



# THE KHAMGAON URBAN CO-OP BANK LTD, KHAMGAON

(MULTISTATE SCHEDULED BANK)

REG. No. MSCS/CR/107/2000

Regional Office, Itwara Bazar, Amravati. Phone no. (STD 0721) 2590090, FAX. 2590090

## SALE NOTICE OF IMMOVABLE PROPERTY (THIRD TIME)

### (Sec.13 (12) of The Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 & U/r 6 to 9 of Security Interest (Enforcement) Rules 2002.)

In exercise of Power under The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and security Interest (Enforcement) Rules 2002, and pursuant to the possession of secured asset mentioned hereunder taken by the Authorized Officer of The Khamgaon Urban Co-op Bank Ltd. Regional Office, Amravati for recovery of the secured debts of The Khamgaon Urban Co-op. Bank Ltd. Warud Branch for the below mentioned loan as mentioned against name of borrower, Offers (Tenders) are invited by the undersigned in sealed envelope for Sale of immovable property as per brief particulars given hereunder.

Name of Borrower	Name of Mortgagor	Demand Notice Sec. 13(2) Date	Possession Date	Reserve Price	Earnest Deposit	Notice Amount
M/S Kanhiya Gems & Jewellers Prop. Mr. Rakesh Rameshrji Khandelwal Branch - Warud	Shri. Rakesh Rameshrji Khandelwal	29/11/2021	04-05-2023	Rs.84,56,000/-	Rs 1,00,000/-	Outstanding of Rs. 85,62,366.71 + Further Interest there on from 01/10/2021

#### Description of Property

##### Property Owner & Mortgagor: Shri Rakesh Rameshrji Khandelwal

All that piece and parcel of land at Mouje-Warud, Tq. Warud, Dist. Amravati, Survey No 1428, Nazul Sheet No. 34, Ward No. 18, Property No 216, admeasuring area 714.46 Sq. Ft. (66.40) Sq. Mtr. with Construction thereon, **Toward East:** - Road and Common Wall, **Toward West:** - Road, **Toward North:** - House of Vishnu Gulhane, **Toward South:** - House of Kale

#### Terms and Conditions of the tender -

1. The above properties shall be sold on "AS IS" AND "WHERE IS BASIS" and the intending purchasers should make discreet enquiries as regards any claim, charges on the property of any authority, besides bank charges and should satisfy themselves about the title, extent, quality and quantity of the property before submitting the tender
2. The offer along with the aforesaid Earnest Money deposit should be made in a sealed envelope superscribed as "Offer of purchase of Property (Name of the borrower/Mortgagor & Description of property)" so as to reach the office of Authorised Officer, The Khamgaon Urban Co-op Bank Ltd. Branch: Warud, Dist. Amravati on or before 30/10/2023 during Office- Hours.
3. Offers so received by the undersigned will be opened & considered on 01/11/2023 at The Khamgaon Urban Co-op Bank Ltd. Branch: Warud, Dist. Amravati at 1.00 PM.
4. The successful bidder, who has offered the highest sale price in the tenders, should immediately on the same day or up to next day pay the 25% amount of the sale price. If he fails to deposit the said amount, then the earnest money will be forfeited and the next highest bidders, in descending order, shall be treated as successful bidders who should pay the 25% amount of sale on the same day or next day. The Balance 75% amount of the sale price shall be paid to the Bank on or before 15th day of confirmation of sale. If he fails to deposit the said amount, then a deposit of 25% amount and the earnest money will be forfeited.
5. The Authorised officer is not bound to accept the highest offer and may reject the same without assigning any reason thereof.
6. Before acceptance of the highest bid, the Authorised Officer is free to call highest 3 bidders for negotiations to have enhancement of bid amount.
7. This 15 days sale notice is hereby given to all the above borrowers & Mortgagors.

**Note:** - 1) Tender form is available at Rs. 25/- at Bank's Regional Office Amravati & Warud Branch and at H.O Khamgaon. 2) Other terms & conditions of sale are available with tender form

Date: 13-10-2023

Place: Amravati

Authorised Officer  
The Khamgaon Urban co.op. Bank Ltd,  
Regional Office, Itwara Bazar, Amravati