



TIRUPATI URBAN CO-OP BANK LTD.,

H.O.- 172, Shradhanand Peth, South Ambazari Road, Nagpur-440 010. Tel. 0712-2231772, 2221868
Mobile no. : 9970196560, 8451002404

POSSESSION NOTICE

(For Immovable Property)

(Security Interest (Enforcement) Rules 8(1) of 2002

Whereas the undersigned being the Authorised Officer of **Tirupati Urban Co – operative Bank Ltd.** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under Section 13 (12) read with (Rule 3) of the Security Interest (Enforcement) Rules, 2002 issued demand notice on date mentioned in column (B) calling upon to repay the amount mentioned in same column (B) to borrowers / co-borrowers / guarantors whose name mentioned in column (A) within 60 days from the date of receipt of the said notice.

The borrowers / Co-borrowers / guarantors having failed to repay the amount, notice is hereby given to the borrowers / guarantors and the public in general that the undersigned has taken Physical possession of the property described herein below in column (D) on date mentioned in column (E) in exercise of powers conferred on him/her under Sub-section 4 of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002].

The borrowers / guarantors in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Tirupati Urban Co – operative Bank Ltd. for amount mentioned in column (C)

(A)	(B)	(C)	(D)	(E)
Name of the borrowers / co-borrowers / guarantors and Address	Demand Notice Date and Balance	Loan Outstanding	Details of property owner / immovable Properties	Possession Status
Branch : Mankapur, Nagpur. 1)M/s Nextech Technologies Pvt. Ltd., Zulelal Arcade, Behind Toyoto showroom, near Mohammad Ali petrol pump, Kamptee Road, Nagpur 440026 through its Director Shri Kirankumar Prakash Anchalwar & Shri Atul Sanjay Donge 2)Shri Kirankumar Prakash Anchalwar, R/o Anchal, Plot No.2, Koradi Road, B/h Safeway Motors, Mankapur, Nagpur- 440030 3) Shri Sunil Vishwambharnath Tiwari (Guarantor) R/o Plot no. 603,Amravati Road, near R.T.O. Office, Giripeth Nagpur 440010 4) Shri Atul Sanjay Donge (Guarantor), R/o 353/A,Khalasi Lane, Nagpur (Urban), Nagpur 440001 or Ground Floor, GD-2 AND gs-3, "Apurva Complex" Opp. P.K. Salve Road, Mohan Nagar Nagpur 440001	dated 14/06/2019 for Rs. 3,65,03,037.40	Rs.2,88,12,186/- and future interest & other expenses thereon from 22/01/2025	Property owner : M/s Nextech Technologies Pvt. Ltd., All that undivided 59% share and interest in piece and parcel of land bearing Plot No. 1 admeasuring about 788.506 Sq. Mts. with entire R.C.C superstructure comprising of hall, floor space No.201 on Second Floor, covering a Built-up area of 567.973 Sq. Mtrs. and 301 on Third Floor, covering a Built-up area of 567.973 Sq. Mtrs. in building known and styled as "JHULELAL ARCADE " physical constructed on Plot No. 1 out of sanctioned layout known as " SUMAN NEST " being portion out of the entire Non Agricultural land bearing Survey No.182, admeasuring about 0.92 Hectares i.e. 2.28 Acres land revenue assessment yearly Rs. 552/- and Survey No. 183/B, admeasuring about 0.92 Hectares i.e., 2.28 Acres land revenue assessment yearly Rs. 336/- both lands jointly admeasuring about 1.84 Hectares i.e. about 4.56 Acres, situated at P.H.No. 15, Mouza-Bhilgaon, having with occupant Class-I, Bhuswani rights, Floor Space No. 201 & 301 total admeasuring Built up area 1135.946 Sq.Mtrs. within the limits of Grampanchayat Bhilgaon Tah.-Kamptee, District- Nagpur with present and future construction and the same is bounded as under:- On the East : Khasara no. 184 On the West : Road On the North: Layout other plots On the South :12 Mtrs. Road	According to order of Hon'ble Dist. Magistrate Nagpur Dt. 22/01/2020 physical possession taken on 22/01/2025 through Tahasildar Kamptee

The borrower's attention is invited to provisions of Sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

Place : Nagpur
Date : 28/01/2025

Sachin Dabhadkar
Authorised Officer, Tirupati Urban Co. Op. Bank Ltd., Nagpur