



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

Ref. No.: - Branch-Manora/Securitisation/SCC-31/2023-24

Date: -05/08/2026

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. Ranjeet Shersing Jadhao Proprietor of M/s Ranjeet Trading Company**, of Manora, Tq. Manora & Distt. Washim, has availed the Loan of Rs. 50,00,000/- under Secured Cash Credit Limit from The Akola Janata Commercial Co-op. Bank Ltd., Akola, Branch, Manora and for the security of the said loan, **Shri. Ranjeet Shersing Jadhao**, have mortgaged his following Immovable Properties 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 properties.

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 07/09/2026 up to 5.00 p.m.** to The Akola Janata Commercial Co-op. Bank Ltd., Akola, Branch - Manora Tq. Manora & Distt. Washim The Tenders received after said date will not be entertained.

Descreption of Immovable Properties :-

Sr.No	Description and details of properties.
1.	<u>Property Belonging to Shri. Ranjeet Shersing Jadhao</u> :- The property situated at Mouje Manora, R.S.D. & Tq. Manora Distt. Washim, within the limit of Nagar Panchayat Manora, bearing Field Gat no.82/1, Old Field Survey no.104/1, which converted into non-agricultural layout in Rev. Case no. NAP-34/Manora/3/1996-97 decided on 02.01.1997, out of which Layout plot no.51, Total admeasuring 83.64 Sq.mtrs. out of which North-South divided Eastern side portion having Area 39.01 Sq.mtrs., alongwith the construction standing over it having approx.. Built Up Area 31.62 Sq.mtrs., which is bounded as under :- To the East :- Layout Road, To the West :- Remaining portion of Plot no.51 sold to Surekha Jaiswal, To the North :- Layout Plot no.50, To the South :- Layout Plot no.52.
2.	<u>Property Belonging to Shri. Ranjeet Shersing Jadhao</u> :- The property situated at Mouje Manora, R.S.D. & Tq. Manora Distt. Washim, within the limit of Nagar Panchayat Manora, bearing Field Gat no.82/1, Old Field Survey no.104/1, which converted into non-agricultural layout in Rev. Case no. NAP-34/Manora/3/1996-97 decided on 02.01.1997, out of which Layout plot no.52, Total admeasuring 83.72 Sq.mtrs., out of which North-South divided Eastern side portion having dimensions- North-South 30Ft., East-West 14Ft. Area 39.03 Sq.mtrs., alongwith the construction standing over it having approx..

3.	Built Up Area 31.62Sq.mtrs. , which is bounded as under :- To the East :- Layout Road, To the West :- Remaining portion of Plot no.52 sold to Surekha Jaiswal, To the North :- Layout Plot no.51, To the South :- Layout Road.
	<u>Property Belonging to Shri. Ranjeet Shersing Jadhao</u> :- The property situated at Mouje Manora , R.S.D. & Tq. Manora Distt. Washim, within the limit of Nagar Panchayat Manora, bearing Field Gat no.82/1 , Old Field Survey no.104/1, which converted into non-agricultural layout in Rev. Case no. NAP-34/Manora/3/1996-97 decided on 02.01.1997, out of which Layout plot no.54 , Total admeasuring 104.50Sq.mtrs. , which is bounded as under :- To the East :- E Class Land, To the West :- Layout Road, To the North :- Layout Plot no.53, To the South :- Layout Plot no.55 The above all properties includes all rights, easements, appurtenances and construction presently available thereon and that which may be created in future.

- **Last Date & time for Submission of Tender-----> 07/ 09 / 2026 upto 5.00 p.m.**
- **Date & time of Tender Opening-----> 08 / 09 / 2026 at 1.30 p.m.**
- **Place of Tender Opening----->The Akola Janata Comm. Co-op. Bank Ltd., Akola, Branch - Manora, Main Road, Tq. Manora & Distt. Washim**

Plot No.	Area	Built Up Area of Plot	Reserve Price
51	Area 39.01 Sq.mtrs.	31.62 Sq.mtrs.	Rs. 20,55,000/-
52	Area 39.03 Sq.mtrs.	31.62 Sq.mtrs.	Rs. 20,55,600/-
54	Area 104.50 Sq.mtrs.	Open Plot	Rs. 42,84,500/-
			Total Rs. 83,95,100/-

The auction sale is being conducted for the recovery of outstanding loan amount. **That as on 31/07/2026, Principal Amount Rs. 18,63,325/- + Interest Amount Rs. 21,69,983/- + Penal Charges Rs. 3,09,244/-+ Legal Charge Rs 2,08,396/-Total Rs. 45,50,948/-** and further interest & other charges **from 01/08/2026** onwards is to be further added and charged thereto in your above mentioned loan account as per agreement.

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 - Manora during office hours.
- 2) Along with the tender, EMD amount of **Rs. 10,000/-** (for each property separately) 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 – Manora Tq. Manora Distt. Washim.
- 3) The sealed tenders will be opened **on 08/09/2026 at 1.30 p.m.** at our Branch Office Branch - Manora

- 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 / Nagar Panchyat tax / Nazul Tax / Electricity Bill / Any kind of Govt. & Semi Govt. Tax / Water charges, duties and taxes whatsoever, including outstanding dues, & other all charges, 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 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 - Manora

Place :- Manora

Date :- 05/08/2026

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