

Aadhar Housing Finance Ltd.

Corporate Office: Unit No.802, Natraj Rustomjee, Western Express Highway and M.V.Road, Andheri (East), Mumbai-400069

Akola Branch: House No.1450,Filled Survey No.10/2, Plot No.44,(Western part), Kale Sankul, Ward No.D-8,Near Emerald School, Ring Road, Keshav Nagar, Akola-444004, Maharashtra. **Authorised Officer - Gaurav Kangune, Mob.:(9922355820**

NOTICE FOR SALE OF PROPERTY UNDER PROVISIONS OF SARFAESI ACT, 2002 THROUGH PRIVATE TREATY

Whereas the Authorised Officer of Aadhar Housing Finance Limited (AHFL) has taken the Possession of the Secured Asset, u/s 13(4) of the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. And whereas the Authorized Officer had earlier issued E auction Notices but failed to attract any successful bidders, and has now decided to sell the Secured Asset given below by way of Private Treaty. The Authorised Officer has received an offer from some interested persons in this regard for purchase of the Secured Asset. The Authorised Officer is hereby giving the Notice to the Borrowers in general, for Sale of the above said property through Private Treaty in terms of rule 8 and 9 of the Security Interest (Enforcement) Rules 2002. The Details of the Account are as follows:

Sr.	Loan Code No./ Branch	Name of the Borrower/ Co-Borrowers	Demand Notice Date & Amount	Reserve Price (RP)	Total Outstanding Loan Amount As on 05-02-2026	Description of the Secured Asset
1	(Loan Code No. 08200000223 & 08200000241/ Akola Branch)	Shubhangi Avinash Khumbalkar (Borrower) Avinash Suryabhan Kumbhalkar (Co-Borrower), Mangesh Balkrushna Kuravale (Guarantor)	12-08-2024 & ₹ 17,49,663/-	₹ 8,00,000/-	₹ 18,07,047/- & ₹ 4,36,093/-	All that piece and parcel of 1151 1 A ,Plot No 2 Part, Flat No A 202, Balapur Mahaxmi Complex Second Floor At T Point Colony Road Akola Maharashtra 444109 Boundaries:- East - Paras balapur Road, West - Part of Appartment No A 203, North : Appartment No A 201, South - Part of Plot No 03

This is a **15 DAYS SALE NOTICE UNDER SARFAESI ACT, 2002** which is hereby given to the Borrower (s), Co-Borrower (s) and Guarantor (s) that the above described immovable property mortgaged/charged to the Secured Creditor, the **Physical Possession** of which has been taken by the Authorised Officer, will be sold by way of Private Treaty on "As is where is", "As is what is", and "Whatever there is" basis to recover the amount due to Aadhar Housing Finance Ltd.,

If the Borrower(s), co-borrower(s) have any buyer who is ready to purchase the secured asset at price above the given reserve price then Borrower(s), Co-borrower(s) must intimate to AHFL one day in advance before **29-04-2026**, then AHFL shall give preference to him. If Borrower(s), co-borrower(s) fails to intimate one day in advance before **29-04-2026**, the AHFL will proceed with the sale of property at above given reserve price. The property is being sold with all the existing and future encumbrances whether known or unknown to AHFL. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues. The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorised Officer/ Secured Creditor in this regard at a later date.

The Date of Sale is fixed for 29-04-2026.

Place : Maharashtra, Date : 09.04.2026

Sd/- (Authorised Officer)
For Aadhar Housing Finance Limited



Aadhar Housing Finance Ltd.

Corporate Office: Unit No.802, Natraj Rustomjee, Western Express Highway and M.V.Road, Andheri (East), Mumbai-400069

Amravati Branch : Property No. 23/4, Rajapeth, Landmark Ghundival Hospital, Amravati - 444605 (Maharashtra)

Akola Branch : House No.1450,Filled Survey No.10/2, Plot No.44,(Western part), Kale Sankul, Ward No.D-8,Near Emerald School, Ring Road, Keshav Nagar, Akola-444004 (Maharashtra)

Bhandara Branch : 2nd Floor, Hanuman Ward, Above Canara Bank, Near Bus Stand, Main Road, Bhandara - 441904 (Maharashtra)

Nagpur-Suyog Nagar Branch : Block-B,2nd Floor, Vishnu Narayan Heights,Above Punjab National Bank, Suyog Nagar, Nagpur - 440015 (Maharashtra)

Nagpur Branch : House No.42/U3, Plot No-11,Saraf Bhavan, Hudkeshwar Road, CTS No-93,Mouza-Dhantoli, Nr Yashwant Stadium, Dist Nagpur - 440012 (Maharashtra)



इंडियन ओवरसीज बैंक

Indian Overseas Bank

Regional Office C/o 4C Nirmala Apartment, GF, Tilak Nagar Nawab Layout, Amravati Road Nagpur -10

Ph.:0712-2533303/04 Email: 2920recovery@iob.in

POSSESSION NOTICE-PHYSICAL (for immovable property) [(Rule 8(1))]

Whereas, the undersigned being the Authorised Officer of Indian Overseas Bank under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice on the date mentioned below, calling upon the below mentioned **Borrowers/ Guarantor/ Mortgagor** to repay the amount mentioned in the notice as described under below, within 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken **Physical possession** of the property described herein below 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 date mentioned below.

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subjects to the charge of the Indian Overseas Bank for an amount mentioned below and subsequent interest thereon. The borrowers' attention is invited to provisions of Sub-section (8) of the Section 13 of the Act, in respect of time available to them, to redeem the secured assets.

The Authorised Officer of Indian Overseas Bank has taken Physical possession of the secured assets mentioned below. Detail of Account, Borrower, Directors, Guarantors, Demand Notice and description of Immoveable Property is mentioned as under:-

Sr. No.	Name of the Borrowers/ Mortgagors/ Guarantors with address	Demand Notice Date	Dues as per Demand Notice*	Outstanding Amount
1.	Shegaon Branch (2876) : Mr. Basant Purushottam Diwanka & Mrs Priyanka Ganesh Diwanka, Address – Flat No-S-4 ,Second floor shri gajanan towers apartment,Veer Bhagat Singh Chowk Shegaon -444203, Also at C/o M/s DIWANKA GARMENTS, Shivaji chowk main Road-444203.	03.04.2021 Possession Date 06.04.2026	Rs. 20,93,107.07 as on 03.04.2021 with interest thereon at contractual rates & rests as agreed, charges etc.,	After property sold and sale proceeds received Rs. 10,61,199.19 as on 30.06.2025
Description of the Immoveable Property				
Flat No-S-4, Second floor shree gajanan towers apartment, Veer Bhagat Singh Chowk Shegaon Dist–Buldhana 444203 Bounded by : East: Common Passage, West: Outer Wall of the said tower, North: Flat No-S-5, South: Flat No-S-3				
2.	Shegaon Branch (2876) : Mr.Pankaj Purushottam Diwanka & Mrs Palak Pankaj Diwanka, Address – Flat No-S-3 ,Second floor shri gajanan towers apartment,Veer Bhagat Singh Chowk Shegaon -444203, Also at C/o M/s DIWANKA GARMENTS ,Shivaji chowk main Road-444203.	02.01.2023 Possession Date 06.04.2026	Rs.22,02,691.05 as on 02.08.2025 with interest thereon at contractual rates & rests as agreed, charges etc.,	Rs. 30,37,338.26 as on 02.01.2023
Description of the Immoveable Property				
Flat No-S-3, Second floor shree gajanan towers apartment, Veer Bhagat Singh Chowk Shegaon Dist–Buldhana 444203 Bounded by : East: Common Passage, West: Outer Wall of the said tower, North: Flat No-S-4, South: Outer Wall of the Building				
Date : - 09.04.2026, Place: Nagpur				
Authorised Officer, Indian Overseas Bank				



VASTU HOUSING FINANCE CORPORATION LTD

Unit 203 & 204, 2nd Floor, "A" Wing, Navbharat Estate, Zakaria Bunder Road, Sewri (West), Mumbai 400015. Maharashtra. CIN No.: U65922MH2005PLC272501

POSSESSION NOTICE

Whereas, The undersigned being the Authorised Officer of Vastu Housing Finance Corporation Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred to him under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice calling upon the borrowers mentioned herein below to repay the amount mentioned in the respective notice within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, undersigned has taken possession of the property described herein below in exercise of powers conferred on me under Section 13(4) of the said Act read with Rule 8 of the said rules on the date mentioned below. The borrower and guarantor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subjects to the charge of the Vastu Housing Finance Corporation Limited Branch for an amount mentioned as below and interest thereon, costs etc.

S N	Name of Borrower, Co-Borrower and LAN No.	Date & Amount of Demand Notice	Description of Property	Date & Type of Possession
1	Anita Digambar Parihar (Borrower), Gajanan Vitthal Solanki (Co Borrower) HL0000000158556	15/Dec/25 Rs.1047519/- as on 12/Dec/25	All That Part And Parcel Of The Immoveable Property Situated At, Malmatta No 123, Anu No 123, Ward No 2, Mouje Pimpri Andhale Buldhana Maharashtra, 443201 900 Sq.ft Boundaries As Follows: North – Gajanan Parihar South – Trambak Andhale East – Road West – Trambak Andhale	Symbolic Possession Taken 03/04/2026
2	Deepak Vitthal Deomane (Borrower), Vitthal Pandurang Deomane (Co Borrower), Mangala Vitthal Devmane(Co Borrower), Rajesh Vitthal Devmane(Co Borrower), Dattatray Vitthal Deomane(Co Borrower) LP0000000112152	18/Nov/25 Rs.459649/- as on 12/Nov/25	Immoveable Property situated at Mouza Chikhali, Tq. Chikhali, Dist. Buldhana, having Nagar Palika Property No. old 120 and new 220 having sheet No. 37 plot No. 1312 admeasuring 325-97 Sq. Mt. now owned possessed by Vitthal Pandurang Deomane R/o Chikhali, Tq. Chikhali, Dist. Buldhana-443201 Boundaries as follows: North – Government Road South – Sadashiv Pandurang Deomane East – Land of Mhadev Pandurang Deomane. West – SideLand of Devhade	Symbolic Possession Taken 03/04/2026
3	Shaikh Aquib Shaikh Gaffar Mansoori (Borrower), Ameer Sultana Sheikh Gaffar Mansoori (Co Borrower), Sheikh Arif Sheikh Gaffar Mansoori Pinjari (Co Borrower), Sheikh Asif Sheikh Gaffar Mansoori Pinjari(Co Borrower), Shaikh Sajid Shaikh Gaffar Mansuri(Co Borrower), Shagufta Parveen Sheikh Sajid (Co Borrower) HL0000000061962	20/Jan/26 Rs.1869509/- as on 16/Jan/26	All that piece and parcel of the immovable Property bearing Nazul Plot No. 168 (as per previous sale deed) and as per property card bearing Nazul Plot No. 168/1, area admeasuring 372.43, Sq.ft. (34.6 Sq.mtr.) and 168/2, area admeasuring 359.51 Sq.ft.) (33.4 Sq.mtr.) at Mouza - Amravati Gaothan (As per previous Sale Deed Mouza - Tarkheda), Pragane - Badnera, Nazul Sheet No. 69-B, the area known as 'Chara Galli, Itwara Bazar, Masanganj', Amravati, Maharashtra- 444601, having total area of the both plot admeasuring 731.95 Sq.ft. (68 Sq.mtr.) along with the ground floor and first floor construction thereon admeasuring area 1400.50 Sq.ft. (130. 11 Sq.mtc.). Boundaries as follows: North – House of Mr. Sheikh Dulu South –House of Mdarsi East – Road, West – Road	Symbolic Possession Taken 08/04/2026

Date : 09.04.2026
Place : Buldhana, Amravati

Authorised officer
Vastu Housing Finance Corporation Ltd



इंडियन बैंक

Indian Bank

ZONAL OFFICE NAGPUR

PALM ROAD NEAR RESERVE BANK OF INDIA CIVIL LINES NAGPUR-440001 E-Mail: zonagpur@indianbank.co.in, Ph. No. 0712-2521113

DEMAND NOTICE

Date: 21.02.2026

Notice under Sec. 13 (2) of The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002

Sent on 21.02.2026 by Registered post to the following parties on their registered address

1. Mr. Gajanan Damuji Yedme (Borrower)
2. Mrs. Dipali Gajanan Yedme (Co-borrower)
1 & 2 At: Plot no. 82 & 83, Compasspura, Behind Hanuman Mandir, Behind Sawta Maidan, Offside on Chawdi Chowk Road, At Badnera, Tq & Dist Amravati

3. Mr. Harish Diliprao Akotkar (Guarantor)
Nawathe Nagar, Galli No. 3, Badnera Road, Sai Nagar, Amravati 444607

Sub: Your Loan facilities at Indian Bank, Shyam Chowk, Amravati Branch: 1. Home Loan –6600867069 - Rs.1100000/-

You committed default in repayment of loans to the tune of **Rs.760264.00/- (Rupees Seven lakh sixty thousand two hundred sixty four only). The said amounts carry further interest at agreed rate and charges from 21.02.2026 till date of repayment.**

The Bank issued notice under the Act as on **20.02.2026** calling upon you to repay the outstanding amount of **Rs. 760264.00/- (Rupees Seven lakh sixty thousand two hundred sixty four only). The said amounts carry further interest at agreed rate and charges from 21.02.2026 till date of repayment.** The notice was sent to you by Regd post has been returned unserved. A copy of the same is affixed at above mentioned address.

You are called upon to pay of **Rs.760264.00/- (Rupees Seven lakh sixty thousand two hundred sixty four only). The said amounts carry further interest at agreed rate and charges from 21.02.2026 till date of repayment.** within 60 days from the date of this notice failing which Bank will be constrained to exercise its rights of enforcement of security interest as against the secured assets given in the schedule hereunder. This Notice is without prejudice to any other right / remedy available to the Secured Creditor.

"We draw attention to the provision of section 13 (8) of the SARFAESI Act and the Rules framed there under which deals with your rights of redemption over the Securities."

Schedule of property :-

All the piece and parcel to property within the Registration District of Amravati at Nazul Plot no. 28 & 83, Survey No. 16B, mouje Badnera, Tq & Dist Amravati, Compasspura Behind Hanumanmandir, Badnera, Amravati - 444607. **Boundaries :** **East** of Residence of Abdul Khaliq. **West** of Residence of Shri Shalokram Daterao. **North** of Residence of Mohammad Nazim. **South** of Residence of Yevvashkan & Road.

Yours faithfully
Authorized Officer, Indian Bank

Place: Amravati, Date: 21.02.2026

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Aadhar Housing Finance Ltd.

Corporate Office: Unit No.802, Natraj Rustomjee, Western Express Highway and M.V.Road, Andheri (East), Mumbai-400069

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Bhandara Branch : 2nd Floor, Hanuman Ward, Above Canara Bank, Near Bus Stand, Main Road, Bhandara - 441904 (Maharashtra)

Nagpur-Suyog Nagar Branch : Block-B,2nd Floor, Vishnu Narayan Heights,Above Punjab National Bank, Suyog Nagar, Nagpur - 440015 (Maharashtra)

Nagpur Branch : House No.42/U3, Plot No-11,Saraf Bhavan, Hudkeshwar Road, CTS No-93,Mouza-Dhantoli, Nr Yashwant Stadium, Dist Nagpur - 440012 (Maharashtra)

E- AUCTION – SALE NOTICE

E-Auction Sale Notice for Sale of immovable Properties under the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of 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 mortgaged, possession of which has been taken by the Authorised Officer of **Aadhar Housing Finance Limited** will be sold on "**As is where is**", "**As is what is**", and "**Whatever there is**" with no known encumbrances Particulars of which are given below:

Sl No.	Borrower(s) / Co-Borrower(s)/ Guarantor(s)	Demand Notice Date & Amount	Description of the Immoveable property	Reserve Price (RP)	EMD (10% of RP)	Nature of possession
1	(Loan Code No. 25710000205 / Amravati Branch) Svyavnvar Manikrao Gawande (Borrower) Nanda Svyavnvar Gawande (Co-Borrower)	09-11-2024 & ₹ 3,83,741/-	All that piece & parcel of land bearing Property No. 544-B total admeasuring 600 sq. ft., along with Construction thereon, Mouje-Sanglud, Situated at Near Mo-bile Tower, Akot Road, within the limits of Gram Panchayat, San- glud Tq. Daryapur Dist. Amravati, Maharashtra - 444803. Boundaries: East- Open Space, West- House of Manik Gawande, North- Govt Road, South- Govt Road	Rs. 4,59,360/-	Rs. 45,936/-	Physical
2	(Loan Code No. 08200000229 / Akola Branch) Sk Hamid Sk Majid (Borrower) Anisa Bi Shaikh Hamid (Co-Borrower)	22-08-2025 & ₹ 3,48,896/-	All That Part And Parcel Of The Field Serve No.108 Layout Plot No.34-B Mouze- Gaulkhed Total Admeasuring 112.50 Sq.Mt. 1210.50 Sq.Ft. Within Limits Of Tq.Shegaon Dist.Buldhana -444203 Boundaries: East- Plot No.35-A, West- Plot No.34-A, North- Gut No.102, South- 12Mt.Road	Rs. 2,17,890/-	Rs. 21,789/-	Physical
3	(Loan Code No. 30310000109 / Bhandara Branch) Omkreshwar Ramdasji Borkar (Borrower) Sukesani Omkreshwar Borkar (Co-Borrower)	09-10-2025 & ₹ 5,89,160/-	All The Piece And Parcel Of Land Bearing House/Malmatta No. 45 Admeasuring 1200 Sq. Ft. Along With Construction Thereon, Situated At Mauza Pohara, Ward No. 01, Near Hanuman Mandir, Palandur Lakhani Road, Within Grampanchayat Area Pohara, Tah Lakhani & Dist. Bhandara, Maharashtra - 441809. Boundaries: East- Road, West- H/O Dhaniram Bodhkar, North- H/O Prabhakar Girhepunje, South- H/O Shyamanand Borkar	Rs. 6,48,000/-	Rs. 64,800/-	Physical
4	(Loan Code No. 37310000174 / Nagpur-Suyog Nagar Branch) Vijay Rajkumar Wase (Borrower) Vandana Rajkumar Wase & Rajkumar Tukaram Wase (Co-Borrowers)	12-04-2025 & ₹ 14,64,152/-	All That Piece And Parcel Of Malik Makbuja Land Bearing City Survey No. 42 Having Admeasuring About 173 Sq. Mt. Upon It Rcc Built Up Area 1180 Sq. Ft. (As Per Tax Assessment List) Of Mouza Khandala Bearing Grampanchayat House No. 122 And 123 Stated At Ward No. 1, Within The Limit Of Grampanchayat Khandala, Tahsil Nagpur (Gramin), Dist. Nagpur. Maharashtra 441501. Boundaries: East- Road, West- H/O Manoj Gomase, North- Road, South- H/O Gendabai Wase & H/O Mandape	Rs. 10,82,772/-	Rs. 1,08,277/-	Physical
5	(Loan Code No. 07500000932 & 07500000972 / Nagpur Branch) Harshal Premdas Pillewan (Borrower) Sunita Premdas Pillewan (Co-Borrower)	09-10-2025 & ₹ 9,01,565/-	All That Piece And Parcel Of Non Agriculture Land At Plot No. 107, Area Admeasuring 1000 Sq. Ft. (92.89 Sq. Mtrs.) Being A Portion Of Entire Land At Kh. No. 1084-1085 Of Mouza-Saoner, Bandobast No. 216, P. H. No. 34, Within The Limits Of Nagar Parishad Saoner, Pragane, Patansawangi, Gat Grampanchayat Sawangi (Heti), Bearing House No. 602 In Ward No. 9, Tahsil Saoner & District Nagpur, Together With All That Rcc Residential Construction On The Ground Floor, Having A Total Built Up Area Of 55.66 Sq. Mtrs. Maharashtra-441107 Boundaries: East- Plot No. 106, West- Plot No. 108, North- Layout Road, South- Open Space	Rs. 6,04,152/-	Rs. 60,415/-	Physical

1. Last Date of Submission of DD of Earnest Money Deposit along with KYC, Tender Form and accepted Terms and conditions (Tender Documents) is **28-04-2026 within 5:00 PM** at the Branch Office address mentioned herein above or uploaded on <https://bankeuctions.com>. Tenders documents received beyond last date will be considered as invalid tender and shall accordingly be rejected. No interest shall be paid on the EMD.

2. Date of Opening of the Bid/Offer (Auction Date) for Property is **29-04-2026** on <https://bankeuctions.com> at **03:00 PM to 04:00 PM**.

3. AHFL is not responsible for any liabilities whatsoever pending upon the property as mentioned above. The Property shall be auctioned on '**As is Where Is Basis**', '**As is What Is Basis**' and '**Whatever Is There Is Basis**'.

4. The Demand Draft Should be made in favor of 'Aadhar Housing Finance Limited' Only.

5. Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://bankeuctions.com>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.

6. The intending bidders should register their names at portal **M/s C 1 INDIA PVT LTD** through the link <https://bankeuctions.com/registration/signup>, and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider **M/s C 1 INDIA PVT LTD** through the website <https://bankeuctions.com>

7. For further details contact Authorised Officer of **Aadhar Housing Finance Limited, Gaurav Kangune, Mob. 9922355820** OR the service provider M/s C1 INDIA PVT LTD, **Mr. Prabhakaran, Mobile No: +91-74182-81709, E-mail:tn@c1india.com & support@bankeuctions.com, Phone No. +917291981124 /25 /26**. As on date, there is no order restraining and/or court injunction AHFL/the authorized Officer of AHFL from selling, alienating and/or disposing of the above immovable properties/secured assets.

8. For detailed terms and conditions of the sale, please refer to the link provided in Aadhar Housing Finance Limited (AHFL), secured creditor's website i.e. www.aadharhousing.com.

9. The Bid incremental amount for auction is **Rs.10,000/-**.

10. This newspaper publication and the data contained herein is intended for general public dissemination. Any reproduction, distribution, transmission, or republication of this content, in whole or in part, in any form or by any means, whether print, digital, electronic publication in any form, e-mail or web publications, or otherwise through any mode is strictly prohibited. Any unauthorized use of the above content through any mode may result in appropriate legal action by AHFL.

Sd/- Authorised Officer
Aadhar Housing Finance Limited

Place : Maharastra, Date : 09.04.2026



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Sale Notice For Sale of Immoveable Properties

E-Auction Sale Notice for Sale of Immoveable Assets under the Securitization 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 mortgaged/charged to the Secured Creditor, the constructive/physical/ symbolic possession of which has been taken by the Authorized Officer of the Bank/ Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS

Date of E-Auction: 28.04.2026 (Last date of deposit of EMD: 27.04.2026)

Sr No.	Name of the branch; Name of the account; Name & addresses of the borrower/Guarantors account	Description of Immoveable Properties/securities mortgaged/Owner's name (Mortgagors of properties)	(a) Date of demand Notice u/s 13 (2) of SARFAESI Act 2002 (b) 0/5 amount as on date of 13 (2) notice (c) Possession date u/s 13 (4) of SARFAESI Act 2002 (d) Nature of possession symbolic/physical/ constructive	(a) Reserve Price (b) EMD (c) Bid Increase Amt.	Date/Time of E-Auction
1.	Chandrapur Nagpur Rd Sh. Bharat Bhagwan Bhatkar & Smt Jaya Bhatkar	All that piece and parcel of Flat No F-6 Second Floor Vandana Apartment Built up area 58.915 Sq Mtr constructed on Plot No 35&36, out of land of survey No 172/1, 172/3 & 31/5 with undivided to the extent of 50.625 Sq mtrs in the land of Mouza BallarpurNear Gurunanak public School, Bamni kothari State highway Mouja Ballarpur Dist Chandrapur in the name of Shri Bharat Bhagwan bhatkar & Smt Jaya Bharat Bhatkar. Bounded as - East:9 Mtrs Road, West- 6Mtrs road & Flat No F7 & F8, North- 6Mtrs road, South-Layout Plot No 37 & 38	(a) 12/08/2020 (b) Rs.14.35,327.00 as on 30/06/2020 + intt & other charges w.e.f. 01/01/2020 (C) 09/03/2022 (d) SYMBOLIC	(a) Rs. 21,01,000.00/- (b) Rs.2,10,100/- (c) Rs. 10,000/-	Date: 28.04.2026 Time: 11:00 am to 4:00 pm
2.	MIDC, Nagpur Shri. Jagan Supchand Nagde (Borrower), Smt Shushila Jagan Gadge (Guarantor)	The Undivided 0.00944% Share and Interest in all that piece and parcel of Plot No 54, admeasuring about 2.40 Acres/Hectors, togetherwith Residential Apartment No 04, Wing II, Block –B, comprising of total 556.72 sq ft i.e 51.74 sq mtrs, Super Built up and 449.71 sq ft i.e 41.78 sq mtrs Built up on the Ground floor of the building named and styled as "RAI TOWN" in KH No 158, Bhumapan No 112/4, Mouza Digdoh, Mouza No 169, P H No 6, Ward No 1, Gram Panchayat House No 1211/1408(New No. 1408/BB/W2/04) with in the limits of Tah Hingna Dist Nagpur in the name of Shri Jagan S Gadge. Boundaries of Plot- East- Plots of Smruti Co-op Hsg Soc Ltd, West- Open Land, North- Plots of Smruti Co-op Hsg Soc Ltd, South- Plots of Smruti Co-op Hsg Soc Ltd.	(a) 30/01/2025 (b) Rs.6,41,462.40 as on 20.01.2025 + further intt & other charges (c) 21/04/2025 (d) SYMBOLIC	(a) Rs.15,00,000.00/- (b) Rs.1,50,000.00/- (c) Rs. 10,000/-	Date: 28.04.2026 Time: 11:00 am to 4:00 pm
3.	Borgaon (Dist Amravati) Shri Dhiraj Sureshroo Babode (Borrower & Mortgagor)	All that Piece and Parcel of land and building bearing Residential House on Plot No 30 admeasuring 1550.00 sq ft, Mouza Parsodi, Survey No 76/1, in the layout of Yashodadevi Nagar, Tah Dhamangaon Railway District Amravati, in the name of Shri Dhiraj Sureshroo Babode. Boundaries- East-Plot No 38, West- Road, North-Plot No 29, South- Plot No 21.	(a) 31/01/2025 (b) Rs. 6,80,447.22 as on 20.01.2025 + intt & other charges. (c) 18/06/2025 (d) SYMBOLIC	(a) Rs. 20,79,000.00/- (b) Rs.2,07,900.00/- (c) Rs. 10,000/-	Date: 28.04.2026 Time: 11:00 am to 4:00 pm
4.	Nagpur P W S (Kamptee Rd) Smt. Rakshita Rajesh Nandeshwar (Borrower & Mortgagor), Mr. Prince Vishnu Lokhande (Guarantor)	The undivided 1/24th share and interest in all that Piece and Parcel of land bearing Plot No. 928, total containing by admeasurements 482.65 Sq. Mtrs out of Kh No. 30, 62, 68/2, in Panchpabli Housing Accommodation Scheme of NIT of Mouza- Binaki, together with the entire R.C.C. Superstructure comprising Apartment No. FF-D, Covering total Built Up area of 43.00 SQ. Mtrs on the First Floor of a building constructed thereon and known and styled as "Pratibha Apartment" bearing Corporation House No. 975/13, City Survey No. 3027, Sheet No. 434/39, within the limits of the NMC Ward No. 43 in tehsil and Dist. Nagpur- and Bounded as under: East- Plot No. 927, West- 9.00 Mtr. Road, North- Plot No. 910, South- 18.00 Mtr Road. Owner: Rakshita Rajesh Nandeshwar	(a) 02/05/2023 (b) Rs. 16,67,952.00 30/04/2023 + intt & other charges w.e.f 01/05/2023 (c) 17/07/2023 (d) SYMBOLIC	(a) Rs. 19,71,000.00/- (b) Rs.1,97,100.00/- (c) Rs. 10,000/-	Date: 28.04.2026 Time: 11:00 am to 4:00 pm
5.	Kamla Nehru, Nagpu Sh. Shekharsingh Subhashsingh Pawar (Borrower / Mortgagor) Smt. Darshana Shekharisingh Pawar (Co-Borrower / Mortgagor)	All that piece & parcel of land & building i.e. Residential House bearing Plot No 37, containing by admeasureme 136.00 Sq Mtrs (1464 Sq Ft) being a portion of entire land bearing Gat No 253/38 of Mouza Parsodi in Tehsil & Dist Bhandara. Bounded as - East: 9 Mtrs wide road, West: Plot No 34, North: Plot No 38, South: Plot No 36. Owner- Sh. Shekharisingh Pawar & Smt. Darshana Pawar	(a) 09/12/2024 (b) Rs.16,40,584.25 as on 30/11/2024 + intt & other charges w.e.f. 01/12/2024 (c) 10/03/2025 (d) SYMBOLIC	(a) Rs. 23,19,000.00/- (b) Rs.2,31,900.00/- (c) Rs. 10,000/-	Date: 28.04.2026 Time: 11:00 am to 4:00 pm

Details of the encumbrances known to the secured creditors – Not known

TERMS AND CONDITIONS OF E-AUCTION SALE

The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions.

1. The auction sale will be "online through e-auction" portal <https://baanknet.com/>

2. The intending Bidders/ Purchasers are requested to register on portal (