



राष्ट्रीय सहकारी विकास निगम
NCDC
Assisting Cooperatives, Always!
सहकारिताओं की सहायता में सदैव तत्पर



International Year
of Cooperatives
Cooperatives Build a Better World

राष्ट्रीय सहकारी विकास निगम

National Cooperative Development Corporation
सहकारिता मंत्रालय, भारत सरकार के अंतर्गत एक सांविधिक संस्था

An Statutory Institution under Ministry of Cooperation, Govt. of India

क्षेत्रीय निदेशालय, पुणे Regional Directorate, Pune

NCDC Regional Directorate, 5 B.J. Road, Maharashtra Sahakari Sangh
Building Sadhu Vaswani Chowk, near Hotel Woodland, Maharashtra 411 001

Phone No. +91-9311765347

**Details of Authorised Officer: Shri Girraj Agnihotri, Regional Director, NCDC,
5 B.J. Road, Maharashtra Sahakari Sangh Building Sadhu Vaswani Chowk,
Near Hotel Woodland, Maharashtra 411 001**

Phone No. (020-26127049), +91-9936754723, +91-9628096230 Email ID- ro.pune@ncdc.in

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSET UNDER SARFAESI ACT, 2002 READ WITH PROVISIO TO RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Notice is hereby given to the public in general and in particulars to the Borrowers/ Mortgagors that the below mentioned properties mortgaged/charged to the secured creditor, symbolic possession of which have been taken by the Authorised Officer of National Cooperative Development Corporation, Secured Creditor, will be sold on **30.10.2025** on the basis of **"As is where is basis, As is what is basis, Whatever there is & Without Recourse"** through e-auction for recovery of dues of the secured creditor from below mentioned Borrower Organisation, Chairman & Mortgagors.

Name of Borrower Organisation, Directors, & Mortgagor	Details of Secured Assets for Sale/ Auction				
Borrower : Shri Adinath Sahakari Sakhar Karkhana Limited, Adinathnagar, Shelgaon Bhalwani, Post Jeur, Taluka Karmala, District Solapur, Maharashtra – 413 202. Chairman: Shri Narayan Govindrao Patil, (M) +91- 7887429999 Managing Director: Shri Arun D. Baganvar, (M) +91- 7083170750 (M) +91- 9158602911	All the piece of Land or ground hereditaments and premises situated lying and being at Village Shelgaon and Bhalwani, Taluka Karmala, District Solapur, Maharashtra within the registration Sub-district of karmala and District Solapur and bearing the following particulars:				
	1. Village Shelgaon ,Taluka Karmala, District Solapur, Maharashtra				
	Sl. No.	Gat Numbers	Area H.R.	Waste land H.R.	Total Area H.R.(7/12)
	1	66/1+2	1.44		1.44
	2	66/3	0.37		0.37
	3	67/1	6.22		6.22
	4	67/2	2.08		2.08
	5	68	7.76	0.05+0.04	7.85
	6	69	7.40	0.23	7.63
	7	71/1	2.50	0.28NA	2.78
	8	71/2	2.78		2.78
	9	71/3	2.79	0.09	2.88
	10	74/1	1.26	0.02	1.28
	11	74/2	1.27		1.27
	12	74/3	1.27		1.27
	13	74/4	1.89	0.02	1.91
	14	74/5	1.90		1.90
	15	75	8.30	0.10	8.40
	16	76/4	0.52	0.02	0.54
	Total (i)		49.75	0.85	50.60
	2. Village Bhalawani ,Taluka Karmala, District Solapur, Maharashtra				
	1	152/2	3.71		3.71
	2	153	3.65		3.65
	3	155	2.45		2.45

	4	156	4.06		4.06
	5	157	1.01		1.01
	6	158	3.84		3.84
	7	159	3.48		3.48
	8	160/1	9.90	0.64	10.54
	9	161/2/A	8.88	0.27	9.15
	10	162/3	1.14	0.03	1.17
	11	163/1	2.08		2.08
	Total area (ii)		44.20	0.94	45.14
	Total=(i)+(ii)			95H74R	
	Together with the easements appurtenant to all aforesaid lands and together with all the building/Structures standing thereon and/or to be constructed thereon (present and future) and all fixtures fittings annexed thereto (present and future), and all the plants and machineries of its sugar unit, distillery, Co-generation power plant sugar mill etc thereon (both present and future) permanently attached to the earth or permanently fastened to anything attached to the earth.				
Demand Notice Date & Amount		Demand Notice Date- 15.12.2023 of ₹63,76,33,416/- plus further interest & charges thereon. Present outstanding balance as on 11.09.2025 is ₹79,96,35,677/- Plus further interest & charges thereon to the NCDC by Borrower.			
Possession Date & Possession Type		13.02.2024 (Symbolic Possession)			
Reserve Price		₹122,20,00,000/- (Rupees One Hundred Twenty-two Crore Twenty Lakh Only)			
Earnest Money Deposit (E.M.D.)		₹12,22,00,000/- (Rupees Twelve Crore Twenty-two Lakh Only)			
Bid Incremental Value		₹1,00,000/- (Rupees One Lakh Only)			
Date &Time of E-Auction		30.10.2025 from 02:00 pm to 04:00 pm			
Date &Time of Inspection		24.10.2025 from 10.00 am to 4.00 pm			
Auction Sale/bidding would be conducted only through website https://sarfaesi.auctiontiger.net with unlimited extensions of 5 Minutes in each.					

TERMS & CONDITIONS

- 1) The above Secured Assets shall be sold on the basis of “**As is where is, As is what is, whatever there is and without recourse**” and not to be sold below the Reserve Price mentioned as above.
- 2) Before submitting quotation, for the information of said Sale/Auction, its Terms & Conditions, Bid form and procedure of submission of Bid/Offer, please contact on above address or number.
- 3) Before Submitting the Bids, Bidders should satisfy themselves from the Authorized Officers about the rights, title, interest & dues payable by them in respect of the secured assets in question and later on no objection of any kind shall be entertained in this regard.
- 4) To the best of knowledge and information of the Authorised officer, there is no encumbrance in the secured assets. However, the intending bidders should make their own independent inquiries regarding the encumbrance; title of secured assets put on E-Auction and claims/right/dues/affecting the secured assets prior to submitting their bid. The E-Auction advertisement does not constitute any commitment or any representation of National Cooperative Development Corporation. The secured assets are being sold with all the existing and future encumbrances whether known or unknown to National Cooperative Development Corporation. The Authorised officer/Secured Creditors shall not be responsible in any way for any third party claims/rights/dues.
- 5) Applicable Stamp Duty/Additional Stamp Duty/Transfer and Registration Charges, Fees etc. have to be borne by the purchaser only.
- 6) All statutory/non statutory dues, taxes, rates, assessments, charges, fees, claims etc. Pertaining to above secured assets will be the responsibility of the purchaser only.
- 7) Intending Bidders may avail training for online bidding from M/s. E-Procurement Technologies Ltd. /Auction Tiger, B-704, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad – 380006 Gujarat (India). Contact Nos.: Mr. Praveen kumar Thevar -9722778828 | 9265562819 | 9265562821 |

9265562818, praveen.thevar@auctiontiger.net or support@auctiontiger.net. For detailed terms and conditions of the sale, please refer to <https://sarfaesi.auctiontiger.netwith> or <https://www.ncdc.in>.

- 8) **EMD and KYC should reach the undersigned on or before 27.10.2025 upto 4.00pm.**
- 9) The Bid Price to be submitted shall be above the Reserve Price and bidders shall improve their further offers in multiples of ₹1,00,000/-(One Lakh Only).
- 10) The successful Bidder shall deposit 25% of the Bid amount (Including EMD before Bid) immediately within next working day after sale, if the successful bidder fails to pay 25% amount within the time prescribed herein above, the EMD shall be forfeited without any Notice. After deposit of 25% and thereafter confirming the sale by the Authorised Officer, the Bidder shall have to pay remaining amount i.e. 75% of the bid amount on or before 15 days from the receipt of the acceptance/confirmation letter or within such extended period allowed by the Authorised Officer. If the remaining amount not paid within the time prescribed in the confirmation/acceptance letter, the total amount deposited would be forfeited without any notice and secured assets shall be resold.
- 11) **Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT fund transfer to credit of Account No:32164052874, IFSC-SBIN0004298, State Bank of India, Commercial Branch, Nehru Place, New Delhi, for inspection of the secured assets OR any information please contact to the Authorised Officer.**
- 12) The EMD amount of unsuccessful bidder will be returned on closure of the E-Auction/Sale Proceeding at the earliest. The EMD amount shall not carry any Interest.
- 13) The sale certificate will be issued in the name of the purchaser(s)/applicant(s) only and will not be issued in any other name(s).
- 14) The sale shall be subject to rules/conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and rules thereon.
- 15) In case of stay of sale or Recovery Proceedings by any superior court of Competent Jurisdiction, the auction/sale may either be postponed/cancelled in compliance of such order, without any further notice and persons participating in the auction/sales shall have no right to claim damages, compensation and cost of such postponement/cancellation etc.
- 16) No person other than intending Bidder/offeree themselves, or their duly Authorised Representative shall be allowed to participate in E-Auction/Sale proceeding. Such Authorisation Letter is required to be submitted along with Bid Amount.
- 17) The Borrower Organisation through its Directors & Mortgagor are also given liberty to participate in the sale so as to fetch maximum value of the property.
- 18) The sale is subject to confirmation by the Authorised Officer.
- 19) The Authorised Officer has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction or any other measures without assigning any reason thereof.
- 20) It shall be responsibility of the successful bidder to pay 1% T.D.S. of the sale amount under Section 194(1A) of the Income Tax Act & shall submit the proof thereof to Authorised Officer.

Statutory Notice for 30 days Sale Notice under Rule 8 (6) read with Rule 9 (1) of Security Interest (Enforcement) Rules, 2002.

The Borrower Organisation/ Directors/ Mortgagor are hereby notified to pay the sum as mentioned above along with upto date interest and ancillary expenses before the date of e-auction, failing which the aforesaid properties will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.

SPECIAL INSTRUCTION & CAUTION

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither National Cooperative Development Corporation nor the service provider will be responsible for any lapses/failure (internet failure, power failure etc.) on the part of the vendor in such cases. In order to ward off such contingent situation, the bidders are requested to make all the necessary arrangements/alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Date: 11.09.2025

Place: Pune

Sd/-
Authorised Officer
Under SARFAESI Act, 2002
National Cooperative Development Corporation