

क्षेत्रीय कार्यालय, अकोला

REGIONAL OFFICE, AKOLA

(SAVE MOTHER EARTH)

RO/AKOLA/RECV/2026-27/32

Date: 27/08/2026

BY REGISTERED POST WITH ACKNOWLEDGEMENT DUE / SPEED POST

To

Borrower / Guarantor	
1.	M/s. Gitai Paper Udyog Prop. Jayawant Bajrang Pote, At Po- Akot, Swami Colony, Dist- Akola (Maharashtra) 444101
2.	Prop. Jayawant Bajrang Pote, (Borrower) At Po- Akot, Swami Colony, Dist- Akola (Maharashtra) 444101

Sir/Madam,

Sub: Sale Notice - In terms of the SARFAESI Act, 2002, read with Rules, 8 & 9 of the Security Interest (Enforcement) Rules, 2002.

Ref: Your below-mentioned loan A/c in the name of M/s Gitai Paper Udyog, Prop. Jayawant Bajrang Pote,

NAME	A/C NO.	FACILITY	SANCTION LIMIT	DEMAND NOTICE AMT.
M/s Gitai Paper Udyog	3757674955	Term Loan	Rs. 5407000.00	Rs. 4012476.00 + Intt.
M/s Gitai Paper Udyog	3824064706	Term Loan	Rs. 1200000.00	Rs. 594535.00 + Intt.
M/s Gitai Paper Udyog	3898890827	Term Loan	Rs. 794038.00	Rs. 583312.00 + Intt.
M/s Gitai Paper Udyog	3898891151	Term Loan	Rs. 1430402.00	Rs. 1253400.00 + Intt.
M/S Gitai Paper Udyog	3415947030	Cash Credit	Rs. 2800000.00	Rs. 2778032.00 + Intt.
M/S Gitai Paper Udyog	5145463402	Term Loan	Rs. 1000000.00	Rs. 971475.00 + Intt.
M/S Gitai Paper Udyog	5218431491	Term Loan	Rs. 554000.00	Rs. 571241.00 + Intt.
M/S Gitai Paper Udyog	5289337381	Term Loan	Rs. 2200000.00	Rs. 2263940.00 + Intt.
TOTAL			Rs. 15385440.00	Rs. 13028411.00 + Intt.

You had availed above credit facility from Central Bank of India, B/o – Akot Branch, Akola. The repayment of the said loans is 'inter-alia' secured by mortgage of property/properties mentioned in the schedule hereunder. You failed to pay the outstanding to the bank and therefore you have been called upon to pay the amount due vide Demand Notice dated 03/05/2023 for Rs. 1,30,28,411.00 (Rs. One Crore Thirty Lakh Twenty Eight Thousand Four Hundred and Eleven) + subsequent applicable interest and expenses there upon (Less recovery thereafter if any), issued under Section 13(2)

क्षेत्रीय कार्यालय अकोला: 'मंगेश' मंगल कार्यालय, आदर्श कॉलनी, गोरक्षण रोड, महाराष्ट्र-444004





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of the Act. It was made clear that if the payment is not made within 60 days, Bank will be constrained to exercise its rights by taking possession of the securities/properties.

As the said borrower (s) / guarantor (s) / mortgager (s) failed to make payment, and the undersigned took symbolic possession of the mortgaged property/properties, described in the schedule hereunder on 12/07/2023. The information of possession notice has also been published in two newspapers.

Under the provisions of SARFAESI Act, bank is entitled to sale of the mortgaged assets and to adjust the proceeds towards costs, charges, expenses and outstanding balances. Accordingly the undersigned intends to sale the secured assets described in the schedule hereunder.

The sale of all that part and parcel of the mortgaged property/properties is intended to be carried out by way of E-Auction / inviting tenders from Public. The E-Auction will be conducted on 17/09/2026 as per the schedule mentioned in the enclosed E-Auction notice. We are also publishing a public notice of e-auction in two newspapers with necessary details, including newspaper of vernacular language. If any prospective buyer/person known to you is having interested in the property is invite to participate in the proposed sale. The bank may also participate in the bid /sale process to purchase the property for its own use.

The details of the Mortgaged Property/Properties along with Reserve Price & EMD Amount, which is intended to be put up for SALE / E-Auction as per follows

Name of Borrowers / Guarantors	Description of Immovable Property/ies	Reserve Price (RP)
		EMD Amount
		Bid Increase
		Amount
M/s Gitai Paper Udyog Prop. Jayawant Bajrang Pote, (Borrower)	1. All the Part and Parcel of MIDC Plot No.- A-1/31, Mouje Khanapur Tryambakpur, Akot Mini MIDCm, Tq- Akot, Dist-Akola at Area, admeasuring 132 Sq. Mtr. BOUNDARIES : East : 6 Mtr. Road, West : 28 Mtr. Road North: Plot No. A-1/33&32 South: Plot No. A-2	Rs.28,85,500.00
		Rs.2,88,550.00
		Rs.10,000.00
	2 All the Part and Parcel of MIDC Plot No.- A-1/34, Mouje Khanapur Tryambakpur, Akot Mini MIDCm, Tq- Akot, Dist-Akola at Area, admeasuring 165 Sq. Mtr BOUNDARIES : East : 6 Mtr. Road West : 28 Mtr. Road North: Plot No. A-1/33&32 South: Plot No. A-2	

क्षेत्रीय कार्यालय अकोला: 'मंगेश' मंगल कार्यालय, आदर्श कॉलनी, गोरक्षण रोड





सेण्ट्रल बैंक ऑफ इंडिया
Central Bank of India

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3. All the Part and Parcel of MIDC Plot No.- A-1/33, Mouje Khanapur Tryambakpur, Akot Mini MIDCm, Tq- Akot, Dist-Akola at Area, admeasuring 150 Sq. Mtr. BOUNDARIES : East: Plot No. A-34 West: Plot No. MUA1/1 North: Plot No. A1-32 South: Estate Road	Rs. 12,45,500.00
	Rs. 1,24,550.00
	Rs. 10,000.00

The borrower (s) / guarantor (s) / mortgager (s) are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses before the date of Auction, failing which the property/properties will be auctioned/sold and balance dues if any, will be recovered with interest and costs from them by legal avenues.

Since the property is going to put for sale on tenth time, hence only 15 days' notice is being served under Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

The borrower (s) / guarantor (s) / mortgager (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.

Yours Sincerely


Authorised Officer/ Chief Manager
Central Bank of India

Enclosed: Copy of Terms & Conditions dated- 27/08/2026

क्षेत्रीय कार्यालय अकोला: 'मंगेश' मंगल कार्यालय, आदर्श कॉलनी, गोरक्षण रोड, महाराष्ट्र-444004