

EQUITAS SMALL FINANCE BANK LTD
(Formerly Known As Equitas Finance Ltd)
Registered Office: No.769, Spencer Plaza,
4th Floor, Phase-II, Anna Salai, Chennai, TN - 600 002

DEMAND NOTICE NOTICE UNDER SECTION 13 (2) OF THE SARFAESI ACT, 2002

NOTICE is hereby given that the following borrower/s have availed loan from Equitas Housing Finance Limited (EHFL) / Equitas Finance Limited (EFL) / Equitas Small Finance Bank Ltd (ESFB). The said borrower/s had/have failed to pay installments and their loan account has been classified as Non-Performing Asset as per the guidelines issued by RBI. The details of the secured immovable properties, loan and the amounts outstanding as on date payable by the borrower/s are mentioned below. The borrower/s and the public in general are informed that the undersigned being the Authorized Officer, the secured creditor has initiated action against the following borrower(s) under the provisions of the SARFAESI Act, 2002 and not to deal with the said property, on failure to repay the outstanding dues indicated against their names within 60 (Sixty) days of this notice, the undersigned will exercise any one or more of the powers under sub-section (4) of Section 13 of the SARFAESI Act, including power to take possession of the property/ies and sell the same.

Sl. No.	Name of the Borrower(s)/ Guarantor(s) / Name of the Branch	Demand Notice Date & Amount	Description of Secured Asset (Immovable Property)
1.	BRANCH: Mankapur LOAN NO.: ELPMPNP0067789 BORROWER NAME: Mr/Mrs Ashish Somkuwar CO-BORROWERS: Mr/Mrs Madhukar Gangaramji Somkuwar Mr/Mrs Suman Madhukar Somkuwar	25.02.2026 and Amount Rs. 12,95,775	All the piece and parcel of Portion of land area admeasuring 1350.00 sq.fts., i.e. 125.46 sq.mtrs., bearing Plot No. 60, in the layout of the society named Harikrupa Gruhinram Sahakani Sanstha Maryadit, Nagpur being the portion of land of Survey No. 91/4 P.H. No. 42 situated at Mouza Parsodi, ward no. 2 within the limits of Grampanchayat Panji, Tah Nagpur Gramin and Dist Nagpur. North By : Plot No. 59 South By : Vacant Land. East By : 20 feet road, West By : Plot No. 64.
2.	BRANCH: Pardi LOAN NO.: 700010922090/700010922108 BORROWER NAME: Mr/Mrs Faroukh Haroun Sheikh CO-BORROWERS: Mr/Mrs Rukhsar Farouque Sheikh	28.02.2026 and Amount Rs. 20,55,755	All That Rcc Superstructure Comprising Residential Tenement No. A-115, Adm. 350.00 Sq.Ft. (32.516 Sq.Mtrs.) Built Up Area Situated On First Floor Of The Building Known And Styled As "Nandanwan Gharkul" Along With Proportionate Undivided Share And Interest In All That Piece And Parcel Of The Land Bearing Khasra No. 319/1,2,3, Bearing Nagpur Municipal Corporation House No. 1128/C/D/A/115 Of Mouza- Nagpur, Being The Portion Of Entire Land Bearing Khasra No. 319/1,2,3, Bearing City Survey No. 101, Sheet No. 248, Situated In Wathoda Nit Scheme, Nagpur Ward No. 20, Division South, Within The Limits Of Nagpur Improvement Trust & Nagpur Municipal Corporation, Tah. And Dist. Nagpur, Measurement : 350.00 Sq.Ft., Extentsqft : 350.00, Registrationdistrict : Nagpur, Registrationoffice : Nagpur ,North By : Open Land & Nala, South By : Staircase, East By : Open Land Tenement No. 118, West By : Tenement No. 114.
3.	BRANCH: GONDHIA LOAN NO.: 200001840356/SEGNDIY0351688 BORROWER NAME: Mr/Mrs Shubham Kirtikummar Nagpure CO-BORROWERS: Mr/Mrs Kirtikummar Sukharam Nagpure Mr/Mrs Premchhaya Kirtikummar Nagpure	25.02.2026 and Amount Rs. 12,66,336	All that piece and parcel of land bearing part of Gut No. 100/1, admeasuring 1000.00 Sq.Ft. (92.90 Sq.Mtrs.) including RCC built up area thereon bearing Nagarpanshad Property No. 22/128 of Khas Mouza- Gondia, T.S. No. 29, Thak No. 76, situated within the limits of Municipal Council Gondia, Tah. and Dist. Gondia, North By : ROAD, South By : NALLA (DRAIN WATER), East By : LAND OF RAJENDRA CHOUHARI West By : SELLER'S LAND.
4.	BRANCH: YAVATMAL LOAN NO.: 200001977483/SEYVTML0426322 BORROWER NAME: Mr/Mrs Amanat Ali Mansurali CO-BORROWERS: Mr/Mrs Shahinapaveen Mansoorali	25.02.2026 and Amount Rs. 6,72,198	All that Piece & Parcel of the land bearing Eastern Portion Of Plot No. 84, out of Field Survey No. 47/1,50/1,50/1-C,50/1-E As per 7/12 Extract (Survey No. 50/50/1-C/50/1-E/47/1/84) Total Admeasuring 807 Sq. Ft., (i.e. 75.00 Sq. Mtrs.), Out of Total Admeasuring (i.e. 150.00 Sq. Mtrs.), Situated at Mouza Yavatmal, within the limits of Nagar Parishad- Yavatmal, Tq. And Dist. Yavatmal, North By : LAYOUT ROAD, South By : LAYOUT PLOT NO. 81, East By : LAYOUT PLOT NO. 85 West By : REMAINING PART OF PLOT NO. 84.

Date: 17-04-2026
Place: Nagpur

Sd/-Authorized Officer,
Equitas Small Finance Bank Ltd

IDBI BANK LTD., ZONAL OFFICE
CIN:L65190MH2004G01148838 West II, Salasar Prestige, 1st Floor, Plot No. 1/A, Near WHC Road, Dharampeth, Nagpur-440 010. Maharashtra

APPENDIX IV [RULE 8(1)] POSSESSION NOTICE [For Immovable Property]

Whereas, the undersigned being the Authorised Officer of IDBI Bank Limited under the Securitisation and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under Section 13(2) read with Rule 3 of Security Interest (Enforcement) Rules, 2002 issued the demand notices calling upon the borrower/mortgagor/guarantors to repay the amount mentioned in the notice being further loans within 60 days from the date of receipt of the said notice. The borrower/mortgagor and guarantors having failed to repay the amount, notice is hereby given to the borrower, Mortgagor and the public in general that the undersigned has taken Possession of the property described herein below, in exercise of powers conferred on him/her under sub-section (4) of section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002. The borrower and mortgagor in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of IDBI Bank Ltd., for an amount mentioned below. The borrower'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.

S. No.	Name of the Borrower's & Owner of the Property	Date of Demand Notice	Total Amount Due	Description of Property
1.	Mr. Bhushan B Kamadi and Mrs. Nailna B Kamadi	24/11/2025 Date of Possession 16/04/2026	Rs. 20,26,678/- (Rupees Twenty Lakh Twenty Six Thousand Six Hundred Seventy Eight Only) plus Liquidating damages & further interest with effect from 10.09.2025	All that piece and parcel of land bearing Plot No 56, admeasuring 1085.581 sq ft in layout known as "Prime Platinum", Mouza-Zari(Ritih) Khasra No 105/2, P.H No 73, Khathe No 853, Division No 1, situated behind Sahara City, near Hanuman Mandir, Village: Zari within limits of NMROA, Tal-Nagpur (Rural), Dist- Nagpur in the state of Maharashtra and bounded as follows: On the East by: Khasra No 99 to 100, On the West by: Road, On the North by: Plot No 57, On the South by: Plot No 55 Together with undivided share in land and all and singular the structures thereon, both present and future.

Date : 17/04/2026
Place : Nagpur

Sd/- Authorized Officer
IDBI Bank Ltd.

SBI भारतीय स्टेट बैंक State Bank of India
Administrative Office S. V. Patel Marg, Post Box No. 37, Nagpur-440001. Tel. No. 0712-6137438, Fax No. 0712-6137474, E-Mail: sbi.64219@sbi.co.in

E-AUCTION NOTICE

State Bank of India, H.L.C. -II, Nagpur E-Auction Notice for Sale of following Vehicles on as is where is "and" as available documents basis are doing

Sr. No.	Name of the Borrower's & Guarantor's	Description of Vehicle	E-Auction Date & Time	Reserve Price (Rs.)	EMD Price
1.	Mr. Syed Shakir Inayat Ahmed Ali	Car: TATA Zest 1.2 XMS QJT 90 PS Make: TATA MOTORS LTD. Registration No.: MH 31 EU 3827 Year of Manufacturing: 2015 Colour: Silver Chassis No.: MAT624028 FLE 16429 Engine No.: 101A20000582570 Fuel Type: Diesel	24/04/2026 11:00 AM to 12:00 PM	Rs. 110000/-	Earnest Money Deposit (EMD) Rs. 11000/-

The E-Auction of the above vehicle is scheduled to be held on 24/04/2026 between 11:00 am to 2:00 pm online at <https://baanknet.com>.
The interested person for inspection of the above vehicle may contact to Mr. Ajinkya Fatim Mob. No. 8208985239 & Mr. Mayur Khedekar Mob. No. 8485862440 on 22/04/2026 to 23/04/2026 between 10:00 am to 5:00 pm. For more information contact Smt. Anubhuti Tripathi at the State Bank of India, Branch H.L.C-II, Nagpur.

Terms and Conditions of the E-Auction:
1) The said vehicle sold on "as is where is" and "as available documents" basis.
2) The right to reject any tender or all tenders without assigning any reasons thereof is reserved by the authorized officer.
3) The entire responsibility will be of buyer to transfer the said vehicle.
4) Before purchasing the said vehicle, make sure that there is no criminal record against him.
5) Bid price should be increased by Rs. 5,000/-
6) Successful purchaser is able to pay up to 18% GST of the selling price, where is applicable as per law.
7) Successful bidder should deposit 25% of the selling price amount on the same day or next day and remaining amount within seven days of auction, if further delay the payment deposited amount will be forfeited along with EMD amount.

Date : 17/04/2026
Place : Nagpur

Sd/- (Authorized Officer)
State Bank Of India, H.L.C-II, Nagpur

इण्डियन ओवरसीज बैंक Indian Overseas Bank
C/o AC Nirmla Apartment, GF, Tilak Nagar
Nawab Layout, Amravati Road, Nagpur -10
Email: iob2537@iob.in, Phone No. 0712-253330 30712-2533343 Mb No. 9872998598

CORRIGENDUM

With reference to the E-Auction Sale Notice published on 26/03/2026 in The Indian Express and Loksaatta, for Sale of Machinery of borrower M/s. Om Agro Industries, the e-auction scheduled on 18/04/2026 stands cancelled due to technical reasons.

Place : Nagpur Authorised Officer
Date : 16/04/2026 Indian Overseas Bank

indianexpress.com
I arrive at a conclusion not an assumption.
Inform your opinion with detailed analysis.
The Indian EXPRESS JOURNALISM OF COURAGE

OFFICE OF THE RECOVERY OFFICER -I DEBTS RECOVERY TRIBUNAL AURANGABAD
Ground Floor, Jeevan Suman LIC Building, Plot No. 3, N-5, CIDCO, Aurangabad-431003

DEMAND NOTICE

NOTICE UNDER SECTIONS 25 TO 28 OF THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993 AND RULE 2 OF SECOND SCHEDULE TO THE INCOME TAX ACT 1961.
Case No. : RC/149/2023 Exh. No. : 7

BANK OF INDIA VS SONAJI INGOLE

(C01) SONAJI YESHWANT INGOLE
R/O Al. Adgon, Taluka Pusaad, District Yavatmal

(C02) RATNAKAR MANIKRAO GUTTE
R/O Ratnadeep, Plot No. 1, Near MLA House Lines, Nagpur, Tal. & Dist. Nagpur-440001

(C03) SUNIL RATNAKAR GUTTE
R/O Ratnadeep, Plot No. 1, Near MLA House Lines, Nagpur, Tal. & Dist. Nagpur-440001

SUMMONS

This is to notify that as per the Recovery Certificate issued in pursuance of orders passed by the Presiding Officer, DEBTS RECOVERY TRIBUNAL AURANGABAD in OA/802/2018 an amount of **Rs. 1012698.00 (Rupees Ten Lakhs Twelve Thousand Six Hundred Ninety Eight Only)** along with pendente lite interest @ 8% Simple Interest Yearly w.e.f. 13/07/2018 till realization and costs of Rs 13000 (Rupees Thirteen Thousand Only) has become due against you (Jointly and severally/fully/Limited).
2) You are hereby directed to pay the above sum within 15 days of the receipts of the notice, failing which the recovery shall be made in accordance with the Recovery of Debts Due to Banks and Financial Institutions Act, 1993 and Rules there under.
3) You are hereby ordered to declare on an affidavit the particulars of your assets on or before the next date of hearing 4. You are hereby ordered to appear before the undersigned on 23/07/2026 at 10:30 am, for further proceedings
5. In addition to the sum aforesaid, you will also be liable to pay:
(a) Such interests as is payable for the period commencing immediately after this notice of the certificate / execution proceedings.
(b) All costs, charges and expenses incurred in respect of the service of this notice and warrants and other processes and all other proceedings taken for recovering the amount due.

Given under my hand and the seal of the Tribunal, on this date : 24/03/2026

sd/- Recovery Officer, Pune

Chola CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED
Corporate Office: "CHOLA CREST" C 54 & 55, Super B - 4, Thiru Vi Ka Industrial Estate, Guindy, Chennai - 600032. Branch Office: 2nd Floor, Above Raghuvir Food Zone, Opp. Nilam Hotel, Amravati-Badnera Road, Amravati (MH) - 444605 Branch Office: Shop No.3, 1st Floor, Shubham Karoti Complex, In front of Civil court, Nandura road, Khangaon, Dist Buldhana - 444303

E-AUCTION 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 proviso to Rule 9(1) & (8) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower / Co-Borrower / Mortgagor (s) that the below described immovable properties mortgaged to the Secured Creditor, the Physical / Symbolic Possession of which has been taken after the Authorised Officer of Cholamandalam Investment and Finance Company Limited the same shall be referred herein as Cholamandalam Investment and Finance Company Limited. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis through E-Auction. It is hereby informed to General public that we are going to conduct public E-Auction through website www.auctionfocus.in/chola-lap.

E-Auction Date and Time:	EMD Submission Last Date:	Inspection Date :
05-05-2026 at 11:00 am to 1:00 PM (with unlimited extension of 3 min each),	04-05-2026 (Up to 5.30 P.M.)	24-04-2026

Sr. No.	Account No. and Name of borrower, co-borrower, Mortgagors	Date & Amount as per Demand Notice U/s	Reserve Price, Earnest Money Deposit & Bid Increment Amount (In Rs.)	Notice Period/ Possession Type
1.	LAN: HE01AVI00000014065 1. Jaya Sanjay Harwani, 2. Sankalp Traders Both are At : C/o. Sindh Garment, Shop No.1-4, Wing B-6, Boregaon Dharmale Nagpur Road Dreamland Business Park, Nandgaon Peth, Amravati, Maharashtra- 444901 And Above No.1 Also At : Pratidin Press Galli, Near Barf Karkhana, Harwani Nagar, Dargota Plot, Rukhmini Nagar, Amravati, Maharashtra- 444606. 3. Sanjay Premchand Harwani At : Pratidin Press Galli, Near Barf Karkhana, Harwani Nagar, Dargota Plot, Rukhmini Nagar, Amravati, Maharashtra- 444606	13/12/2024, Rs.1,84,62,898/- as on 13/12/2024	Rs. 1,90,08,000/- Rs. 19,00,000/- Rs. 1,00,000/-	15 Days Physical Possession
Descriptions Of The Property: All That Piece And Parcel Of Two Shop, Total Admeasuring- 30 Sq. Mtrs., Situated At Ground Floor Along With Two Residential Room, Total Admeasuring-20.34 Sq. Mtrs., Situated At Ground Floor Behind The Shop, First Floor, Admeasuring-98.40 Sq. Mtrs. And Second Floor, Admeasuring-41.43 Sq. Mtrs., Total Construction, Admeasuring- 190.17 Sq. Mtrs., (I.E. 2046.22 Sq. Feet.) With The Rights Of Construction From Bottom To Top Up To Sky (Excluding Two Rooms Of Northern Side, Admeasuring-408.68 Sq. Feet. Situated At Ground Floor In The Building), Constructed On The Nazul Plot No.25, Total Admeasuring- 170.8 Sq. Mtrs., (I.E. 1837.80 Sq. Feet.), Bearing Nazul Sheet No. 68D And The Property Known As Harve Sabhapati Compound Of Mouza Gavthan Amravati, Pragane- Badnera, Within The Limits Of Amravati Municipal Corporation, Tah. & Dist. Amravati And The Property Boundded As : On The East : Bata Gallis/aimham Complex Road, On The West : Land Of Saroj Talkies, On The North : Two Rooms Of Ground Floor Owned By Mr. Nitin Tirmare And The Building Of Mr. Gohil, On The South : Building Of Mr. Gupta.				
2.	LAN: HE01AVI00000005823 & HE01AVI000000021323 1. Satish Rajesh Thakur, 2. Ranjana Satish Thakur 1 & 2 At : 75, Thember Pura, Inside Jawahar Gate, Sakarkasath, Amravati, Maharashtra- 444601, 3. Rajesh Patrawali Bhandar Ail At : Bacchu Bhai Niwas, Kirana Market, Sakarkasath, Amravati, Maharashtra- 444606. 4. Also At : Sakarkasath, Chhatrapati Khidki, Amravati, Maharashtra- 444601	08/10/2025, Rs.89,27,093/- as on 08/10/2025	Rs. 1,95,00,000/- Rs. 19,50,000/- Rs. 1,00,000/-	15 Days Symbolic Possession
Descriptions Of The Property: All Piece And Parcel Of Plot No. 63/1, Admeasuring-183.8 Sq. Mtrs. & House Constructed Thereon, Admeasuring-160 Sq. Mtrs., (I.E. 1721.6 Sq. Feet.), Bearing Nazul Sheet No. 81-C, Situated At Mouza- Amravati Gaonhan, Pragane- Badnera, Within The Limits Of Municipal Corporation, Amravati And Within The Jurisdiction Of Sub-Registrar Amravati City, Tah. & Dist. Amravati And The Property Boundded As : On The East : House Of Nemchand Sonar, On The West : Road, On The North : House Of Gulabchand Agrawal, On The South : House Of Ratanlal.				
3.	LAN: X0HEWAA00003467629 1. Ritesh Govindrao Kashikar, 2. Priya Ritesh Kashikar, 3. Ashwini Anup Kashikar, 4. Govind Haribhau Kashikar, 5. Shubhinda Govindrao Kashikar 6. Govinda Haribhau Kashikar Saraf, 7. Mai Medical 1, 2, 3, 4, 5, & 6, 7 At : Talkar Chowk, Bilanapura, Tq. Achalpur, Achalpur City, Dist. Amravati, Maharashtra- 444806. 8. Anup Govindrao Kashikar At : Near Sakhar Hospital, Bilanapura, Tq. Achalpur, Achalpur City, Dist. Amravati, Maharashtra- 444806	27/11/2025, Rs. 53,40,643.71 as on 27/11/2025	Rs.75,50,000/- Rs.7,50,000/- Rs. 1,00,000/-	15 Days Symbolic Possession
Descriptions Of The Property: Situated At Mouze- Achalpur, Tq. Achalpur, Dist. Amravati, Within The Limits Of Achalpur Municipal Council And Within The Jurisdiction Of Sub Registrar Achalpur, Bearing Nazul Sheet No. 23-C, Out Of Which Nazul Plot No.34, Admeasuring- 253 Sq. Mtrs. (2723 Sq. Ft.), Out Of Which Portion, Admeasuring- 233.575 Sq. Mtrs., Along With Construction Thereon And Which Is Boundded As Under - Towards East: Nazul Land, Towards West : House Of Balaji Marwadi, Towards North : House Of Dr. Dev, Towards South : Govt. Road.				
4.	LAN: X0HEMGA0003223931 & HE01MGA00000083059 1. Mahesh Hasanand Kataria, 2. Radhika Mahesh Kataria Both above At : Opp. Kela Post, Kela Nagar, Khangaon, Buldhana, Maharashtra- 444303 3. Gaurav Shoes 1 & 3 At: Near Mohan Talkies, Shamli Road, Bhagatsingh Chowk, Khangaon, Buldhana, Maharashtra- 444303	07/08/2025, Rs. 44,59,281/- as on 07/08/2025	Rs. 42,00,000/- Rs. 42,00,000/- Rs. 50,000/-	15 Days Symbolic Possession
Descriptions Of The Property: All That Piece And Parcel Of Land, Situated At Mouje- Rajapeth, Pragane- Badnera, Tah. & Dist. Amravati, Within The Limits Of Amravati Municipal Corporation And Within The Jurisdiction Of Sub-registrar, Amravati, Out Of Which Field Survey No.9, Out Of Which Plot No. 6, Admeasuring- 305.648 Sq. Mtrs., (I.E. 3290 Sq. Ft.), Out Of Which Sub-divided Plot No. 6-B, Admeasuring- 179.125 Sq. Mtrs., (I.E. 1927 Sq. Ft.) And Construction Thereon And The Property Boundded As : On The East : Road, On The West : Plot No. 6-A, On The North : Road, On The South : Service Lane.				

ENCUMBRANCES/LIABILITIES KNOWN TO CIFCL: NOT KNOWN

1. All Interested participants/bidders are requested to visit the website www.auctionfocus.in/chola-lap and www.cholamandalam.com/news/auction-notices. For details and support, prospective bidders may contact - Mr. Muhammed Rahees - 8124000030 / 6374845616, Email id: CholaAuctionLAP@chola.murugappa.com. For eAuction training alone, contact M/s. Auction Focus; Prachi Trivedi - 9016641848.
2. For further details on terms and conditions please visit www.auctionfocus.in/chola-lap and www.cholamandalam.com/news/auction-notices to take part in e-auction.

THIS IS ALSO A STATUTORY 15 & 30 DAYS SALE NOTICE UNDER RULE 9(1) & (8) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Date: 17.04.2026, Place: Nagpur

Authorized Officer,
Cholamandalam Investment and Finance Company Limited.

KOTAK KOTAK MAHINDRA BANK LIMITED
Branch Office 2nd Floor, Admas Plaza,166/16, CST Road, Koliverry Village, Kunchi Kurve Nagar, Kalina Santacruz (E), Mumbai - 400 098.

E - AUCTION CUM SALE NOTICE OF IMMOVABLE PROPERTY

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) & 9 (1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the Public in general and in particular to the Borrower (s), Guarantor (s) and / or Mortgagor (s), that the below described immovable property mortgaged / charged to Kotak Mahindra Bank Limited ("Secured Creditor"), the Physical Possession of which has been taken after the Authorized Officer of the Secured Creditor on 14-02-2022, will be sold through E-Auction on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS", "WHATEVER THERE IS BASIS" and "NO RECOURSE BASIS" on 08-05-2026, for recovery of Rs.13,67,44,652/- as on 28-03-2026 together with further interest and other charges thereon at the contractual rates upon the footing of compound interest until payment/realization due to Kotak Mahindra Bank Limited, being the Secured Creditor. (For details about E-Auction, the intending bidders may contact M/s. C1 India Pvt. Ltd through Mr. Dharam Krishna - Mobile: +91-9948182222; email id - andhra@c1india.com. 3) The intending bidders may visit the Bank's official website - <https://www.kotak.com/en/bank-auctions.html> for auction details and for the terms and conditions of sale. 4) For detailed terms and conditions of auction sale, the bidders are advised to go through the portal <https://www.bankauctions.com/> and the said terms and conditions shall be binding on the bidders who participate in the bidding process. 5) It is requested that the interested Bidder/s are required to generate the login ID and password from the portal <https://www.bankauctions.com/> before uploading the bid and other documents. 6) The bid form has to be filled in the prescribed form and is to be submitted / uploaded online only along with KYC documents on the portal <https://www.bankauctions.com/> on or before 07-05-2026 up to 05:00 pm and the scanned copies of the duly filled and signed bid documents and KYCs of the Bidder/s should be sent by mail to ashok.motwani@kotak.com. 7) Prospective bidders may avail online training, for generating Login ID and password and for online bidding process etc., from M/s. C1 India Pvt Ltd on above mentioned contact numbers. 8) Earnest Money Deposit (EMD) shall be deposited by way of Demand Draft in favour of Kotak Mahindra Bank Ltd. on or before 07-05-2026 up to 05:00 pm. In case of delay in depositing the EMD and/or submission of Bid documents within the prescribed time limits due to any technical glitch, the Authorized Officer, to maximize the bid participation and inter-se bidding process, at its sole discretion and upon his satisfaction, can accept the Bid/s received after the schedule cutoff time without giving any disclosure to any person. Any bid submitted without depositing the EMD amount shall stand automatically rejected. The EMD deposited by the proposed bidder shall not earn any interest. 9) The bid price to be submitted shall be equal to and / or above the Reserve Price and during the bidding process, bidders who have submitted bids shall improve their further offers in multiples of INR 1,00,000.00 (Rupees One Lacs Only). 10) In case any bid is placed within last 5 minutes of the closing time of the e-auction proceeding, the closing time shall automatically and immediately get extended by another 5 minutes. 11) The successful bidder has to deposit 25% of the highest bid amount (including EMD already paid) immediately on closure of the e-auction sale proceedings or on the following working day in case business hours is closed on the day of E - Auction, in the mode stipulated as above. The balance 75% of the highest bid amount shall have to be deposited within 15 (fifteen) days from the date on which the acceptance /confirmation of sale is conveyed to such successful bidder or such extended period which shall be at the sole discretion of the Authorized Officer and within the provisions of SARFAESI Act, 2002 and the Security Interest Rules, 2002. 12) The highest bidder will not have any right and title over the property until the Sale Certificate is issued in his favour subject to realization of entire Auction Price and other incidental expenses. Sale shall be subject to terms and conditions of E - Auction and confirmation by the Secured Creditor to that effect. 13) If the successful bidder fails to deposit the entire bid / auction amount, the amount already deposited by the successful bidder shall be forfeited and the defaulting bidder shall neither have claim on the property nor on the amounts deposited. The Authorized Officer shall be free to exercise any one or more rights available to him in terms of the provisions of SARFAESI Act, 2002 and the Security Interest Rule s, 2002, in respect of the auction property. 14) The receipt of the entire sale consideration within the stipulated period mentioned above, the Authorized Officer shall issue the Sale Certificate, the sale shall be completed thereafter, and Kotak Mahindra Bank Limited shall not entertain any claims. 15) The sale certificate shall be issued in the same name in which the Bid is submitted. No request for inclusion/substitution in the sale certificate of names of any person(s) other than those mentioned in the bid shall be entertained. 16) The EMD amount, to the unsuccessful bidder/s, shall be returned by Kotak Mahindra Bank Ltd., in their accounts by way of RTGS / NEFT / Funds Transfer, within 10 (Ten) working days and without any interest. 17) The Authorized Officer has the absolute right to accept or reject a bid or postpone/cancel the notified E - Auction Sale without assigning any reason. In the event of postponement/cancellation of the E - Auction Sale after submission of the bids, EMD submitted by the bidders will be returned, bidder or such extended period which shall be at the sole discretion of the Authorized Officer and within the provisions of SARFAESI Act, 2002 and the Security Interest Rules, 2002. 18) In the event of failure of the E - Auction Sale for the want of bids or otherwise or for any other reason, the Authorized Officer can enter into a private treaty for sale of the property, as a whole or any part thereof, with the proposed purchaser or any other party providing an offer to purchase the property. 19) In the event where a bidder is declared as the successful bidder in the e-auction sale conducted and subsequently, if the auction proceedings gets stayed and/or set aside by any Court / Tribunal, at any stage even after issuance of the sale certificate or handing over the possession, then the Bank, at the request of bidder/auction purchaser shall initiate refund of the EMD/amount so deposited by him /her. The Bank at its sole discretion will process refund the money so deposited, without any interest, damages, claims etc of whatsoever nature and no such communication shall be entertained at a later stage. The Bank at its sole discretion will process refund of the money so deposited by him /her. The Bank at its sole discretion will process refund of the money so deposited, without any interest, damages, claims etc of whatsoever nature and no such communication shall be entertained at a later stage. The Bank at its sole discretion will process refund of the money so deposited by him /her. The Bank at its sole discretion will process refund of the money so deposited, without any interest, damages, claims etc of whatsoever nature and no such communication shall be entertained at a later stage. 20) Any other encumbrances are not known to the Bank. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of property Auctioned. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc. 21) All statutory dues / other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser. 22) All outgoing charges i.e. Municipal Taxes, Maintenance/Society charges, Electricity and Water charges and any other dues or taxes including transfer charges / fees in respect of the property put for Auction-cum-Sale under the present notice shall be paid by the successful Bidder/Purchaser solely. 23) All other incidental charges (including but not limited to security charges or maintenance charges for preservation of the property under the present auction) will be borne solely by the highest bidder from the date of issuance of Certificate of Sale, which will have to be cleared / reimbursed to the Bank before registration of the Certificate of Sale. However at the sole discretion of the Authorized Officer, any just and reasonable delay will be considered for exemption, without setting any precedent for future. 24) As per Section 194-A of the Income Tax Act, 1961, TDS @1% shall be applicable on the sale proceeds, if the sale consideration is Rs. 50,00,000.00 (Rupees Fifty Lakhs only) and above, the Successful bidder/purchaser shall deduct and deposit 1% TDS, for the pro erty in the name of, Mr. Rajesh Tulshiram Baghe having PAN AYEFP8032R), to be borne by him from the sale price of the respective property and deposit the same with Income Tax Department. Furthermore only 99% of the Sale price is to be remitted to the Bank. The Sale Certificate will be issued by the Bank, in favour of the Successful bidder/purchaser, only upon the receipt of Form 16B, Form 26QB and the Challan evidencing the deposit of such TDS. 25) Sale will strictly be on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS", "WHATEVER THERE IS BASIS" and "NO RECOURSE BASIS" on the terms and conditions as mentioned herein, however the Authorized Officer shall have the absolute discretionary right to change or vary any of the terms and conditions. The bidders are advised to make their own independent inquiries regarding any encumbrances, Search in Sub-Registrar Office and Revenue Records and Municipal Records and any administrative Government records relating to the concerned Property and shall satisfy themselves regarding the nature and description of the property, condition, any encumbrances, lien, charge, statutory dues, etc. before submitting the bid for the concerned Property. 26) If the dues of the bank together with all costs, charges and expenses incurred by them or part thereof as may be acceptable to the bank are tendered by/on behalf of the Borrower/s/Guarantor/s/Mortgagor/s, at any time on or before the date fixed for sale, the auction / sale of asset may be cancelled. The Authorized Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel / adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final. 27) The bidders shall be deemed to have read and understood the terms and conditions of the sale and shall abide by the said terms and conditions. 28) The bidders should ensure proper internet connectivity; power back up etc., The Bank shall not be liable for any interruption in the internet facility, power failure, or technical reasons or reasons / contingencies affecting the E-Auction proceedings. 29) Kotak Mahindra Bank Limited or its employees will not be liable for any claims from any person in respect of the property put for sale. 30) The present notice is also uploaded on the Bank's official website i.e. www.kotak.com and interested parties can visit the same also. 31) Intending Purchaser(s) is/are to make their own independent inquiries regarding the encumbrances on the property including but not limited to statutory liabilities, over-due maintenance, common charges, over-due electricity bills, Municipal Tax, Water Tax, other charges (if any). That the said immovable property will be sold with all encumbrances related to the pending Tax and Bills as mentioned in the preceding line and other Tax and Bill thereon. 32) For inspection of the property or for any further details kindly contact Mr. Tushar Joshi on +91-9503371360, &/or Mr. Ashok Motwani on +91-9873737351.

The Borrower (s) / Mortgagor(s) / Guarantor(s) are hereby given **STATUTORY 15 DAYS NOTICE UNDER RULE 6(2), 8(6) & 9(1) OF THE SARFAESI ACT, 2002**. In case there is any discrepancy between the publications of sale notice in English and the Vernacular newspaper, then in such case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final copy, thus removing the ambiguity.

Place: Nagpur. Date: 17/04/2026.

For Kotak Mahindra Bank Ltd, Sd/- Authorized Officer

TATA CAPITAL LIMITED
Registered Office : Tower A, 11th Floor, Peninsula Business Park, Gangpatrao Kadam Marg, Lower Parel, Mumbai, Maharashtra-400013.
Branch Address: 7th Floor, Riana House, MPL House No 247/0-3, Ward No 65, Mouza Sitabuli, Mohan Nagar, Kingsway, Nagpur, Maharashtra-440001.

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY (Under Rule 8(6) r/w Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

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) R/W Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

LOAN ACCOUNT NO. TCFBL0275000011103758 And TCFBL0275000011803857 And TCFBL0275000011583413 And TCFBL0275000011574884:

MODERN SERVICE STATION

This is to inform that Tata Capital Ltd. (TCL) is a non-banking finance company and incorporated under the provisions of the Companies Act, 1956 and having its registered office at Peninsula Business Park, Tower A, 11th Floor, Gangpatrao Kadam Marg, Lower Parel, Mumbai- 400013 and a branch office amongst other places at Nagpur, Maharashtra ("Branch"). That vide Orders dated 24.11.2023, the National Company Law Tribunal (NCLT) Mumbai has duly sanctioned the Scheme of Arrangement between Tata Capital Financial Services Limited ("TCFSL") and Tata Cleantech Capital Limited ("TCL") as transferees and Tata Capital Limited ("TCL") as transferee under the provisions of Sections 230 to 232 read with Section 66 and other applicable provisions of the Companies Act, 2013 ("said Scheme"). In terms thereof, TCFSL and TCL (Transferor Companies) along with its undertaking have merged with TCL, as a going concern, together with all the properties, assets, rights, benefits, interest, duties, obligations, liabilities, contracts, agreements, securities etc. w.e.f. 01.01.2024. In pursuance of the said Scheme, the said Scheme, all the facility documents executed by TCFSL and all outstanding in respect thereof stood transferred to Applicant Company and thus the TCL is entitled to claim the same from the [Borrowers/Co-Borrowers] in terms thereof.

Notice is hereby given to the public in general and in particular to the below Borrower/ Co- Borrower that the below described immovable property mortgaged to Tata Capital Limited (Secured Creditor/TCL), the Possession of which has been taken by the Authorized Officer of Tata Capital Ltd. (Secured Creditor), will be sold on 12th Day of May, 2026 "As is where is basis" & "As is what is and whatever there is & without recourse basis".

Whereas the sale of secured asset is to be made to recover the secured debt and whereas there was a due of a sum Rs. 1,42,42,541/- (Rupees One Crore Forty Two Lakhs) Forty Two Thousand Five Hundred Forty One Only) i.e. (i) an amount Rs. 1,42,42,541/- is due and payable from Loan