



अंचल कार्यालय, नागपुर/NAGPUR ZONAL OFFICE

Mytri Willows, 2nd Floor,
Sir Bezoni Mehta Road, Near Empress Mall,
Opp. Shukrawar Talav, Nagpur - 440018
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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 28.03.2019** 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 **28.03.2019** 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	Detail Of the property	Demand notice Amt. (Rs. In Lac)	Reserve price (Rs. In Lac)	EMD (Rs. In Lac)	Bid increase amt. (in lakh)	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	0.50	Rafi Haider / 9152940523
2*		Vedbhumi Builders & Developers Pvt Ltd	All that piece and parcel of land and building at Plot no. 07 KH 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	
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 Deosthan Nagpur City Taluka and Distt: Nagpur owned by the company situated at T-Point opp. APMC Kalamna-Kamptee Road, Nagpur		2007.00	200.70	0.50	

6	Dharampeth/Nagpur Zone- M/s Shivshakti Enterprises Prop: Mr. Ramakant Mahesh Saraf	Mrs. Arti Ramakant Saraf & Mr. Ramakant Mahesh Saraf	Apartment No. A-1 & A-2 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 & Distt.- Nagpur admeasuring 527.43 sq ft each.	312.90 + intt.	45.42	4.60	0.20	
7		Mr. Mahesh Prahlad Saraf.& Mrs. Meena Mahesh Saraf	Apartment No. A-3 & 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, 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.		45.42	4.60	0.20	
8			All the piece and parcel of land bearing Plot No.17 (seventeen) situated in the layout of Mahesh Nagar, B Group, The Smaj		14.25	1.42	0.20	

		Mrs.Meena Mahesh Saraf	Bhushan Sahkari Gruh Nirman Sansthan Ltd, Nagpur Kh.No.147/4, P.H.No.34-A, ward No.21, Mouza-Wathoda containing by admeasuring East-West: 50 Feet and North-South: 30 Feet,					
9		Mr. Mahesh Prahaldrail 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	
10	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) admearasuring 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
11	Civil lines/Nagpur Zone- Mr. Vijay Bholaji Kochhe	Mr. Vijay Bholaji Kochhe	RESIDENTAIL APARTMENT NO. F-302 IN WING-A SITAUTED ON THIRD FLOOR, SHIV APARTMENT HAVING BUILT 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)	5.64 + intt.	10.35	1.04	0.20	NM Patil / 9152940671

			TOGETHER WITH 2.560% PROPORTIONATE UNDIVIDED SHARE AND INTEREST PIECE AND PARCEL PF LAND BEARING PLOT NO.3 ADMEASURING 860.87 SQ. MTRS.					
12	Dharampeth/Nagpur Zone- M/s Devdarshan Tiles Prop: Mr. Dipesht Dilip Kanabar	Mr. Dipesht 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
13	Amravati Camp/Nagpur Zone- Arobic Remedies Pvt Ltd	Ashok Purshottam Gandhi	All that piece & parcels of Flat No. B-3, Second Floor, Parijat Appartment, Narayan Nagar, Kh No. 40, Ward No. 49, tehsil and District- Amravati admeasuring Super Built up Area of 615 sqft. in the name of Mr. Ashok P Gandhi	122.18 + intt.	14.90	1.50	0.20	Sunil K Barapatre/ 9152941219
14		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	

15		Mr. Pravin P Gandhi.	All that piece & parcels of Shop No.37, Ground Floor, Khatri Apartment, 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	Sunil K Barapatre/ 9152941219
16	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	
17	Itwari/Nagpur Zone-M/s Balaji Aluminium	Mr. Narendra Suganchand Lahoti and Mrs. Kaushalya Narendra Lahoti.	Apartment No.101 & 102, on first floor, of the building known as "PRITAM GOODWILL" constructed on NIT Leasehold, Mouza – Pardi, Tahsil & Distt. Nagpur admeasuring 1935.61 sq. ft.	142.15+ INTT.	107.30	10.73	0.50	Sanjeev Kumar / 9152940138
18	Bhandara/ Nagpur Zone - Divya Engineering Works	Mr. Naresh Bhagwand as Batra	All that piece and parcel of Factory Land (N.A) & Building & Plant/Machinery situated at Plot No.29, Bhandara Co-op. Estate Ltd, Takiya Ward, Bhandara admeasuring 784.87 Sq. Mtrs.	80.26+ INT	52.04	5.20	0.50	Ruchi Shivliha / 7066028719

19	Wardhman Nagar/Nagpur Zone – Mr. Ishant Maheshkumar Premchandani & Others	Mr. Ishant Maheshkumar Premchandani.	All that piece & parcel of Duplex Bungalow No. FB-13, Armos Township, Phase-1, Khasra No 132, PC No 11, bearing City Survey No 287, Sheet no 884/68/1 NMC house No 2472 situated at Sugat Nagar, Mauza - Nari, Nari Road, Nagpur admeasuring an area 80.917 sq. mtr. (1 st Floor 46.203 sq.mtr. & 2 nd floor 34.714 sq.mtr.)	17.60 + intt.	47.00	4.70	0.20	Ruchi Shivliha / 7066028719
20	Gopal Nagar/ Nagpur Zone-M/s Leela Enterprises	Mr. Kisna Namdeorao Dewase & Mr. Arun Punjabrao Hingwe.	All the piece & parcel of residential house property constructed on plot bearing no. 161, Kh no. 4/2, 4/5, 6/6, 6/7, 6/3, 6/4, 13, P.H. No-44, ward no 75(old) situated at Mouza-Sonegaon, Tehsil & District Nagpur	382.97 + INTT.	51.50	5.15	0.50	Ruchi Shivliha / 7066028719
21		Mr. Mohan Shravan Gakhre.	All that piece & parcel of residential house constructed on plot no .40, K.H. No 92/4,107 & 110/1, P. H. No 44,Corporation House no.1924/40, Situated at Mouza Parsodi, Tal & Dist- Nagpur.		97.84	9.78	0.50	

22	Bhandara/ Nagpur Zone- M/s Shradha Rice Industries & M/s Vishwas Agro Industries	Mr. Sopan Raghoba Vaidya	Residential Flat No. F/1, First Floor, Pushpak Commercial Complex at plot no.12 & 16 survey no.250, Patwari Halka no.16, Mouza-Bhandara, Ward Rajgopalachari Takiya at Rajiv Gandhi road to Gurjar petrol pump, Bhandara Road Tal & Dist-Bhandara admeasuring 991.68 sq.ft.	414. + intt. & 310.78 + intt. resp	24.10	2.41	0.20	Ruchi Shivliha / 7066028719
23	Dharampeth/Nag pur Zone – Jay Vijay Laminates	Smt. Mogiben Alis Mangalben Dayaram Patel	Flat No.A-400, 1 st Floor, Raghukul Apartment, Constructed on NIT Plot No.217, Municipal House No.213/A, 213/B & 213/B5, Ward No.22, City Survey No.123, Sheet No.29, Circle No.11/6, Chalta No.1, Division II, situated in section 3, Central Avenue Scheme, Lakadganj, Tah. & Dist. Nagpur	213.67 + Intt.	44.66	4.47	0.20	Rafi Haider / 9152940523
24		Mrs. Mogiben Dayaram Patel.	Land and Building on Plot no. 49 bearing City Survey No.195, Kh No. 75/3, Ward No. 21 Sheet No.612/58, P. H No. 34A, Mouza Wadoda. Tah & Dist Nagpur.		39.83	4.00	0.20	

- 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 27.03.2019 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 25/03/2019.
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 15 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: 11/03/2019

Annexure - I

For Bidders ;

Common Terms & Conditions for auctioning of the properties through availing services of MSTC Ltd :

- i)** The auction will be on line through website www.mstcecommerce.com (service provider MSTC Ltd.)
- ii)** Before participating in bids , all the prospective bidders for the property auction have to register as buyer on MSTC's website well in advance. Buyers have to make payment of Rs.1180/- (Rs.1000 + 18% GST) as registration fees. The buyer's login will be valid for 1 year.

Steps for Registration : -

1. Log on to MSTC's e-Auction Website at www.mstcecommerce.com.
2. Click on e-Auction --> all general auctions.
3. On next page click on link "Register"
4. On next page (GENERAL TERMS & CONDITIONS OF e-AUCTION) click on Register As Buyer
5. On next page (BUYER SPECIFIC TERMS & CONDITIONS (BSTC)) click on Agree
6. On next page (Registration Form) select your buyer type (all general auctions for all types of auctions) and fill up the complete details and click on SUBMIT.
7. On next page select the list of pollution control board certificate if applicable and press the button preview
8. On next page check the details submitted by you and click on SUBMIT button. After successful registration you will receive the confirmation e-Mail on your registered e-Mail address indicating 'Buyer Ref. No.'.
9. Once the online registration is done bidders have to upload the requisite KYC documents on our website using the link Upload Document (https://www.mstcecommerce.com/auctionhome/index_new.jsp).

Requisite KYC – PAN Card, AADHAR CARD, GST no. (if applicable), Other's address proof, Bank's Certificate etc. A/c details , IFSC etc.

Steps to follow for online submission of fees -

1. Log on to MSTC's e-Auction Website at www.mstcecommerce.com.

2. Click on e-auction-> All general Auctions.
3. Click on the blue colored moving link available on the login page -"e-payment link for new/deactivated users
4. Login with the user name and password which you had chosen at the time of online registration.
5. Click on the link "e-payment" and on the next page you will be required to enter payment type, region and amount. Choose payment type as registration fees, region as WRO Mumbai since you are going to do registration from MSTC Mumbai. Enter payment amount as desired.
6. Click on the button "NEFT/RTGS"
7. On the next page, enter your firm's account details. Click on the button "Print". It will go to next page having our IndusInd Bank account details.
8. Take out the print of the slip and go to your bank and tell them do RTGS/NEFT **or** you can add beneficiary in you net banking account if you have a facility to do so. Please note that this account no. shall be valid only for 2-3 days. After that, it will expire. In case you don't do payment within 2-3 days and generate a fresh slip and proceed further
9. Please note our system generates different account no every time you generate a slip from your login.
10. Once the payment is done, send us the UTR details along with payment date by email.

iii) For submission of Pre-bid, bidder's have to follow the below mentioned steps, account number cannot be shared as MSTC uses dynamic account number due to security concern-

- a) Pre-Bid EMD amount for lot as indicated in the auction catalog is required to be submitted by the bidders through RTGS/NEFT into MSTC's Punjab National Bank (PNB) account on or before one day prior to start date of e-Auction **or as mentioned in sale notice**. MSTC shall not be responsible for delayed credits/non-receipt of pre-bid EMD.
- b) Pre Bid EMD must be paid by the bidder (NEFT/RTGS) through link "Pay Pre Bid EMD" only. Payments without using link "Pay Pre Bid EMD" shall not be considered/ acted upon.
- c) For Pre-bid, EMD links are available in bidders login as under:
 - i) Pay Pre Bid EMD:- For submission of pre-bid EMD
 - ii) After submission of details, challan will be generated to deposit the amount .
 - iii) Payment should be made within 3 days after generating the Challan for NEFT/RTGS otherwise Challan shall become invalid.
 - iv) One NEFT/RTGS Challan will be valid for one transaction only, if multiple transactions are made, only first will be reconciled.
 - v) Pre-bid EMD submitted by the bidder cannot be used/adjusted towards other payment

- d) EMD Refund Request:- For online refund request.
- e) EMD Ledger:- For checking available pre-bid EMD against your registration.
- f) It shall be sole responsibility of the bidder to check his "EMD Ledger" available in his login to confirm the credit of pre-bid EMD.
- g) RTGS/NEFT payment only from bidder's account shall be considered. Payment received from any other account, will not be considered.
- h) Date of credit of payment into A/c of MSTC, shall be the basis for accepting the payments.

IV) Buyers can also claim refund of the pre-bid amount in case of unsuccessful participation and the pre-bid EMD would reflect in their account in 1 day.

V) During bidding all the properties are shown on the screen and the bidder after browsing select the property towards which EMD has been deposited and proceed for auction.

VI) Prospective bidders can contact the following MSTC officials regarding any information about the property auction.

Contact Person	Contact Number	Email Address
Ms. Archana Juneja (Asst. Manager)	9990673698/ 022-22872011	archana@mstcindia.co.in
Ms. Rupali Pandey (Asst. Manager)	9458704037/ 022-22883501	rpandey@mstcindia.co.in

Contact Person for Registration related queries	Contact Number	Email Address
Ms. Pranali Kamble	022-22829565	mstcpranali@gmail.com

Contact Person for auction related query	Contact Number
Mr. Chetan Worlikar	022-22886266
Mr.Afzal Khan	022-22870471
Mrs.Bhargavi	022-22885567
MSTC customer care	033-22901004

The websites to be visited for auction are mentioned below-

Websites to visit	
MSTC Corporate website – The website can be visited to gather information about the company, upcoming events, services provided by MSTC etc.	www.mstcindia.co.in
MSTC auction website- This website is for conducting auctions. Bidders who are registered with MSTC can log in to their profile by using their login credentials and register participation in the auction.	www.mstcecommerce.com

Note – MSTC site is best viewed in Internet Explorer version 8 and above. You are advised to use Internet Explorer for online registration.

(The same will also be uploaded in Bank's and Govt. website along with terms and condition of sale notice.)