POSSESSION NOTICE

Whereas, the authorized officer of **Jana Small Finance Bank Limited** under the Securitization And Reconstruction of Financial Assets And Enforcement Of Security Interest Act, 2002 and in exercise of powers conferred under section 13 (2) read with rule 3 of the Security Interest (Enforcement) Rules 2002 issued **demand notices** to the borrower(s)/ Co-borrowers(s) calling upon the borrowers to repay the amount mentioned against the respective names together with interest thereon at the applicable rates as mentioned in the said notices within **60 days** from the date of receipt of the said notices, along with future interest as applicable incidental expenses, costs, charges etc. incurred till the date of payment and/or realisation.

Sr. No.	Loan No.	Borrower/ Co-Borrower/ Guarantor/ Mortgagor	13(2) Notice Date/ Outstanding Due (in Rs.) as on	Date/ Time & Type of Possession
1	51779420000653	1) Mr. Sanjay Kundalik Kalapad, 2) Mrs. Varsha Sanjay Kalapad	16.12.2025 Rs.10,44,142.61 (Rupees Ten Lakh Fourty Four Thousand One Hundred Fourty Two and Sixty One Paise Only) as on 11.12.2025	Date: 09.03.2026 Time: 04:40 PM Symbolic Possession

Description of the Property: All that piece and parcel of land bearing Grampanchayat Property No.82, total admeasuring 70.64 Sq.mtrs., situated at Mouje Pandawumara within the limits of Grampanchayat Pandawumara, Tehsil & District Washim. **Bounded by: East by:** Keshav Kalpad, **West by:** Road, **North by:** Remaining of Haribhau Fakira Kalapad and **South by:** Konduji Panbhare.

2	51779430000172	1) Mr. Dayaram Waghu Rathod, 2) Mrs. Kavitabai Dayaram Rathod	16.12.2025 Rs.6,06,718.96 (Rupees Four Lakh Thirty Seven Thousand Five Hundred Thirty and Nineteen Paise Only) as on 11.12.2025	Date: 09.03.2026 Time: 05:50 PM Symbolic Possession

Description of the Property: All that piece and parcel of land bearing Property No.2526, total admeasuring 1040 Sq.ft. (96.65 Sq.mtrs.), situated at Mouje Krushna, within the limits of Grampanchayat Krushna, Tehsil & District Washim. **Bounded by: East by:** Road, **West by:** Narsing Dema, **North by:** Bansi Bhanu Rathod and **South by:** Premdas Rathod.

3	31569610000729 & 31569410001194	1) Mr. Sachin Santosh Khelkar 2) Mr. Santosh Shamrao Khelkar, 3) Mrs. Manda Santosh Khelkar	17.12.2025 Rs.11,03,945.35 (Rupees Eleven Lakh Three Thousand Nine Hundred Fourty Five and Thirty Five Paise Only) as on 11.12.2025	Date: 10.03.2026 Time: 05:30 PM Symbolic Possession

Description of the Property: All that piece and parcel of land bearing Grampanchayat House/ Property No.150 & 151, total admeasuring 1452 Sq.ft. (135.00 Sq.mtrs.), situated at Mouza Nimkarada, within the limits of Grampanchayat Nimkarada, Tehsil Balapur & District Akola. **Property No.150: Bounded by: East by:** Property of Shamrao Gotmare, **West by:** Govt. Road, **North by:** Govt. Road and **South by:** Property of Mahadeo Mahore. **Property No.151: Bounded by: East by:** Property of Gajanan Badarke, **West by:** Govt. Road, **North by:** Govt. Road and **South by:** Property of Damodar Ravankar.

4	31579430000121 & 31579410000170	1) Mrs. Sindhu Manikrao Hore, 2) Mr. Manikrao Gulabrao Hore	17.12.2025 Rs.6,71,300.85 (Rupees Six Lakh Seventy One Thousand Three Hundred and Eighty Five Paise Only) as on 11.12.2025	Date: 11.03.2026 Time: 10:40 AM Symbolic Possession

Description of the Property: All that piece and parcel of land bearing Grampanchayat House No.1630, total admeasuring 390 Sq.ft. (25.00 Sq.mtrs.), together with the Construction thereon, situated at Mouza Satoda, Ward No.6, within the limits of Grampanchayat Satoda, Tehsil Seloo & District Wardha. **Bounded by: East by:** Gaothan Road, **West by:** Gaothan Road, **North by:** House of Thool and **South by:** House of Zade.

Whereas the Borrower's/ Co-Borrower's/ Guarantor's/ Mortgagors, mentioned herein above have failed to repay the amounts due, notice is hereby given to the Borrower's mentioned herein above in particular and to the Public in general that the authorised officer of **Jana Small Finance Bank Limited** has taken possession of the properties/ secured assets described herein above in exercise of powers conferred on him under Section 13(4) of the said act read with Rule 8 of the said rules on the dates mentioned above. The Borrower's/ Co-Borrower's/ Guarantor's/ Mortgagors mentioned herein above in particular and the Public in general are hereby cautioned not to deal with the aforesaid properties/ Secured Assets and any dealings with the said properties/ Secured assets will be subject to the charge of **Jana Small Finance Bank Limited.**

Place: Nagpur **Sd/- Authorised Officer.**
Date: 14.03.2026 **For Jana Small Finance Bank Limited**

JANA SMALL FINANCE BANK (A Scheduled Commercial Bank)
Registered Office: The Fairway, Ground & First Floor, Survey No.10/1, 11/2 & 12/2B, Off Domlur, Koramangla Inner Ring Road, Next to EGL Business Park, Challaghatta, Bangalore-560071. Branch Office: 101 & 102, Ground Floor, Perfect Plaza (Prasadam), Plot No.97, Cement Road, Telegraph Colony, Pratap Nagar, Nagpur (MH)-440022.

U GRO Capital Limited

4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-AUCTION SALE NOTICE OF 15 DAYS FOR SALE OF IMMOVABLE ASSET(S) ("SECURED ASSET(S)") UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISO TO RULE 8 AND 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described Secured Asset(s) mortgaged / charged to **U GRO Capital Limited** ("Secured Creditor"), the possession of which has been taken by the authorised officer of Secured Creditor, will be sold on ***"As is what is" and "As is where is" and "Whatever there is"*** on the date and time mentioned herein below, for recovery of the dues mentioned herein below and further interest and other expenses thereon till the date of realization of amount, due to Secured Creditor from the Borrower(s) and Guarantor(s) mentioned herein below. The Reserve Price, Earnest Money Deposit (EMD) and last date of EMD deposit is also mentioned herein below:

Sl. No.	Details of Borrower(s)/ Guarantor(s)	Details of Demand Notice	Details of Auction	
1.	**1. SUPER AND PERFECT INDUSTRIES 2. USHA JAISWAL 3. SANDEEP SATYANARAYAN JAISWAL 4. PRADEEP SATYANARAYAN JAISWAL Loan Account Number: UGNGPSS00000076637**	13(2) Date of Notice: 14-10-2025 Outstanding Amount Rs. 76,79,828.00/- as on 06-10-2025	Reserve Price	Rs. 75,02,620/-
			EMD	Rs. 7,50,262/-
			Last date of EMD Deposit	30-03-2026
			Date of Auction	31-03-2026
			Time of Auction	11 AM to 01 PM
			Incremental Value	Rs. 50,000/-

Description of Secured Asset(s): All That Part And Parcel Of Immovable Property Bearing Admeasuring 99.29 Sq.Mtr. Situated At House No.196, Ward No.20, Division No.1, Cts No.227, Shed No.289, Tehsil & Dist-Nagpur-440009 **North:** House Of Mr. Fagorao Kamble **South:** Mr. Liladhar Maheshkar **East:** House Of Mr. Moreshwar Dhawagade **West:** Open Space And Govt. Washroom

For detailed terms and conditions of the sale, please refer to the link provided in U GRO Capital Limited/Secured Creditor's website. i.e. **www.ugrocapital.com** or contact the undersigned at **authorised.officer@ugrocapital.com Contact Number- 8169128001 (Pranay Patil)**

Place:NAGPUR **Sd/-(Authorised Officer)**
Date: 14.03.2026 **For UGRO Capital Limited**

Omkara Assets Reconstruction Private Limited

Corporate Office: Kohinoor Square, 47th Floor, N.C Kelkar Marg, R. G. Gadkari Chowk, Dadar West, Mumbai – 400028. Contact No-9773406175.

Sale notice for sale of immovable properties [See proviso to rule 8 (6) read with 9(1)]

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) read with 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower Atul Shashikant Gaikhiye and Co-borrower Manjusha S. Sakharkar that the below described immovable property mortgaged/charged to the Secured Creditor, and the physical possession of which has been taken by the Authorised Officer of Omkara ARC Secured Creditor on 03.02.2024. The below-mentioned property will be sold on "As is where is", "As is what is", and "Whatever there is" and without recourse basis on 30.03.2026 at 11.00 am (last date and time for submission of bids is 27.03.2026 by 6.00 PM), for recovery of **Rs. 26,55,856.96/- (Rupees Twenty-Six Lakh and Fifty-Five Thousand Eight Hundred Fifty-Six and Ninety-Six Paise Only)** as on 03.07.2020 plus accrued interest/unrealized interest at the contractual rate(s) together with incidental expenses, costs, charges, etc.

The Omkara Assets Reconstruction Pvt ltd (acting in its capacity as Trustee of Omkara PS 33/2020-21 Trust has acquired entire outstanding debts lying against the said borrower/guarantors vide Assignment Agreement dated 30.03.2021 along with underlying security **Edelweiss Housing Finance Limited (EHFL).** Therefore, Omkara Assets Reconstruction Pvt ltd has stepped in the shoes of **Edelweiss Housing Finance Limited (EHFL)** and become entitled to recover entire outstanding dues and enforce the securities.

The description of the Immovable Properties, the reserve price, earnest money deposit, and known encumbrances (if any) are as follows:

DESCRIPTION OF THE PROPERTY	Reserve Price	EMD
All that part and parcel of the property at shop No. 35 and 36, wing III, First Floor, " Rahul Complex" Admeasuring-199 sq.ft city survey no. 102/1 KH no.414, Sheet No.260, Mouza Nagpur, St Bus Stand, New Subhas Road, Ward No. 6, Tah & dist – Nagpur-440016. Boundaries :- East – Plot No.11A & 11B, West – Road, North -Road, South - Road	Rs. 16,20,000/-	Rs. 1,62,000/-
(Bid Increment: Rs. 10,000/-)		
Date of E-Auction	**30.03.2026 at 11.00 A.M to 2.00 P.M**	
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	**27.03.2026 by 6.00 pm**	
Date of Inspection	**20.03.2026 between 01.00 pm to 04.00 pm**	

Known Liabilities: To the best of our knowledge and information available on record, there is no known encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of properties put on auction.

This publication is also a Fifteen-days notice to the borrowers/co-borrowers under Rule 8(6) read with 9(1) of the Security Interest (Enforcement) Rules, 2002.

For detailed terms and conditions of the sale please refer to the link provided in the secured creditor website i.e.: http://omkaraarc.com/auction.php and the contact details of authorized officer Pratiksha Patel (Contact No. 9773406175 and Email- pratiksha.patel@omkaraarc.com Bidder may also visit the website http://www.auctionbazaar.com or contact service provider M/s. C1 India Pvt. Ltd', Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankeauctions.com, Mr. Bhavik Pandya, Mobile 88666 62937 Email-maharashtra@c1india.com. Intending bidders shall comply and give a declaration under section 29A of the Insolvency and Bankruptcy Code 2016.

Date : 14.03.2026 **Sd/- Authorised Officer, (Pratiksha Patel)**
Omkara Assets Reconstruction Pvt Ltd.
Place : Nagpur **(Acting in its capacity as a Trustee of Omkara PS 33/2020-21 Trust)**

Bank of India

Relationship beyond banking

Vidarbha Zone: Plot No. 2072, Second Floor,Sumati Palace,Opp.Mahavir Garden Ramnagar, Wardha-442001 Tel:07152-245225 Email: zo.vidarbha@bankofindia.bank.in

STAR MEGA E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES UNDER SARFAESI ACT 2002

E-Auction sale notice for sale of Immovable Assets under the securitization and reconstruction of financial assets and enforcement of security interest act 2002 read with provision to Rule 8(2) of the Security Interest (Enforcement) Rules 2002. Notice is hereby given to public in general & in particular to following Borrower(s)/ Co-Borrower (s) /Guarantor(s) that the below mentioned Immoveable properties mortgaged/hypothecated to bank of India (Secured Creditor), the **Symbolic and Physical Possession** of which has been taken by the Authorized Officer of Bank of India will be sold on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" AND "WHATEVER THERE IS CONDITION" for recovery of respective dues as detailed hereunder against the secured assets Mortgaged to Bank of India from the respective borrower(s)/Guarantor(s). The Reserve Price and Earnest Money Deposit are shown against each secured assets. The sale will be done by the undersigned (Authorized officer of Bank of India) through e-auction platform provided hereunder.

TIME of Auction for all properties is With auto extensions clause in case of bid in last 10 minutes before closing). (Request for inspection of properties can be made at Email ID ARD.Vidarbha@bankofindia.bank.in and/or by contacting Mr Prakash Khadilkar : 9826322490, Mr Shubham Maske: 8237771144)

Name of Borrower, Co-Borrower, Mortgagor, Property ID Branch Name	Property Details	Total Dues	Possession Type	Reserve Price in Rs.	EMD in Rs.	Date and Time of Auction
Borrower/Mortgagor: M/s K. G. N. Minerals Through its Proprietor Faimida Bashiruddin Khan Guarantor: Mr Sammeruddin Khan Bashiruddin Khan Mr Faizaluddin Khan Bashiruddin Khan BKIDWANI001 Branch : Wani	**All that piece and parcel of land and building, shed and structures situated and erected upon Open NA Residential Plot No 35, Layout No. 2, Bypass road Wani, Survey No 50/3, Gao No. 337, Mouza Wani, Tahsil Wani, Dist Yavatmal, Admeasuring 2098 Sq Ft, Owned by Mrs Faimida Bashiruddin Khan (Borrower-Mortgagor)**	**Rs. 10.89 Lakhs + UCI from Date of NPA + Other incidental charges**	**Symbolic**	**Rs. 9,22,000/-**	**Rs. 92,200/-**	**30.03.2026 (From 11:00 AM to 17:00 PM)**
Borrower/Mortgagor: Mr Syed Afroz Syed Bashir Co-borrower: Mrs Shahenaj Khatun Sayyad Afroz Guarantor: Mr Shaikh Sameer Shaikh Amir BKIDVIDBUL01 Branch : Buldhana	**All that piece and parcel of land and building, fixtures, shed and structures situated and erected upon Flat No A 09, 3rd floor, Saleha Apartment, Plot no 21, Survey No 74, Mirza Nagar, Near Takwa Masjid, Atari Layout, Ap Buldana, Tal and Dist Buldana, Admeasuring 2945.55 (Total Plot Area, 833.00 Sq Ft (Built up) owned by Mr Syed Afroz Syed Bashir (Borrower-Mortgagor)**	**Rs. 06.65 Lakhs + UCI from Date of NPA + Other incidental Charges**	**Symbolic**	**Rs. 1,44,700/-**	**Rs. 1,44,700/-**	**30.03.2026 (From 11:00 AM to 17:00 PM)**
Borrower/Mortgagor: Mr Imran Sherjama Khan Guarantors: Mr Sohail Amhed Iqbal Ansari Mrs Shaziya Firdoas Mohammed Ali Khan Pathan BKIDBULD04 Branch : Buldhana	**All that piece and parcel of land and building, fixtures, shed and structures situated and erected upon Flat No 101, ground Floor, Tamanna Villa, Plot No 95 (a), Survey No 74, Mirza Nagar, Near Zama Masjid, Atari Layout, Ap Buldana, Tal and Dist Buldana, admeasuring 1210.50 (Total plot Area), 392.90 Sq Ft (built up) owned by Mr Imran Sherjama Khan (Borrower-Mortgagor)**	**Rs. 15.78 Lakhs + UCI from Date of NPA + Other incidental Charges**	**Symbolic**	**Rs. 9,83,000/-**	**Rs. 98,300/-**	**30.03.2026 (From 11:00 AM to 17:00 PM)**
Borrower/Mortgagor: Ms Kasturi Food Product Through its Proprietor Prakash Shamrao Khobragade BKIDNAGKASTURI Branch : Nagbhir	**All that piece and parcel of land and building, fixtures, shed and structures situated and erected upon industrial land and building at Plot No A 23, Survey No. 138, 139/1, 139/2, 140, 146/1, 146/2, 149/1, 149/2, 150 in mini industrial development corporation Nagbhir, Mouza Navkhala, Tal Nagbhir, Dist Chandrapur, admeasuring 10764 Sq ft (Plot), 2583.36 Sq Ft (Built up) Leased by Mr Prakash Shamrao Khobragade**	**Rs. 22.49 Lakhs + UCI from Date of NPA + Other incidental Expenses and charges**	**Symbolic**	**Rs. 31,36,000/-**	**Rs. 3,13,600/-**	**30.03.2026 (From 11:00 AM to 17:00 PM)**
Borrower/Mortgagor: Mr Khushal Arunrao Shrirao BKIDWAROODKHUSHAL Branch : Warood	**All piece and parcel, structures, sheds erected and installed upon open plot no. 2, Survey No 7, Property situated at Mouza Mangruli (peth), Mouza No 215, P H No. 63, Ward No 2 having area 171.00 Sq Mtrs, Tal Warood, Dist Amravati, 444906, in the name of Mr Khushal Arunrao Shrirao**	**Rs. 02.37 Lakhs + UCI from Date of NPA + Other incidental Expenses and charges**	**Symbolic**	**Rs. 4,54,000/-**	**Rs. 45,400/-**	**30.03.2026 (From 11:00 AM to 17:00 PM)**

Terms & Conditions :

1) E-Auction is being held on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATEVER THERE IS CONDITION" and will be conducted online.
2) For downloading further details, process compliance, terms & Conditions please visit
   a) **https://bankofindia.bank.in**
   b) Website address of E Auction service provider is- **https://baanknet.com/** .Bidder may visit **https://baanknet.com/** where guidelines for bidders are available. Bidders have to complete following formalities well in advance in order to participate in E Auction.
   Step- 1: Bidder Registration-Bidder to register on E Auction platform (link given above) using his mobile number and Email ID.
   Step-2: KYC Verification-Bidder to upload requisite KYC Documents ONLY THROUGH DIGILOCKER. KYC documents shall be verified by the DIGILOCKER.
   Step-3: Transfer of EMD amount to bidder EMD wallet: On-line/Off-line transfer of fund using NEFT/Transfer using challan generated on E Auction platform.
   Step-4: Bidding Process & Auction Results: Interested bidders can bid online on E Auction platform after completing Step 1,2 & 3. Please note that Step 1 to 3 should be completed by the bidder well in advance, before E Auction date.
3) To the best of knowledge & information of the authorized officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrance, title of properties put for E-Auction and claims/rights/dues affecting the property prior to submitting their bid. The E Auction advertisement does not constitute and will not deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for third party claims/rights/dues. No claim of whatsoever nature will be entertained after submission of On-line bid regarding properties put for sale
4) It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset, encumbrances, pending charges, taxes, specification, etc. before submitting the bid. The bidder may inspect the property in consultation with the dealing official as per the details provided. **Date of Inspection of Immovable Properties: 23.03.2026 from 11.00 AM to 4:00 PM with prior appointment with above mentioned officials.**
5) Bids shall be submitted through online procedure only. (Subject to website availability)
6) Bidders shall be deemed to have read & understood the terms & conditions of sale & be bound by them.
7) The bid price to be submitted shall be above the Reserve Price & bidders shall improve their further offers in multiples of Rs.10, 000/- (Rs. Ten Thousand only)
8) The Earnest Monet Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and EMD of the unsuccessful bidders shall be refunded.
9) Physical possession of property will be handed over to successful bidder only after obtaining physical possession from District magistrate in case of property under banks symbolic possession.
10) The Earnest Monet Deposit (EMD) or any other amount deposited towards bid shall not bear any interest and further no interest and/or expenses, charges will be paid in the eventuality of litigation on the bid amount or any other amount paid by the bidder in this process. The successful bidder shall have to deposit 25% of the sale price inclusive of EMD already paid, immediately upon same day or next working day as the case may be. The balance of the purchase price shall have to be paid within 15 days of acceptance / confirmation of sale conveyed to them failing which Bank is at liberty to forfeit the amount deposited by the successful bidder.
11) Participation and bidding in the auctions on the website shall be deemed that the bidder has accepted the T&C's pertaining to the auction and is aware of all the Taxes and Duties, and other extraneous factors and the principle of caveat emptor shall apply. It shall also imply that the bidder has carefully gone through the terms and conditions, including amendments, if any, prevailing at the time of auction. No objections or complaints will be entertained once the bid is placed.
12) Neither the Authorized Officer/ Bank nor E Auction service provider will be held responsible for any Internet Network Problem/ Power failure any other technical lapses etc. In order to ward off such contingent situation, the interested bidders are requested to ensure that they are technically well equipped with adequate power back up etc. for successful participation in E Auction event.
13) Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194- 1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75 % of the bid amount/full deposit of BID amount. The purchaser shall bear the applicable stamp duties, registration charges and other incidental charges and also the statutory and non-statutory dues, taxes, assessments etc.
14) The Authorized Officer/bank has the absolute right & discretion to accept or reject any or all offers or adjourn/postpone/ cancel the E Auction or withdraw any property thereof from the auction proceedings at any stage without assigning any reason therefor. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation.
15) The sale certificate will be issued in the name of purchaser(s)/applicant(s) only and will not be issued in any other name(s).
16) The sale shall be subject to rules/conditions prescribed under the Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act 2002. For further details, / enquiries, if any, of the terms and conditions of sale, can be obtained from the respective branches on the contact numbers given.
17) Bid once made shall not be withdrawn or cancelled. All bid made from the register user ID will be deemed to have been made by him/her only.
18) This notice is also applicable to borrower, co-borrower, guarantor and public in general.

SALE NOTICE TO BORROWERS/GUARANTORS

This Notice is also to be treated as Statuary sale notice to borrower and Guarantor (L/Rs) Under Rules 8(2) Security Interest (Enforcement), Rule 2002.

Dear Sir/Madam,

The undersigned being the Authorized Officer of Bank of India is having full powers to issue this notice of sale and exercise all powers of sale under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Rules framed there under. You have committed default in payment of the outstanding dues and interest with monthly rests, costs and charges etc in respect of the advances granted by the bank mentioned above. Hence the bank has issued a Demand Notice to all of you under section 13(2) to pay the above mentioned amount within 60 days. You have failed to pay the amount even after the expiry of 60 days. Therefore, the Authorized Officer, in exercise of the powers conferred under Section 13(4), took physical possession of the secured assets, more particularly described in the schedule mentioned above. Notice is hereby given to you to pay the sum as mentioned above before the date fixed for sale, failing which the immovable properties will be sold and balance due, if any, will be recovered with interest and cost from you. Please note that all expenses pertaining to demand notice, taking possession, valuation and sale etc. shall be first deducted from the sale proceeds, which may be realized by the undersigned and the balance of the sale proceeds will be appropriated towards your liability as aforesaid. You are also at liberty to participate in the sale to be held on the terms and conditions thereof including deposit of earnest money or may bring suitable buyers.

Place : Wardha **AUTHORISED OFFICER**
Date : 14-03-2026 **Bank of India**

बैंक ऑफ महाराष्ट्र Bank of Maharashtra

भारत सरकार का उपक्रम
एक परिवार एक बैंक

ASSET RECOVERY CELL AMRAVATI

Zonal office: Ground floor, Doorsanchar Bhawan, BSNL Near Head Post Office, Shyam Chowk, Dhiravali, Amravati - 444601
E-mail: legal_ama@bankofmaharashtra.bank.in/ cmrecovery_ama@bankofmaharashtra.bank.in
Phone No. : 0721- 2674542, 2618206
H.O. : "Lokmangal", 1501, Shivajinagar, Pune-411005.

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property/ies mortgaged/charged to the Bank of Maharashtra, the **Physical Possession** of which has been taken by the Authorised Officer of Bank of Maharashtra, will be sold on "As is where is", "As is what is", and "Whatever there is" on **30/03/2026** for to the Bank of Maharashtra from the Borrower (s) and Guarantor(s) as mentioned in the table. Details of the Barrower's and Guarantor's, amount due, Short description of the immovable property and encumbrances known thereon, possession type, reserve price and the Earnest money deposit are also given as under-

Sr. No.	Branch Name	Name of Borrowers 6 Name of Guarantors	Detailed Description of the immovable property with known encumbrances, if any and Name of Mortgager/owner and the Type of the Possession	Reserve Price, EMD, Bid Increase Amt. in Rupees
1	Khaparde Bagicha, Amravati Branch Mr. Utkarsh Watane, Branch Manager. Mo. No. 8600929575	**Borrower : M/s Shri Raghuveer Agencies Prop. Mr. Ayush Pradeepkumar Shroti Guarantor : 1) Mr Pradeepkumar Chandrakant Shroti 2) Mrs Premlata Pradeepkumar Shroti 3) Mrs Rachana Ayush Shroti**	All that piece and parcel of land mortgage of Layout Plot No. 7 A & 7 B, Survey No. 86/2 & 88/1, admeasuring 468 Sq. Mtr. Situated at Mouje Peth Amravati Prangane Badnera, Amravati owned by Mr. Pradeepkumar Chandrakant Shroti **Boundaries : East :** Plot No 6-B, **West :** Plot No 8, **North:** Bhatkuli Road, **South :** Plot no 9A and 9B. **Name of owner - Mr. Pradeepkumar Chandrakant Shroti** Type of possession - **Physical**	RP : Rs. 1,00,65,000/- EMD : Rs. 10,06,500/- BI : Rs. 10,000/-
	Total Dues in Rupees as per 13 (2) notice Dt. 30/07/2025 : Rs. 1,12,03,690/- + interest thereon			
2	Branch Masod Tapowan Mr. Vivekanand Yadav Branch Manager. Mo. No. 8169577485	**Borrower : M/s Sangit Sansaar, Prop: Mr Dwarkaprasad Gokulprasad Agrawal, Add :** 305,Shivaji Complex, S.T.Stand Road, Opposite Usmania Masjid, Amravati, Amravati 444601 **Guarantor :** 1. **Mrs. Sunila Dwarkaprasad Agrawal** 2. **Mr. Harshal Dwarkaprasad Agrawal** 1 6 2 are both address : C/o- Dwarkaprasad Gokulprasad Agrawal, 2ND LANE, Rehman Layout, JIJAU NAGAR, University Road, Camp Amravati 444602 3. **Mr. Himanshu Dwarkaprasad Agrawal, Address** - 2nd Lane Rehman Layout, Jijau Nagar, university Road, Camp Amravati 444602.	1. All those piece and parcel of House constructed on – a) Layout converted plot no C2 (Plot No 3/3/2 as per new gaon namuna 7) on Field S No 3 adm 2195 sq ft (204 sq mtr). **Boundaries: - East** - Plot No. C3, **West** - Plot No. C1, **North** - Layout of Rehman, **South** - 9 mtr wide road. **Owned by : Shri Dwarkiaprasad Gokulprasad Agrawal.** Type of possession - **Physical** b) Layout converted plot no C3 (Plot No 3/3/3/ as per new gaon namuna 7) on Field S No 3 adm 2195 sq ft (204 sq mtr). **Boundaries: East** - Plot No C4, **West** - Plot No C2, **North** - Layout of Rehman, **South** - 9 mtr wide road. **Owned by : Shri Dwarkaprasad Gokulprasad Agrawal.** Type of possession - **Physical** 2. All that piece and parcel of shop no. 305 situated in 1st floor out of the complex "Shivaji Complex" having built up area 258.75 sq ft with undivided share in land constructed on nazul plot no 21 layout plot no 10 from Nazul Sheet No 41 "B" tenure land. **Boundaries:- East** - Shop No 306, **West** - Shop No 304, **North** - Open space, **South** - Balcony 5 ft width **Owned by : Smt Sunila Dwarkaprasad Agrawal.** Type of possession - **Physical**	RP : Rs. 2,52,00,000/- EMD : Rs. 25,20,000/- BI : Rs. 100,000/- RP : Rs. 38,03,000/- EMD : Rs. 3,80,300/- BI : Rs. 10,000/-
	Total Dues in Rupees as per 13 (2) notice Dt. 31/10/2024 : Rs. 2,30,22,011.83 + interest thereon			
3	Branch - Talegaon Mr. Ranjan Sing Branch Manager. Mo. No.9325754767	**Borrower : Sarwashiva Agro Industries Private Limited Directors: a) Mr Rajiv Vitthalrao Darokar b) Mrs Priti Rajiv Darokar Address:** At Post Ashti tah Ashti, Dist Wardha - 442202 **Guarantor : 1. Mr Rajiv Vitthalrao Darokar 2. Mrs Priti Rajiv Darokar 3. Mrs Savitri Vitthalrao Darokar 1 to 3 are address :** Ward No.02, Baripura, At Post Ashti Tah -Ashti Dist Wardha-442202	1. All that piece and parcel of land and building situated at Plot No 06, Sr No 198/2, House No 177 admeasuring 189.30sq mtr at Mauje Narsingpur Nagar Panchayat Ashti Tah Ashti Dist Wardha. **Bounded as- Towards East –** Jai Jawan jai Kisan Layout, **Towards West-** Layout Road, **Towards North –** Pandhan Road, **Towards South** -Plot No.07 **Name of owner - Mrs Savitri Vitthalrao Darokar .** Type of possession - **Physical** 2. Hypothecation of Plant and machinery of Automobile products. List of machineries are as follows – 1) **PQ2 PLANT 1200 KG/HR PROCESS :** Three Sheet Chalana With One Separator Fan Four Sheet Chalana With Two Separator Fan, Bucket Elevator 4 Nos, Buff Polisher Etc 2) **DRYER :** Bhatti With Blower Sever With 5 Hp Motor Double Trylly All Completed 3) **MOTORS :** (7hp+5hp+3hp+1hp [2nos) 4) **SELLER 18" :** With 2 hp motor 5) **EXTRA ROLL GRADER :** Three Sheet Chalana With Separator Fan Roll Peth With Emery Roll Two Bucket Elevator With 7.5 Hp Motor Counter Pulley All Completed 6) **FOUR SHEET QUALITY GRADER CHALANA :** Four Sheet Chalana With Two Separator One Bucket Elevator With 3hp Motor Counter Pulley Belt Completed 7) **BUCKET ELEVATOR :** Bucket Elevator 20 Feet With 1 Hp Motor 8) **WARM SCREW CONVEYOR** **Name of owner - Mrs Savitri Vitthalrao Darokar** | Type of possession - **Physical**	RP : Rs. 6,75,000/- EMD : Rs. 67,500/- BI : Rs. 10,000/-
	Total Dues in Rupees as per 13 (2) notice Dt. 19/11/2024 : Rs. 26,80,784/- + interest thereon			
4	Branch Masod Tapowan Mr. Vivekanand Yadav Branch Manager. Mo. No. 8169577485	1. **Mrs. Laxmi Sahebrao Jadhav** (Borrowers) 2. **Mrs. Rina Sunil Janjal** (Co-Borrower) 1 6 2 are both address : Flat no. 201, 2nd floor, "Shri Vinayak Residency ", Ganpati nagar – C, behind Hotel Lords, Old bypass Road, Amravati - 444504	All that piece and parcel of Flat no. 201, 2nd floor, "Shri Vinayak Residency ", Ganpati nagar – C, behind Hotel Lords, Old bypass Road, Amravati - 444504 total area-399.56 sq.ft. **Boundaries: East-** sub division plot no 127-B, **West-** Plot no. 128-B, **North-** Road, **South-** Service Lane, **Name of owner - Laxmi Sahebrao Jadhav** Type of possession - **Physical**	RP : Rs. 21,04,000/- EMD : Rs. 2,10,400/- BI : Rs. 10,000/-
	Total Dues in Rupees as per 13 (2) notice Dt. 14/01/2025 : Rs. 20,24,601/- + interest thereon			

Date & time of E-auction : **30/03/2026 From 02.00 PM to 04.00 PM**
The last date for submission of online bid form & Deposit of EMD and id Proof is **29/03/2026, up to 11:59 PM**
Date & Time for inspecting the property-15/03/2026 to 29/03/2026 between 10.00 AM to 5.00 PM with prior appointment.
Payment Details:- Successful bidder shall have to deposit 25% (Twenty Five percent) of the bid amount, less EMD amount deposited on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction.
Person to contact- 1) Randhir Prasad, Mob. No. - 9993045593, 2) Pravin Kutariya, Mob. No. - 9766981843, 3) Dipti Bobade Mob. No.- 8329871962

15 DAYS STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT. 2002

For detailed terms and conditions of the sale, please refer to the link "https://bankofmaharashtra.in/properties_for_sale' provided in the Bank's website and also on E-bikray portal https://ebkray.in/eauction-psb (Now https://baanknet.com).

Date : 14/03/2026
Place : Amravati

AUTHORISED OFFICER
BANK OF MAHARASHTRA