



THE AKOLA JANATA COMM. CO-OPERATIVE BANK LTD; AKOLA
(MULTISTATE SCHEDULED BANK)

Ref. No.:- Paratwada Branch / Securitization / SCC-105 / 2023-24

Date: - 29/10/2025

NOTICE INVITING TENDERS FOR SALE OF IMMOVABLE PROPERTY

Rule 8(5)

(Under The Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act-2002 & the Security Interest (Enforcement) Rules 2002)

WHEREAS, **Shri Sanjay Nandlal Kejdiwal (Agrawal)**, Proprietor of **M/s. Shri Shakti Oil, Dall and Besan Industries**, of Paratwada, Tq. Achalpur & Distt. Amravati, has availed the Loan of Rs.90,00,000/-under Secured Cash Credit Limit from The Akola Janata Commercial Co-op. Bank Ltd., Akola, Branch - Paratwada, and for the security of the said loan, **Shri Sanjay Nandlal Kejdiwal (Agrawal)**, have mortgaged his following Immovable Property with the Bank. That the Authorized Officer of the Bank had issued a Demand Notice under Sec. 13(2) of the said Act. Consequent upon failure to repay the outstanding amount demanded in Demand Notice within 60 days, the undersigned Authorised Officer of the bank had taken **Actual Possession** of the following property on 15/03/2024.

AND WHEREAS, in exercise of powers conferred and as per the provisions of Sec.13 (4) of The Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest (Enforcement) Rule 2002 read with provisions of Rule 8 & 9 of The Security Interest Enforcement Rule 2002, the undersigned Authorised Officer of the bank here by invite tender in prescribed forms of the bank in sealed envelopes, for sale of the Secured Asset, which is described hereunder.

The sealed Tender should reach **on or before 01/12/2025 up to 5.00 p.m.** to The Akola Janata Commercial Co-op. Bank Ltd., Akola, Branch - Paratwada Tq. Achalpur & Distt. Amravati, The Tenders received after said date will not be entertained.

Description and details of Immovable Property:-

Property Belonging to Shri Sanjay Nandlal Kejdiwal (Agrawal) :- The property situated within the limits of Nagar Parishad Achalpur, at **Mouje Khel Tapmali**, R.S.D & Tq. Achalpur, R.D. & Distt. Amravati, bearing Field **Survey No.63/3**, which converted into non-agricultural layout by Add. Collector Amravati vide Rev. Case No. 59/NAP-34/2003-04, decided on 04.10.2004, out of which **Layout Plot No.09**, having **Area 231 Sq.mtrs. (2485.56 Sq.ft.)**, which is bounded as under :-

To the **East** :- Plot No.08,

To the **West** :- Plot No.10,

To the **North** :- 9 mtr. Layout Road,

To the **South** :- Another field

- **Last Date & time for Submission of Tender-----> 01 / 12 / 2025 upto 5.00 p.m.**
- **Date & time of Tender Opening-----> 02 / 12 / 2025 at 1.30 p.m.**
- **Place of Tender Opening-----> The Akola Janata Comm. Co-op. Bank Ltd., Akola, Branch – Paratwada Tq. Achalpur Distt. Amravati (M.S.)**
- **Reserve Price -----> Rs. 19,88,000/-**

The auction sale is being conducted for the recovery of **Rs.69,39,950/-** which is the outstanding amount including interest ,Penal & Legal Charges **upto 30/09/2025**. Further interest ,Penal & Legal charges will be added subsequently.

Terms & Conditions of Sale are given below & other terms & conditions will be read over & informed, at the time of opening of the tender. Authorised Officer/Bank is not having knowledge about any other encumbrances on the Secured Asset. The Authorised Officer & Bank shall not be responsible in any way for any third party claims / rights / dues & any encumbrances.

TERMS AND CONDITIONS: -

- 1) Prescribed Printed Tender forms will be available at the Office of Authorised Officer, The Akola Janata commercial Co-op. Bank Ltd., Akola, Branch - Paratwada during office hours.
- 2) Along with the tender, EMD amount of **Rs.10,000/-** for is to be deposited by way of Demand draft /Pay Order in favour of Authorized Officer, The Akola Janata Commercial Co-operative Bank Ltd., Akola, Branch – Paratwada Tq. Achalpur Distt. Amravati.
- 3) The sealed tenders will be opened **on 02/12/2025 at 1.30 p.m.** at our Branch Office i.e. Branch – Paratwada, Tq. Achalpur Distt. Amravati
- 4) The successful bidder will have to deposit **25%** amount of the sale price immediately i.e. on the same day & the balance **75%** amount plus amount of stamp duty will have to be deposited **within 15 days** from the date of acceptance of the tender.
- 5) After conformation of sale & payment of entire sale price, The Authorised officer of the bank shall issue the Sale Certificate infavour of the purchaser in form given in "**Appendix V**" to these rules.
- 6) The property will be sold in " as is where is and as is what is basis ".
- 7) Authorised officer reserves the right to cancel the tender, without assigning any reason.
- 8) The Bank shall not be liable or responsible for Gram Panchyat Tax / Municipal Council tax / Nazul Tax / Electricity Bill / Any kind of Govt. & Semi Govt. Tax / Water charges, other charges, duties and taxes whatsoever, including outstanding dues, if any found and the same will have to be cleared by the bidder at his own cost and expenses.
- 9) If the Bank deems fit and necessary, then present bidders can be allowed to give offer / bid in respect of sale of the secured asset.
- 10) For the inspection of the property and for further terms & conditions of sale, contact to The Authorised Officer of The Akola Janata Commercial Co-operative Bank Ltd., Akola, Branch – Paratwada Tq. Achalpur Distt. Amravati.

Place :- Paratwada.

Date :- 29/10/2025

Authorized Officer,
The Akola Janata Comm. Co-op. Bank Ltd., Akola,
Branch – Paratwada.

