



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

Ref. No.: - Main Branch/Securitisation/HSGL -1552 /2018-19

Date: -11/03/2026

**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 Milind Bhagvantrao Deshmukh**, of Akola, Tq. & Distt. Akola, has availed the Loan of Rs. **8,00,000/-** under Housing Loan from The Akola Janata Commercial Co-op. Bank Ltd., Akola, Main Branch, Akola and for the security of the said loan, **Shri Milind Bhagvantrao Deshmukh**, 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 on **29/03/2023**.

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 15/04/2026 up to 5.00 p.m.** to The Akola Janata Commercial Co-op. Bank Ltd., Akola, Main-Branch, Akola. The Tenders received after said date will not be entertained.

**Description of Immovable Property**

**Property owned by Shri Milind Bhagvantrao Deshmukh :-** Flat No 202 of Second floor of building Known as " ABHINAY RESIDENCY " which admeasuring 79.00 Sq.mtr. (850.00 sq.ft.) super built up area, with an undivided share in land/ plot and which is constructed as per permission given by Grampanchayat Malkapur, Tq & Distt. Akola. vide resolution No.5, dt. 26.12.2014 on Lay-Out Plot No.12 of Field Survey No.5/1 of Mouja Malkapur, Tq.& Distt. Akola, which is total admeasuring 279.00 Sq.mtr.(3000.00 sq.ft.) and the said plot was converted into for non- agri, purpose from SDO, Akola in Rev. Case No. NAP-34/MALKAPUR/105/1983-84, decided on dt. 22.06.1984.

**Plot is bounded by**

To the East :- Plot No.13,  
To the West:- Plot No.11 ,  
To the South:- Layout –out Road,  
To the North:- Plot No.9 & 10

**Flat No 202 is bounded as under**

To the East :- Plot No.13  
To the West :- Flat No.203  
To the South :- Layout- out Road  
To the North :- Flat No.201

The above mention property along with all rights ,easements & appurtenances.

- **Last Date & time for Submission of Tender-----> 15 / 04 / 2026 upto 5.00 p.m.**
- **Date & time of Tender Opening-----> 16/ 04 / 2026 at 1.30 p.m.**
- **Place of Tender Opening----->The Akola Janata Comm. Co-op. Bank Ltd., Akola,  
Main Br., Akola,**
- **Reserve Price-----> Rs. 19,80,000/-**

The auction sale is being conducted for the recovery of **Rs. 26,78,865/-** which is the outstanding amount including interest, Penal & Legal Charges **upto 28/02/2026**. Further interest & expences 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, Main Branch, Akola 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, Main Branch, Akola.
- 3) The sealed tenders will be opened **on 16/04/2026 at 1.30 p.m.** at our Branch Office i.e. Main Branch, Akola.
- 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, Dues of any kind of Societies, 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, Main Branch, Akola.

**Place :-** Akola.

**Date :-** 11/03/2026

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