KH No. 94/1, CCS No. 129/1, Sheet no. 719/53, Ph no. 17, Admeasuring 1.77 hectare i.e 17700 Sq. Mtr (1, 90,522 Sq. Ft) Mouza-Chikali	2007.00	200.70	1.00	

		Deosthan Nagpur City Taluka and Distt: Nagpur owned by the company situated at T-Point opp. APMC Kalamna-Kamptee Road, Nagpur				
6	Dharampeth/Nagpur Zone- M/s Shivshakti Enterprises Prop: Mr. Ramakant Mahesh Saraf	Mrs. Arti Ramakant Saraf & Mr. Mahesh Prahlad Saraf Apartment No. A-1 & A-3 on the Ground Floor, Building known and styled as "Shastri Flat" At NIT leasehold, Plot No. 939 and 940 Part, Corp. House No. 1205/939/1, Ward No. 21, Kh. No. 53, 54, 57, City S. No. 427, Sheet No. 468/44, Mouza – Pardi, in Section III, Central Road Alteration Scheme of NIT situated at Vaishnodevi sq., Deshpande layout, Hiwari Road, within limits of NMC & NIT, Tah & Dist- Nagpur admeasuring 527.43 sq ft each.	312.90 + intt.	45.42	4.60	0.20
7	Ramakant Mahesh Saraf	Mr. Ramakant Mahesh Saraf.& Mrs. Meena Mahesh Saraf Apartment No. A-2 & A-4 on the Ground Floor, Building known and styled as "Shastri Flat" At NIT leasehold, Plot No. 939 and 940 Part, Corp. House No. 1205/939/1, Ward No. 21, Kh. No. 53, 54, 57, City S. No. 427, Sheet No. 468/44,		45.42	4.60	0.20

		Mouza – Pardi, in Section III, Central Road Alteration Scheme of NIT situated at Vaishnodevi sq., Deshpande layout, Hiwari Road, within limits of NMC & NIT, Tah & Dist- Nagpur admeasuring 527.43 sq ft each.				
8	Mr. Ramakant Mahesh Saraf	ALL PIECE AND PARCEL OF Plot No. 16, situated in the layout of Om Sai Industrial Sahakari Sanstha, P.H. No. 33, K.H. No. 126, Mouza – Tarodi, Gram panchayat- Bidgaon, Tahsil – Kamptee, Dist.- Nagpur admeasuring 975.88 sq. mtrs. (10500.45 Sq. ft.)	14.25	1.42	0.20	
9	Mr. Ramakant Mahesh Saraf	All PIECE AND PARCEL OF Plot No. 17, situated in the layout of Om Sai Industrial Sahakari Sanstha, P.H. No. 33, K.H. No. 126, Mouza – Tarodi, Grampanchayat- Bidgaon, Tahsil – Kamptee, Dist.- Nagpur admeasuring 975.88 sq. mtrs. (10500.45 Sq. ft.)	14.85	1.50	0.20	
10	Mrs.Meen	All the piece and parcel of land bearing Plot No.17 (seventeen) situated in the layout of Mahesh Nagar, B Group, The Smaj Bhushan Sakhari	14.25	1.42	0.20	

		a Mahesh Saraf	Gruh Nirman Sansthan Ltd, Nagpur Kh.No.147/4, P.H.No.34-A, ward No.21, Mouza-Wathoda					
11		Mr. Mahesh Prahaldrai Saraf	All that piece and parcel of Shop, Block No. LG/7, admeasuring 122.00 Sq Ft. on Lower Ground Floor, Building Known as Yogi Krupa Apartment at Plot NO.114, Corporation House No. 345/114, Ward No.179, Mouza-Nagpur situated at Anath Vidyarthi Gruh Visha Bhawan within the limits of NIT The& Distt. Nagpur		7.47	0.75	0.10	
12	Sitabuldi/Nagpur Zone- M/s Poday Patil Transport & Mr. Dinesh Shankarrao Poday, Mr.Ganesh S. Poday & Mr. Ritesh S. Poday.	Mr. Dinesh Shankarrao Poday, Mr.Ganesh S. Poday & Mr. Ritesh S. Poday.	<i>All that piece & parcel of land bearing Apartment no. C-702, on the 7th Floor, covering a super built up area of 850.27 Sq.Ft. (78.992 Sq. Mtrs.) of the building & styled as Amar Enclave, khasra no. 79/3, (new 79/4) admearsuring 3957.83 Sq.mtrs. of Mouja-Ajni, in Jog Layout, Near Prashant Nagar, Ajni, within the limlit of Nagpur Municipal Corporation, Tehsil & District Nagpur</i>	102.43 & 26.32 + intt.	41.50	4.20	0.20	Sanjeev Dixit/ 9152940671
	Civil lines/Nagpur Zone- Mr. Vijay Bholaji Kochhe		RESIDENTAIL APARTMENT NO. F-302 IN WING-A SITAUTED ON THIRD FLOOR, SHIV APARTMENT HAVING BUILT	5.64 + intt.				NM Patil / 9152940671

13		Mr. Vijay Bholaji Kochhe	UP AREA 39.750 SQ. MTRS. TOTAL BUILT UP AREA 49.278N SQ MTRS EQUIVALENT TO 530.42 SQ FEET WITHIN LIMIT OF GRAM PANCHAYAT BESA (BELTARODI) TOGETHER WITH 2.560% PROPORTIONATE UNDIVIDED SHARE AND INTEREST PIECE AND PARCEL PF LAND BEARING PLOT NO.3 ADMEASURING 860.87 SQ. MTRS.		10.35	1.04	0.20	
14	Dharampeth/Nagpur Zone- M/s Devdarshan Tiles Prop: Mr. Dipesh Dilip Kanabar	Mr. Dipesh Dilip Kanabar	All that Piece & Parcel of Apartment No. 401, covering built up area of 100.00 Sq. Mtrs. on Fourth floor, building named & styled "Matoshree Appt", On Plot No 20, Corp House No. 285/401, Ward No. 23, City Survey No 108, Sheet No. 180, Mouza Nagpur, In Central Road Section III of N.I.T, Situated at Anand Vidyarthi Grih Layout, Satnami Nagar, Lakadganj, Nagpur within the limits of Nagpur NMC, ward no. 23, Tah. & Dist. Nagpur.	280.80 + intt.	62.90	6.30	0.50	Rafi Haider / 9152940523
	Amravati Camp/Nagpur Zone- Arohic Remedies Pvt Ltd		All that piece & parcels of Flat No. B-3, Second Floor, Parijat Appartment,	122.18 + intt.				Sunil K Barapatre/ 9152941219

15		Mr. Ashok Purshottam Gandhi	Narayan Nagar, Kh No. 40, Ward No. 49, tehsil and District- Amravati admeasuring Super Built up Area of 615 sqft.		14.90	1.50	0.20	
16		Mr. Pravin P Gandhi.	All that piece & parcels of Flat No. A-1, Ground Floor, Parijat Appartment, Narayan Nagar, Kh. No. 40, Ward No. 49, tehsil and District- Amravati admeasuring Super Built up Area of 810 sqft.		27.16	2.70	0.20	
17		Mr. Pravin P Gandhi.	All that piece & parcels of Shop No.37, Ground Floor, Khatri Appartment, Jafargin Plot on Nazul Plot No.10/58, Nazul Sheet No.69-D, Tehsil & District – Amravati admeasuring 168 sqft		8.21	0.82	0.10	
18	Amravati Camp/Nagpur Zone- M/s Woodpecker Industries Prop: Mr. Rasik Dattatraya Vinchurkar	Mr. Dattatraya Kalyanrao Vinchurkar	All that piece and parcel of Plot No. 03, House No. 70, Survey No. 13/5, situated at Shriram Nagar, Behind Rathi Nagar, Amravati admeasuring 1775.00 Sqft. (165.00 Sqmt.)	97.68 + intt.	49.70	5.00	0.20	Sunil K Barapatre/ 9152941219

19	Anand Nagar/Nagpur Zone- M/s Balaji Enterprises Prop: Mr. Balaji Shesherao Shelke	Mr Ramesh Shesherao Shelke.	All that part and parcel of land and building situated at M.H. No. 11-5-324, Plot No 23, 324, CIDCO ND2A, New Nanded Tq. & Dist Nanded admeasuring 307 Sq.m. i.e. 3302.82 sq.ft	27.39 + intt.	34.69	3.50	0.20	
20	Anand Nagar/Nagpur Zone- Mrs. Bharatbai Sangram Gite	Mrs. Bharatbai Sangram Gite	All that part and parcel of Land and Building situated at Plot No. 94 in S. No. 145/1 situated at Basanta Nagar Tal & Distt. Nanded admeasuring 540.00 sq.ft.	5.20 + intt.	5.39	0.54	0.10	Jitendra Shaktawat/ 9152940999
21	Anand Nagar/Nagpur Zone- Mrs. Seema Ramesh Sonsale	Mr. Ramesh Sudam Sonsale & Mr. Ravi Sudam Sonsale	All that Piece & Parcel of land situated at Plot no. 109, Gut no. 202 paiki, M.H.no. 1/23-241/11, Mouze Sangvi (Bk.), under municipal limit of Nanded Waghala, Municipal Corporation Tq. Distt. Nanded admeasuring total area 1200 sq. ft. (111.52 sq. mtr.)	8.46 +intt.	1.71	0.17	0.10	

- These properties are ongoing Housing project/s with work-in-progress and prospective bidders shall bid for entire project (unsold units) on "as is where is basis".
- Undivided share of land shall be as per statutory approvals for the project/s.

If any part of land is sold/registered/agreement with provisional NOC from bank prior to cancellation of such NOC and sale consideration was deposited with Dena Bank by the purchasers, area of such part of plot will be excluded from this sale and price will be reduced proportionately.

Terms & Conditions

1 Interested bidders are requested to register themselves with MSTC. For details, please contact www.mstcindia.co.in / www.mstcecommerce.com / Ms. Archana Juneja (022-22872011/ 9990673698) & Ms Rupali Pandey (022-22883501/ 9458704037). The EMD shall be payable through NEFT/RTGS as per procedure laid down in Annexure-I.

2. The EMD shall be payable through NEFT/RTGS on or before 08.03.2019 by 4:00 p.m. in the account mentioned above and shall carry no interest.
3. Only eligible buyers as per terms and conditions available at the web sites as above and after confirmed payment of EMD shall be eligible for participating in the online auction.
4. Bids shall be submitted through online mode only in the format prescribed. For all details as to eligibility / terms and conditions / website/ mode of e-auction etc, please contact www.mstcindia.co.in / www.mstcecommerce.com / Ms. Archana Juneja (022-22872011/ 9990673698) & Ms Rupali Pandey (022-22883501/ 9458704037)
5. The amount of EMD paid by the successful bidder shall be adjusted towards the sale price. The interested bidders may inspect the property at site between 10.30 AM to 4.30 PM on 04/03/2019.
6. The bidder who submits the highest bid (not below the reserve price) on closure of online auction shall be declared as successful bidder subject to approval by the Authorised Officer.
7. Upon confirmation of the sale, the successful purchasers shall deposit 25% of the sale price (including EMD amount already paid) immediately and balance 75% within 15 days failing which the Bank shall forfeit amounts already paid/deposited by the purchaser. In default of payment, the property shall be re-sold and the defaulting purchaser shall not have any claim whatsoever.
8. In case of final bid amount/sale consideration of asset under auction is Rs 50.00 lakh or above, the successful bidder shall deduct and remit TDS @ 1% of bid amount from the sale consideration by giving PAN number of borrower/mortgagor as deductee which can be obtained from Authorised Officer/Bank after completion of bidding and remaining 99% of sale consideration shall be payable to bank within stipulated time.
- 9 In such cases sale consideration of asset under auction is Rs 50.00 lakh or above, the successful bidder/purchaser on payment of entire sale consideration as above (net of TDS) and on completion of sale formalities, shall be issued a Sale certificate for the subject property as per format prescribed under SARFAESI act & Rules 2002 only upon receipt of challan-cum-statement in form no. 26QB having remitted the TDS. The certificate for TDS in form 16B to be submitted to the Bank subsequently.
- 10 The successful purchaser, on payment of entire sale price and on completion of sale formalities, shall be issued a sale certificate as per format prescribed under SARFAESI Act & Rules 2002. The purchaser shall bear the expenses on Stamp duty and Registration charges if any on the Sale Certificate.
- 11 Any statutory and other dues payable and due on the properties shall be borne by the Purchaser. The offers not confirming to the terms of sale shall be rejected. The Bank reserves its rights to reject any or all of the offers or accept offer for one or more properties received without assigning any reasons, whatsoever.
- 12 Further inquiries, if any and/or terms and conditions for sale please go through the Annexure I as attached with the sale notice and can also be obtained from the Authorised Officer / Branch.

STATUTORY 30 DAYS SALE NOTICE UNDER SARFAESI ACT

The Borrowers/Guarantors are hereby given notice to pay the sum mentioned as above before the date of auction, failing which the property will be auctioned and balance if any will be recovered with interest and cost from them by legal avenues.

Authorized Officer

Place: Nagpur
Date: 06/02/2019