



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

Ref. No.: Amravati Branch/Securitization/SWCL-02/2021-22

Date: -04/10/2025

**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 Nitesh Shyamlal Sahu** Propreitor of **M/s. Parv Enterprises**, of Amravati, Tq. & Distt. Amravati, has availed the Loan of Rs. 70,00,000/- under Secured Working Capital Limit Against Property Loan / Limit from The Akola Janata Commercial Co-op. Bank Ltd., Akola, Branch, Amravati and for the security of the said loan, **Shri Nitesh Shyamlal Sahu**, 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 **Possession** of the following property.

AND WHEREAS, in exercise of powers conferred and as per the provisions of Sec.13 (4) of The Securitisation & Reconstruction of Fianancial 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 06/11/2025 up to 5.00 p.m.** to The Akola Janata Commercial Co-op. Bank Ltd., Akola, Branch- Amravati Tq. & Distt. Amravati The Tenders received after said date will not be entertained.

**Descreption of Immovable Property**

**Property Belonging to Shri Nitesh Shyamlal Sahu** :- All those pieces and parcels of plot and residential premises constructed on a layout converted and sub divided **Plot No.66-A**, towards Eastern side of North-South division out of Plot No.66, from **Field Survey No.51/2**, situate, being and lying at Mouza-Peth Amravati, Pragane-Badnera, Tq. & Dist. Amravati, sub division sanctioned **Plot No.66-A**, admeasuring area is 2556 Sq.Ft. **(237.55Sq.Mtrs)**, having its size towards Eastern side 18.30 mtrs. towards Western side 18.30 mtrs, towards Northern side 12.99 mtrs. and towards Southern side 12.99 mtrs. three storied residential building constructed thereon vide sanction by order of ADTP, Amravati Municipal Corporation dated 28.08.2013, Building permit & Commencement Certificate No.729, Dated 29.08.2013. sanctioned building allowed total b/up area is 237.22 Sq.Mtrs., The aforesaid Plot No.66-A, is subdivided from Plot No.66 of which total area is admeasuring 476.77 Sq.Mtrs.(5130Sq.Feet) vide sanctioned by Sub division Certificate of ADTP, Amravati Municipal Corporation Amravati by order No.388, dated 18.07.2008 which is granted by Collector, Amravati vide order passed in Rev. Case No. NAP-34/Peth-Amravati/165/2011-12, dated 25.06.2012. The aforesaid Plot out of F.S.No.51/2, is duly converted into residential by Sub-Divisional Officer, Amravati vide Rev.Case No.NAP-34/Peth-Amravati/25/1978-79, initially decided on 31.07.1979 and finally revised and sanctioned on 26.12.1979 in pursuance of an approval by Assistant Director of Town Planning, Amravati by Order No.TPVA/CONV/Peth-Amravati/1493, Dated 15.06.1979, the aforesaid plot and residential premises located in A.M.C.Zone No.4, area known as "**Ganesh Vihar No.2**", near Sharda Vihar, Amravati Tq. & Dist. Amravati, within the jurisdiction of Sub-Registrar, City of Amravati and within the limits of Amravati Municipal Corporation, Amravati, the aforesaid Plot No.66-A, along with residential premises is bounded as under :-

Towards **East** :- Plot No.65, Towards **West** :- Plot No.66-B,  
Towards **North** :- Road of the layout, Towards **South** :- Service Lane.

- **Last Date & time for Submission of Tender-----> 06/ 11 / 2025 upto 5.00 p.m.**
- **Date & time of Tender Opening-----> 07 / 11 / 2025 at 1.30 p.m.**
- **Place of Tender Opening----->The Akola Janata Comm. Co-op. Bank Ltd., Akola,  
Br.Amravati, Jaistambh Chowk, Tq & Dist Amravati**
- **Reserve Price-----> Rs. 1,48,88,000/-**

The auction sale is being conducted for the recovery of **Rs. 1,68,43,594/-** 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, Amravati during office hours.
- 2) Along with the tender, EMD amount of **Rs. 10,000/-** 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, Amravati
- 3) The sealed tenders will be opened **on 07/11/2025 at 1.30 p.m.** at our Branch Office i.e.Amravati Br.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 Panchayat Tax / Municipal Corporation 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, Amravati.

**Place :-** Amravati.

**Date :-** 04/10/2025

**Authorized Officer,**  
The Akola Janata Comm. Co-op. Bank Ltd., Akola,  
**Branch, Amravati.**