



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

NATIONAL COOPERATIVE DEVELOPMENT CORPORATION
सहकारिता मंत्रालय, भारत सरकार
Ministry of Cooperation, Govt. of India
क्षेत्रीय निदेशालय – भोपाल



दूरभाष: 0755-4902392

फैक्स: 0755-4902397

ई-मेल: ro.bhopal@ncdc.in; वेबसाइट: www.ncdc.in

ए-8, तीसरी मंजिल, प्लेटिनम प्लाजा,

टी. टी. नगर, भोपाल,

मध्य प्रदेश – 462003

Details of Authorized officer: Ms. Inderjeet Kaur, Regional Director, NCDC, A8, Third Floor, Platinum Plaza, South T.T Nagar, Bhopal, M.P.-462003, Mobile No. 9311765335, Email Id: ro.bhopal@ncdc.in

**E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSET
UNDER SARFAESI ACT, 2002 READ WITH PROVISION 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/ Mortgagees 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 **29.04.2026** 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 & Mortgagees.

Name of Borrower Organization, Directors & Mortgagee	Details of Secured Assets for Sale /Auction																	
<p><u>Borrower:</u> Tapti Beej Utpadak Sahakari Samiti Ltd., Hivarkhed, Multai, District Betul, Madhya Pradesh</p> <p><u>Chairman/Manager:</u> Mr. Rambhau Dhote (M) 9340092117, 7898588103</p>	<p>ALL THAT PIECE AND PARCEL OF THE PROPERTY SITUATED AT VILLAGE SAWANGI, TEHSIL MULTAI, DISTRICT BETUL, MADHYA PRADESH IN THE REGISTRATION SUB-DISTRICT OF MULTAI AND DISTRICT BETUL, MADHYA PRADESH BEARING SURVEY PROPERTY NO.1/4, PH. No. 102, RNM-MASOD Area-0.081 Hectares OF VILLAGE SAWANGI, TEHSIL MULTAI, DISTRICT BETUL LAND THEREON.</p> <p>Details of Boundaries of Property:</p> <table border="1"> <thead> <tr> <th>Side</th> <th>As per deed</th> <th>As per actual</th> </tr> </thead> <tbody> <tr> <td>North</td> <td>Land of Batni Bai</td> <td>Road then land of Batni Bai</td> </tr> <tr> <td>South</td> <td>Land of Pandurang Raja</td> <td>Land of Pandurang Raja</td> </tr> <tr> <td>East</td> <td>Land of Madhu & Natthu</td> <td>Land of Madhu & Natthu</td> </tr> <tr> <td>West</td> <td>Land of Santosh Maroti</td> <td>Land of Santosh Maroti</td> </tr> </tbody> </table>			Side	As per deed	As per actual	North	Land of Batni Bai	Road then land of Batni Bai	South	Land of Pandurang Raja	Land of Pandurang Raja	East	Land of Madhu & Natthu	Land of Madhu & Natthu	West	Land of Santosh Maroti	Land of Santosh Maroti
Side	As per deed	As per actual																
North	Land of Batni Bai	Road then land of Batni Bai																
South	Land of Pandurang Raja	Land of Pandurang Raja																
East	Land of Madhu & Natthu	Land of Madhu & Natthu																
West	Land of Santosh Maroti	Land of Santosh Maroti																
Demand Notice Date & Amount	Demand Notice Date-14.03.2024 of ₹6,32,112/- plus further interest & charges thereon. Present outstanding balance payable as on 10.03.2026 is ₹7,91,241/- Plus, further interest & charges thereon to the NCDC by Borrower.																	
Possession Date & Possession Type	07.04.2025 (Symbolic Possession)																	
Reserve Price	₹13,05,000/- (Rupees Thirteen Lakh Five Thousand Only)																	
Earnest Money Deposit (E.M.D.)	₹1,30,500/- (Rupees One Lakh Thirty Thousand Five Hundred Only)																	
Bid Incremental Value	₹10,000/- (Rupees Ten Thousand Only)																	
Date & Time of E-Auction	29.04.2026 from 11:00am to 1:00pm																	
Date & Time of Inspection	21.04.2026 from 11:00am 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.																		

1. The secured assets shall be sold on “As is where is, As is what is, whatever there is and without recourse” basis and shall not be sold below the Reserve Price.
2. Before submitting bids, bidders may obtain details of the sale, Terms & Conditions, bid form, and bidding procedure from the address/number mentioned above. By participating in the e-Auction, bidders waive all objections regarding the condition, description, or title of the secured asset
3. Bidders shall satisfy themselves regarding the rights, title, interest, encumbrances, and dues pertaining to the secured assets. No objection shall be entertained after submission of bids.
4. Conditional bids shall be treated as invalid. No post-submission modification or correspondence regarding bids will be entertained.
5. No encumbrance is known to the Authorised Officer to the best of his knowledge and information, bidders must make independent enquiries. The e-Auction notice does not constitute any representation by NCDC. 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.
6. Stamp duty, registration charges, transfer fees, and all related expenses shall be borne solely by the purchaser.
7. All statutory and non-statutory dues, taxes, rates, assessments, and charges relating to the secured assets shall be borne by the purchaser.
8. Bidders may avail online bidding training/support from M/s E-Procurement Technologies Ltd. (Auction Tiger). Detailed terms are available at <https://sarfaesi.auctiontiger.net> and <https://www.ncdc.in>. Contact Nos.: Mr. Maulik Shrimali -9173528727 / 9265562818 / 9265562819 / 9265562821, maulik.shrimali@auctiontiger.net or support@auctiontiger.net .
9. **EMD and KYC documents must reach the undersigned on or before 28.04.2026 up to 06:00 PM.**
10. The bid price shall be above the Reserve Price and incremental bids shall be in multiples of **₹10,000/- (Rupees Ten Thousands only)**.
11. EMD shall be deposited through **RTGS/NEFT** to SBI Account No. **32164052874**, IFSC **SBIN0004298**, State Bank of India, Commercial Branch, Nehru Place, New Delhi.
12. The successful bidder shall submit the final bid price, as quoted in the e-Auction, without introducing any new conditions. **25% of the bid amount (including EMD)** shall be deposited on the same day or not later than the next working day to the designated Bank Collection Account : **32164052874**, IFSC: **SBIN0004298**, Account Name **National Cooperative Development Corporation**. Failure to pay 25% amount within the time prescribed shall result in forfeiture of EMD without any notice.
13. The balance **75%** shall be paid within **15 days** of confirmation the sale by the Authorised Officer or within the extended time (if any) allowed in writing by the Authorised Officer. Failure shall result in forfeiture of entire amount deposited, without any notice and resale of Secured Asset.
14. Sale confirmation advice shall be issued subject to satisfactory KYC verification and completion of formalities. In case of forfeiture, the defaulting bidder shall have no claim over the property or the forfeited amount
15. EMD of unsuccessful bidders shall be refunded without interest, costs, expenses, or other charges, after closure of the sale process.
16. The Sale Certificate shall be issued only after receipt of the full sale consideration and confirmation of sale and only in the name of the successful bidder and not in any other name.
17. 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.
18. In case of any stay order by a competent court, the auction may be postponed or cancelled without notice and without liability for damages or compensation towards the participants.
19. In case of any dispute relating to bids, EMD, eligibility, or interpretation of terms, the decision of the Authorised Officer shall be final. NCDC may cancel the sale and re-auction the property at its discretion
20. Only intending bidders or their duly authorised representatives shall be permitted to participate. Authorisation letter must be submitted along with the bid.
21. The borrower organisation, its directors, and mortgagors are permitted to participate in the auction.
22. The sale is subject to confirmation by the Authorised Officer.
23. The Authorised Officer reserves the absolute right to accept or reject any bid or to postpone/cancel the auction without assigning reasons.
24. The successful bidder shall pay **1% TDS under Section 194-IA of the Income-tax Act, 1961** and submit proof thereof to the Authorised Officer.

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:27.03.2026

Place: Bhopal

SD/-
Authorized Officer
Regional Office Bhopal
Under SARFAESI Act, 2002
National Cooperative Development Corporation