यूनियन बैंक ऑफ इंडिया
भारत सरकार का उपक्रम
Union Bank of India
A Government of India Undertaking

Branch: Asset Recovery Branch, Nagpur
Shop No.F-1/2/3/6/7/8, Govinda Gourkhede Complex (First Floor), KH No 91/1, Hajaripahad, Seminary Hills, Nagpur-440006, Cont.No.: 9423456034

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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 provision to Rule 8 (6) of the Security Interest (Enforcement) Rule, 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 **Symbolic / Physical** Possession of which has been taken by the Authorised Officer of Union Bank of India (secured creditor) will be sold on **"As is where is", "As is what is" and "Whatever there is"** on the date **30.04.2026**, for recovery of dues as mentioned hereunder to Union Bank of India from the below mentioned Borrower(s) & Guarantor(s). The reserve price and the earnest money deposit are also mentioned hereunder :

Branch: Asset Recovery Branch, Nagpur
Shop No.F-1/2/3/6/7/8, Govinda Gourkhede Complex (First Floor), KH No 91/1, Hajaripahad,Seminary Hills, Nagpur, Contact No: 9423456034

1	Name of the Borrowers & Guarantors: M/s Godavari Traders 1. Mr. Amarlal Jeswani, 2. Mr. Neharu Lalwani (Deceased) through his legal heirs 2(a) Smt. Laxmi Wd/o. Neharu Lalwani, (b) Mr. Harsh S/o. Neharu Lalwani, (c) Ms. Neha D/o. Neharu Lalwani, (d) Ms. Riya D/o. Neharu Lalwani, 3. Mrs. Promila Amarlal Jeswani, 4. Smt. Laxmi Neharu Lalwani (Guarantor)	Amount Due Rs.7,96,42,896.63 (As per demand notice dated 17.10.2022) and interest there on. ENCUMBERANCE - Not Known to Bank
1.1	Property No. 1 (Physical Possession) [Commercial Shop - 106] All that piece & Parcel of Corporate Office No.106, adm. 15.56 Sq.mt. On the First Floor of the Building Known & Styled as "Indira Arcade", Plot No. 218, NMC House No. 257/F/9, Ward No. 67, City Survey No. 1591 & 1593, Sheet No. 14 & 17, Mouza Sitabuldi, Situated at SADAR, Near D-Krishna & Dharampeth Mahila Sahakari Bank, Tahsil & Dist Nagpur. Reserve Price : Rs. 20,88,000.00 (Rs. Twenty Lacs Eighty Eight Thousand Only), EMD: Rs. 2,08,800.00 (Rs. Two Lacs Eight Thousand Eight Hundred Only).	
1.2	Property No. 2 (Physical Possession) [Commercial Shop - 107] All that piece & Parcel of Corporate Office No.107, adm. 15.56 Sq.mt. On the First Floor of the Building Known & Styled as "Indira Arcade", Plot No. 218, NMC House No. 257/F/9, Ward No. 67, City Survey No. 1591 & 1593, Sheet No. 14 & 17, Mouza Sitabuldi, Situated at SADAR, Near D-Krishna & Dharampeth Mahila Sahakari Bank, Tahsil & Dist Nagpur. Reserve Price : Rs. 20,88,000.00 (Rs. Twenty Lacs Eighty Eight Thousand Only), EMD: Rs. 2,08,800.00 (Rs. Two Lacs Eight Thousand Eight Hundred Only).	
1.3	Property No. 3 (Physical Possession) [Commercial Shop - 108] All that piece & Parcel of Corporate Office No.108, adm. 49.10 Sq.mt. On the First Floor of the Building Known & Styled as "Indira Arcade", Plot No. 218, NMC House No. 257/F/9, Ward No. 67, City Survey No. 1591 & 1593, Sheet No. 14 & 17, Mouza Sitabuldi, Situated at SADAR, Near D-Krishna & Dharampeth Mahila Sahakari Bank, Tahsil & Dist Nagpur. Reserve Price : Rs. 56,00,000.00 (Rs. Fifty Six Lacs Only), EMD: Rs. 5,60,000.00 (Rs. Five Lacs Sixty Thousand Only).	
1.4	Property No.4 (Physical Possession) [Commercial Shop-109] All that piece & Parcel of Corporate Office No.109, built up area adm. 19.65sq.mtrs. On the First Floor of the Building Known & Styled as "Indira Arcade", Plot No 218, NMC House No. 257/F/9, Ward No. 67, City Survey No. 1591 & 1593, Sheet No. 4 & 17, Mouza Sitabuldi, Situated at SADAR, Near D-Krishna & Dharampeth Mahila Sahakari Bank, Tahsil & Dist Nagpur Reserve Price : Rs. 22,41,000.00 (Rs. Twenty Two Lacs Forty One Thousand Only), EMD: Rs. 2,24,100.00 (Rs. Two Lacs Forty Two Thousand One Hundred Only)	
1.5	Property No. 5 (Physical Possession) [Commercial Shop-110] All that piece & Parcel of Corporate Office No.110, built up area adm. 19.65sq.mtrs. On the First Floor of the Building Known & Styled as "Indira Arcade", Plot No 218, NMC House No. 257/F/9, Ward No. 67, City Survey No. 1591 & 1593, Sheet No. 4 & 17, Mouza Sitabuldi, Situated at SADAR, Near D-Krishna & Dharampeth Mahila Sahakari Bank, Tahsil & Dist Nagpur Reserve Price : Rs. 22,41,000.00 (Rs. Twenty Two Lacs Forty One Thousand Only), EMD: Rs. 2,24,100.00 (Rs. Two Lacs Forty Two Thousand One Hundred Only)	
1.9	Property No. 6 (Physical Possession) [Commercial Shop-111] All that piece & Parcel of Corporate Office No.111, built up area adm. 19.65sq.mtrs. On the First Floor of the Building Known & Styled as "Indira Arcade", Plot No 218, NMC House No. 257/F/9, Ward No. 67, City Survey No. 1591 & 1593, Sheet No. 4 & 17, Mouza Sitabuldi, Situated at SADAR, Near D-Krishna & Dharampeth Mahila Sahakari Bank, Tahsil & Dist Nagpur Reserve Price : Rs. 22,41,000.00 (Rs. Twenty Two Lacs Forty One Thousand Only), EMD: Rs. 2,24,100.00 (Rs. Two Lacs Forty Two Thousand One Hundred Only)	
1.7	Property No. 7 (Physical Possession) [Commercial Shop-112] All that piece & Parcel of Corporate Office No.112, built up area adm. 50.59 sq.mtrs. On the First Floor of the Building Known & Styled as "Indira Arcade", Plot No 218, NMC House No. 257/F/9, Ward No. 67, City Survey No. 1591 & 1593, Sheet No. 4 & 17, Mouza Sitabuldi, Situated at SADAR, Near D-Krishna & Dharampeth Mahila Sahakari Bank, Tahsil & Dist Nagpur. Reserve Price: Rs. 57,70,000.00 (Rs. Fifty Seven Lacs Seventy Thousand Only) EMD: Rs 5,77,000.00 (Rs. Five Lacs Seventy Seven Thousand Only)	
2.0	Name of the Borrowers & Guarantors: Mrs Sangita Rajendra Maheshwari (Borrower) and Mr Ajay Dnyaneshwar Thakre (Guarantor)	Amount Due- Rs. 27,48,264.93 (As per demand notice dated 29.03.2025) and interest there on. ENCUMBERANCE- an amount of Rs 135678/- is outstanding toward Maharaja Tower CO-OP Hsg Soc. Limited as on March 2026
2.1	Property No 1 (Physical Possession) [Flat] All that piece and parcel of equitable mortgage of the property situated at 405 residential apartment no 405(E) having total built up area of 51.122 sqmtr (550.272 sq ft) situated on 4th floor of building known as Maharaja Tower along with 2.152 % undivided share & Interest. In all that piece & parcel of land bearing plot no 387/5 admeasuring area of 1187.53 sqmtr (12782.45 sq ft) bearing city survey no 101 sheet no 320 kh no 514ward no 10 of mouza Nagpur Corporation house no 776/405 situated at laib scheme of not krida Square Hanuman Nagar Nagpur Reserve Price : Rs. 32,40,000.00 (Rs. Thirty Two Lacs Forty Thousand Only), EMD : 3,24,000.00 (Rs. Three Lacs Twenty Four Thousand Only)	
3	Name of the Borrowers & Guarantors : M/S. Javeri Incorporation (Borrower) Through its Proprietor Mr. Gaurav Salikumar Javeri Mr. Abhishek Salilkumar Javeri (Guarantor), Smt. Pushpadevi Salilkumar Javeri	Amount Due Rs. 7,75,71,298.99 (As per demand notice dated 03.01.2024) and interest there on. ENCUMBERANCE- Not Known to Bank
3.1	Property No. 2 (Physical Possession) [Commercial Block] All that piece and parcel of Commercial Block No F2 First Floor of Archraj Tower On Municipal House no 631/0+1 City Survey no 2480/1 Sheet No 60/56 Chalta No 369 Ward No 77 Admeasuring 51.096 sq. mt. with terrace of 713 sq ftsituated at Chhindawara Road, Chhaoni Mouza jaripatkaDist Nagpur. Bounded By - East-Chindwara Road, West- Exide House, North-Acharaj Tower-1, South-Katol Road. Reserve Price : Rs. 46,34,000.00 (Rs. Forty Six Lacs Thirty Four Thousand Only), EMD : Rs. 4,63,400.00 (Rs. Four Lacs Sixty Three Thousand Four Hundred Only)	
4	Name of the Borrowers & Guarantors : M/s Maa Radhamohan Gurudev Industries through partner, Abdul Qayyum S/o Mohhammed Sayed Mansuri, Mr Shubham S/o Ram babu Chaudhary and Sau Nurjahan Begum Mohd Sayeed (Consenter)	Amount Due- Rs. 41,63,860.44 (As per demand notice dated 10.10.2024) and interest there on ENCUMBERANCE- Not Known to Bank
4.1	Property No. 1 (Physical Possession) [Independent House] All that Piece and parcel of land bearing Survey/Gat no 76/2 Area 393.12 Sq mtr as per computerize 7/12 i.e 393.12 Sq mtrs along with contruction of House thereof bearing Malmatta No 545 Built up area 1148 Sq ft i.e 106.69 Sq mtr as per namuna 8 situated at Mauza sirsi within the limit of Gram Panchayat Tahsil Panchayat tahsil & District Bhandara siris. Bounded by East- land bearing to shri Bisan Madankar, West-Remaining land belongs to shri Mahadeo Madanakar, North- Road, South-Remaining land belong to Shri Mahadeo Madankar Reserve Price : Rs. 24,87,000.00 (Rs. Twenty Four Lacs Eighty Seven Thousand Only), EMD : 2,48,700.00 (Rs. Two Lacs Forty Eight Thousand Seven Hundred Only)	
5	Name of the Borrowers & Guarantors : M/s Radhamadhav Agro Industries Pvt Ltd, Mr Abdul Qayyum S/o Mohhammed Sayed Mansuri, Mr Shubham S/o Ram babu Chaudhary, Ms Mayuri D/o Shubham Chaudhary (Guarantors)	Amount Due- Rs. 52,24,044.81 (As per demand notice dated 10.10.2024) and interest there on. ENCUMBERANCE- Not Known to Bank
5.1	Property No. 1 (Physical Possession) [Plot] All that Piece and parcel of Non-Agriculture Land bearing- 1. Gat No 446/2/B/14, Plot No 1 Area 178.33 Sq Mtr as per Digital 7/12 extract ie 178.43 Sq mtr about 1920.00 sq ft 2. Gat No 446/2/B/15, Plot no 9, Area 130.11 Sq Mtr as per Digital 7/12 extract i.e 130.11 Sq mtr about 1400.00 Sq Ft 3. Gat No 446/2/B/16 Plot No 18 Area 143.44 Sq mtr as per Digital 7/12 extract i.e 143.44 Sq mtr about 1608.00 Sq ft All situated within the limits of Gram panchayat of Mouza Adyal T.C No 2 tahsil Pauni Dist Bhandara Maharashtra Reserve Price : Rs. 8,14,000.00 (Eight Lacs Fourteen Thousand Only), EMD : Rs. 81,400.00 (Rs. Eighty One Thousand Four Hundred Only)	
5.2	Property No. 2 (Physical Possession) [Plot] All that Piece and parcel of Non-Agriculture Land bearing-Gat No 446/2/B/12 Plot No 3 area 193.30 Sq mtr as per Digital 7/12 extract i.e 193.30 Sq mtr about 2080 Sq ft AND Gat No 446/2/B/13 Plot No 4 area 155.27 Sq Mtr as per Digital 7/12 extract i.e 155.57 Sq Mtrs about 1674.00 Sq ft All situated within the limits of Gram panchayat of Mouza Adyal T.C No 2 tahsil Pauni Dist Bhandara Maharashtra Reserve Price : Rs. 6,29,000.00 (Rs. Six Lacs Twenty Nine Thousand Only), EMD : Rs. 62,900.00 (Rs. Sixty Two Thousand Nine Hundred Only).	
5.3	Property No. 3 (Physical Possession) [Plot] All that Piece and parcel of Non-Agriculture Land bearing- Gat no 446/2/K/14 Plot no 7 area 134.29 Sq mtr as per Digital 7/12 extract i.e 134.29 Sq mtr about 1445.00 Sq ft. All situated within the limits of Gram panchayat of Mouza Adyal T.C No 2 tahsil Pauni Dist Bhandara Maharashtra Reserve Price : Rs. 3,03,000.00 (Rs. Three Lacs Three Thousand Only), EMD : Rs. 30,300.00 (Rs. Thirty Thousand Three Hundred Only)	
5.4	Property No. 4 (Physical Possession) [Plot] All that Piece and parcel of Non-Agriculture Land bearing- Gat No 446/2/A/12 Plot No 4 Area 151.30 Sq Mtr as per Digital 7/12 extract i.e 151.30 Sq mtr about 1628.00 Sq ft. All situated within the limits of Gram panchayat of Mouza Adyal T.C No 2 tahsil Pauni Dist Bhandara Maharashtra Reserve Price : Rs. 2,73,000.00 (Rs. Two Lacs Seventy Three Thousand Only), EMD: 27,300.00 (Rs. Twenty Seven Thousand Three Hundred Only)	
6.0	M/s Sharad Mega Enginnering and Services Through Propietor Sharad Kumar Takbhaure (Borrower) Guarntor - Mr. Sanjay N Jagtap, Mr. Raju N Jagtap, Mr. Vijay N jagtap, Mr. Gopal N Jagtap, Mr. Pankaj N Jagtap, Mrs. Sulochanabai N Jagtap, Mr. Ranjana R Shinde	Amount Due Rs. 15875700.70 (As per demand notice dated 04.02.2025) and interest there on. ENCUMBERANCE- Not Known to Bank
6.1	Property 1 : (Symbolic Possession) All that piece and parcel of land bearing NA Plot No 1 admeasuring 217.87 Sqmtr (2344.28 Sq Ft) situated at Mouza SARWADI Mouza No 108 Grampanchayat Sarwadi bearing Survey No 167 sitauted at GrampanchayatSarwardi tahsil Karanja District Wardha. Property 2 : (Symbolic Possession) All that piece and parcel of land bearing NA Plot No 6A, Plot No 6B,Plot No 7A, Plot No 7B, Plot No 8. Plot No. 6A,6B,7A,7B admeasuring 126 Sqmtr each and plot no 8 admeasuring 157.50 sqmtr Total plot area admeasuring 661.50 sqmtr(7117.74 Sq ft) situated at mouza SARWADI, mouza No 108,Grampanchayat sarwadi bearing survey no 167 situated at tahsil Karanja Dist Wardha. (For Both Property 1 & 2) Reserve Price : Rs. 19,17,000.00 (Rs. Nineteen Lacs Seventeen Thousand Only), EMD : Rs. 1,91,700.00 (Rs. One Lac Ninety One Thousand Seven Hundred Only)	
7	Name of the Borrowers & Guarantors: M/s Khatri Cotgin Private Limited Director/Guarantor/Mortgager: Dr. Jawahar Bahaddarchand Khatri, Mr. Kapil Khatri, Mrs. Archana w/o Jawahar Khatri	Amount Due Rs. 9,20,53,938.54 (As per demand notice dated 09.02.2016) and interest there on.
7.1	Property No.1 (Physical Possession) All that Piece and parcel of total 26 open plots bearing its numbers Plot nos. 9 to 12, Plot nos. 28 & 29, Plot nos. 45 to 64, having total area admeasuring of all these 26 plots is 4754 Sq.mtrs. (i.e. 51,172.05 sq.fts) being a portion of entire land bearing Kh. No. 419/2, P. H. No. 27, mouza- Wadner, situated at village Wadner Taluka Hinganghat, Distt.- Wardha. Reserve Price: Rs. 58,72,000.00 (Rs. Fifty Eight Lacs Seventy Two Thousand Only), EMD: Rs. 5,87,200.00 (Rs. Five Lacs Eighty Seven Thousand Two Hundred Only)	
8	Name of Borrowers & Guarantors -Mr. Satish Prakash Shriwas alias Shrivas and Mrs. Anjali Ravi Sharma	Amount Due Rs. 29,04,383/- (As per demand notice dated 26.11.2025) and interest there on. Encumbrance: Total Rs. 6,95,233/- (includes pending payment to builder, maintenance and club house charges)
8.1	Property No.1 (Symbolic Possession) All that piece & parcel of Flat no. 905 on 9th floor of Tornia (Wing A) in Type -1 is an East facing residential family unit comprising of living room cum dining, kitchen, 2 rooms and 2 bathrooms, total built up area including balcony and terrace is 79.791 sq.mtrs. and 0.145% undivided proportion share in land area admeasuring 2.25 HR (or 5.38 acres) sanctioned scheme popularly known and styled as "SUPREME BLOSSOMS" (TORENIA) wing A in Type-1 first phase under construction over all piece and parcel of land bearing Kh. No. 174/2(New) corresponding to Kh no. 207/3(old), P. H. No. 12-A, class-I, Jama Rs. 6.23 situated at mouza- Bokhara, Tahsil & Distt.- Nagpur. The boundaries of Flat are as under- East - Flat no. 908, West - Others Land, North - Flat no. 906. South - Fire Staircase Reserve Price: Rs. 27,60,000.00 (Rs. Twenty Seven Lacs Sixty Thousand Only), EMD: Rs. 2,76,000.00 (Rs. Two Lacs Seventy Six Thousand Only).	

Last Date of EMD: EMD shall be deposited and Linked/Mapped with the Property ID before the expiry of auction time prior to placing the bid. It is advisable to deposit and Link / Map the EMD amount with the property ID well in advance to avoid any technical glitch.

Date & Time of E-auction: 30.04.2026 (12 pm to 5 pm)

For detailed terms and condition of the sale and Registration and Login and Bidding Rules visit

PSB Alliance Pvt. Ltd. (https://baanknet.com)

Note: All bidders are requested to visit the above site & complete the registration, uploading of KYC documents & EMD payment at least 1 week before the date of E-auction to avoid last minute rush.

Date : 13.04.2026
Place: Nagpur

AUTHORIZED OFFICER
UNION BANK OF INDIA

Bandhan Bank
Regional Office: Netaji Marg, Nr. Mithakhali Six Roads, Ellisbridge, Ahmedabad-6. Phone: +91-79-26421671-75

PHYSICAL POSSESSION NOTICE

NOTICE is hereby given under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in the exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, the Authorized Officer issued demand notice to the borrower(s) on the date mentioned against the account stated hereinafter calling upon them to repay the amount within 60 days from the date of receipt of said notice. The borrower(s), having failed to repay the amount notice is hereby given to the public in general and particular to the borrower(s) that the undersigned has taken physical possession of the property described herein below in exercise of the powers conferred on him under section 13(4) of the said Act read with Rule 8 of the said Rules on the date mentioned against the loan account. The borrower(s) in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of the Bank for the amounts, interest, costs and charges thereon. The borrowers'/mortgagors' attention is invited to the provisions of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured asset.

Name of borrower(s) & Loan Account No.	Description of the property mortgaged (Secured Asset)	Date of Demand Notice	Date of Physical Possession Notice	Outstanding Amt. as on Date of Demand Notice
Chandrashekhar Marotrao Patil Shrestha Chandrashekhar Patil 20005010010718	Plot No. 5, Apartment No. B9-B-305, Third Floor, Block No. B9, B-Building, Area Admeasuring About 59.80 Sq. Mtr. Situated In Building Known As Sudama Vrindavan, Outer Hingna Ring Road, Mouza- Jamtha, Dist- Nagpur, Maharashtra-441108 And Bounded As Under: North: Apartment No.B9-B-302, East: Tower-9C, West: Apartment No. B9-B-308, South: Apartment No.B9-B-306	September 03,2024	April 09, 2026	Rs.21,08,503.29
Mohan Devraoji Nawarkhele Puja Mohan Nawarkhele 20005010010841	Apartment No. B2-403, On 4th Floor, Building No B, Vrindavan Gokul, Survey Gat No.38/1, Ph No.48, Jamtha Road, Mouza Wagdara, Hingna, Nagpur, Maharashtra-441122. Area Adm About: 26.466 Sq Mtr. Carpet Area And Bounded As Under: North : Apartment No.B1-406, East : Apartment No.B2-404, West : Apartment No.B2-402, South :Apartment No.B2-406	December 12,2024	April 09, 2026	Rs.18,72,679.35

Place: Nagpur
Date: April 14, 2026

Authorised Officer
Bandhan Bank Limited

L&T Finance Limited
Registered Office: L&T Finance Limited, Brindavan Building Plot No. 177, Kalina, CST Road, Near Mercedes Showroom Santacruz (East), Mumbai 400 098
CIN No.: L67120MH2008PLC181833
Branch office: Nagpur

L&T Finance

POSSESSION NOTICE
[Rule-8(1)]

Whereas the undersigned being the authorized officer of L&T Finance Limited (Erstwhile, L&T Finance Holdings Ltd), under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and in exercise of powers conferred by Section 13(12) of the said Act read with [rule 3] of the Security Interest (Enforcement) Rules, 2002 issued a demand notices calling upon the Borrower/ Co-borrowers and Guarantors to repay the amount mentioned in the demand notice appended below within 60 days from the date of receipt of the said notice together with further interest and other charges from the date of demand notice till payment/realization. The Borrower/ Co-Borrowers/ Guarantors having failed to repay the amount, notice is hereby given to the Borrower/ Co-Borrowers/ Guarantors and public in general that the undersigned has taken possession of the property described herein under in exercise of powers conferred on him/her under Section 13 of the said Act read with rule 8 of the said Rules on this notice.

Loan Account Number	Borrower/s/ Co-borrower/s & Guarantors Name	Description of the Mortgaged Properties	Demand Notice		Date and Type of Possession Taken
			Date	Outstanding Amount (₹)	
NGPHL18000368, NGPHL20000108	1) M/s. Shriram Steel Enterprises As Borrower And 2) Suresh Gopalrao Shirpurkar As Co-Borrower/s	All The Piece And Parcel Of The Property Address: Shop No. 14 On Ground Floor Admeasuring 27.776 Sq. Mtrs I.e 297.98 Sq. Ft Super Built Up Construction Area In Completed Building Name And Style As Pashupati Centre Situated At Land Bearing Nit Plot No. 401/2 -a, Holding In Lease Hold Rights In Nit. Layout Situated At Mouza – Nagpur, Trust Layout In IA & IB Scheme Of Nagpur Improvement Trust, Sheet No. 25/267, City Survey No. 102/103 In Ward No. 6 Harye Sabhapati Layout, Ghat Road, Nagpur Corporation House No.900/a/14 Within The Limits Of Nagpur Corporation And Nit, Nagpur Tah. Nagpur (City), Dist. Nagpur . Admeasuring Total Plot Area 8399.93 Sq. Mtrs Bounded As Under:- Boundaries OF Land: East – Plot; West – Ghat Road; North – Provincial Transport; South – Road	16-10-2024	Rs. 25,86,503.89/- as on 14-10-2024	10-04-2026 Physical Possession

The Borrower/ Co-borrowers/ Guarantors in particular and public in general is hereby cautioned not to deal with the property and any dealing in the property would be subject to the charge of L&T Finance Limited for an amount mentioned in the demand notice together with further interest and other charges from the date of demand notice till payment/realization.

Date: 14.04.2026
Place: Nagpur

Sd/-
Authorized Officer
For L&T FINANCE LIMITED

बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
भारत सरकार का उद्यम
एक परिवार एक बैंक

ASSET RECOVERY CELL AMRAVATI

Zonal office: Ground floor, Doorsanchar Bhawan, BSNL Near Head Post Office, Shyam Chowk, Amravati- 444601
E-mail: legal_ama@bankofmaharashtra.bank.in/ cmrecovery_ama@bankofmaharashtra.bank.in
Phone No. : 0721- 2671452, 2678206
H.O.: "Lokmangal', 1501, Shivajinagar, Pune-411005.

बेटी बचाओ बेटी पढ़ाओ

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

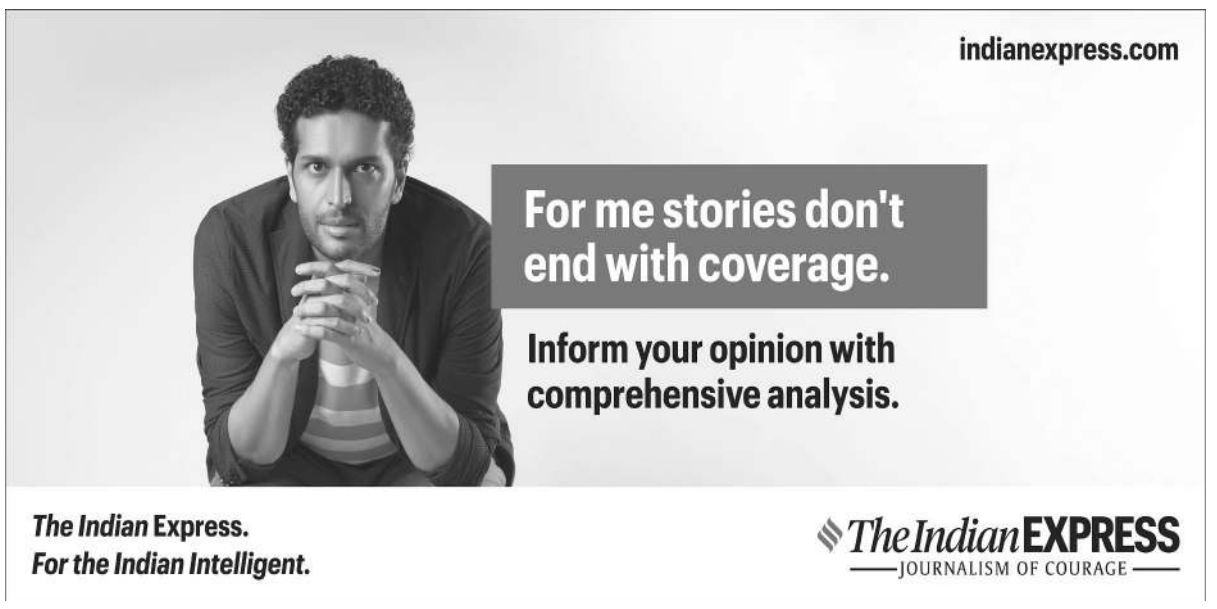
Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described Immovable property/ies mortgaged/charged to the Bank of Maharashtra, the **Physical Possession** of which has been taken by the Authorised Officer of Bank of Maharashtra, will be sold on "As is where is", "As is what is", and "Whatever there is" on **30/04/2026** 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 & 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. 95,62,000/- EMD : Rs. 9,56,200/- 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 & 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 Dwarkkaprasad 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 268.75 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 5ft width **Owned by : Smt Sunila Dwarkkaprasad Agrawal.** Type of possession - **Physical**	RP : Rs. 2,52,00,000/- EMD : Rs. 25,20,000/- BI : Rs. 1,00,000/- 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 Masod Tapowan Mr. Vivekanand Yadav Branch Manager. Mo. No.8169577485	1. Mrs. Laxmi Sahebrao Jadhav (Borrowers) 2. Mrs. Rina Sunil Janjal (Co-Borrower) 1 & 2 are both address : Flat no. 201, 2nd floor, "Shri Vinayak Residency ", Ganpati nagar – C,behind Hotel Lords, Old bypass Road, Amravati -444604	All that piece and parcel of Flat no. 201, 2nd floor, "Shri Vinayak Residency ", Ganpati nagar – C, behind Hotel Lords, Old bypass Road, Amravati -444604 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. 19,99,000/- EMD : Rs. 1,99,900/- 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 : **30/04/2026 From 02.00 PM to 04.00 PM**
The last date for submission of online bid form & Deposit of EMD and id Proof is **29/04/2026, up to 11:59 PM**
Date & Time for inspecting the property- 15/04/2026 to 29/04/2026 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 : 14/04/2026
Place : Amravati

AUTHORISED OFFICER
BANK OF MAHARASHTRA