



IDBI BANK LTD., ZONAL OFFICE
CIN:L65190MH2004G01148838

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 Borrowers & Owner of the Property	Date of Demand Notice	Total Amount Due	Description of Property
1.	Mr. Dewanand Baburao Purankar and Mrs. Sarita Dewanand Purankar	06/06/2025 Date of Possession 04/05/2026	Rs. 38,51,384/- (Rupees Thirty Eight Lakh Fifty One Thousand Three Hundred Eighty Four Only) plus Liquidating damages & Further interest with effect from 10.04.2025	All that piece and parcel of Apartment No B8-B-402 on fourth floor in Block No B8 building no 8, having carpet area admeasuring about 68.38 sq mtr, built up area about 64.20 sq mtr and super built up area 98.72 sq mtr together with 0.326% undivided proportionate share and interest in land (inclusive all utility areas) in the cluster known as "Yashoda" being a portion of "Vrindavan" on land bearing Plot no 6 comprising out of Survey no 248, 257/2, 258/1-G & 258/1-K, 258/2, P.H. No. 42 in Mouza-Jamtha, Tal & Dist- Nagpur in the state of Maharashtra which bounded as follows: On the East by: Tower A, On the West by: Apartment no B8-B-403, On the North by: Apartment no B8-B-401, On the South by: Road. Together with undivided share in land and all and singular the structures thereon, both present and future.

Date: 05/05/2026
Place: Nagpur

Sd/- Authorised Officer
IDBI Bank Ltd.



यूनियन बैंक ऑफ इंडिया
भारत सरकार का उद्योग A Government of India Undertaking

BRANCH-NARENDRA NAGAR HOUSE NO.1794/46, WARD NO.15, 46 SATKAR SUYOG NAGAR SQUARE, NAGPUR, RING ROAD, MAHARASHTRA UBIN0557463@UNIONBANKOFINDIA.BANK.IN

POSSESSION NOTICE

Whereas, The undersigned being the authorised officer of the **Union Bank of India**, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (Second) Act, 2002, and in exercise of powers conferred under Section 13(2) read with rule 9 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated mentioned on below column calling upon the borrower to repay the amount mentioned in the notice being and interest thereon and other charges within 60 days from-the date of receipt of the said notice.

The borrower and guarantor having failed to repay the amount, notice is hereby given to the borrower 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 Section 13(4) of the said Ordinance Act read with rule 9 of the said rules.

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 subject to the charge of the **Union Bank of India**, for an amount and interest thereon.

The borrower's 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 assets.

Sr. No.	Name of Borrowers and Guarantor	Description of the property	Date of Demand Notice	Amount/ O/s. (Rs.)
1.	M/S Rajikapal Resort Prop Mrs Kranti Rajendra Lohakare & Mr Chetan Mukteshwar Ambade BRANCH:NARENDRA NAGAR	SCHEDULE-A - That All That Piece and parcel of Land bearing Commercial Plot No 81,82,83,84,85,86,87,88, and 89 total admeasuring 902.75 Sq. Mtrs, Situated in the Layout of Survey No. 24, Land bearing P.H. No. 2, Survey No. 24 at Mouza Rengabodi in Tah Chhimur and Dist Chandrapur and Land of Survey 24 is bounded as under: East: Road, West: Land of Shri Bablu Awari, North: Land of Plot No. 45, South: Land of Plot No. 23 & 12/2 SCHEDULE-B - All That Piece and parcel of NA (Residential) Lands bearing Plot No 8 admn 111.00 Sq.Mtrs, Plot No 15 admn 102 Sq.Mtrs, Plot No 16 admn 120.00 Sq.Mtrs, Plot No 26 admn 112.50 Sq.Mtrs, Plot No 27 admn 116.25 Sq.Mtrs, Plot No 40 admn 120.00 Sq.Mtrs, Plot No 41 admn 118.12 Sq.Mtrs, Plot No 56 admn 108.75 Sq.Mtrs, Plot No 57 admn 136.00 Sq.Mtrs, Plot No 73 admn 146.62 Sq.Mtrs and Plot No 74 admn 140.00 Sq.Mtrs located in layout carved on land admeasuring 2.30 Hectare R, situated in the Layout of Survey No. 24, Bhogwatdar Class 1 rights, Jama Rs. 3.50 Land bearing P.H. No. 2, Survey No. 24 at Mouza Rengabodi in Tah Chhimur and Dist Chandrapur and land of Survey 24 is bounded as under: - East: Road, West: Land of Shri. Bablu Awari, North: Land of Plot No. 45, South:-Land of Plot No. 23 & 12/2	04/12/2025 Date of Possession 02/05/2026	Rs 19,76,868.28/- and interest thereon.

Date: 05/05/2026, Place: Nagpur

Authorized Officer Union Bank Of India



PROFECTUS CAPITAL

PROFECTUS CAPITAL PRIVATE LIMITED
Register Registered and Corporate Office address:
Office No. 3B, 35 to 40, 3rd Floor, Phoenix Paragon Plaza, L B S Marg, Kurla (West), Mumbai – 400070

DEMAND NOTICE U/s 13(2)

You the below mentioned Borrower and Co-Borrowers has availed loan by mortgaging the schedule mentioned properties and you the below mention has stood as borrower/co- borrowers / guarantor for the loan agreement. Consequent to the defaulters committed by you, your loan account has been classified as non- performing asset under the provisions of the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (in short SARFAESI Act). We, **Profectus Capital Pvt. Ltd.** had issued Demand Notice u/s 13(2) read with section 13(13) of the SARFAESI Act to the address furnished by you. The notices sent to you by the Registered Prop. The contents of the said notices are that you had committed default in payment of loans guaranteed to you. Therefore, the present publication carried out to serve the notice as the provision of Section 13(2) of SARFAESI Act and in terms of provision to the rule 3(1) of the Security Interest (Enforcement) Rules, 2002.

Date of Demand Notice	22nd April 2026	Loan Account No	PLAPNA00072928	Date of NPA	05th April 2026
Name of the account, Borrower(s) & Guarantor(s)	D.R TRADERS ("Borrower") Prop. NANDKUMAR SATNAMI(Borrower) , NANDKUMAR SATNAMI(Co-Borrowers) , SEVATI NANDKUMAR SATNAMI(Co-Borrowers) .				
Amount due as per Demand Notice	31,52,486/- (Rupees Thirty-One Lakhs Fifty-Two Thousand Four Hundred Eighty-Six only) outstanding as on 20.04.2026				
Details of the security to be enforced	Description of Property: PROPERTY owned by NANDKUMAR SATNAMI (Mortgagor) as security for Loan sanctioned / availed by NANDKUMAR SATNAMI (D.R. TRADERS) (Borrower) & 1.NANDKUMAR SATNAMI, 2.SEVATI NANDKUMAR SATNAMI, 3.DEVRAJ NANDKUMAR LAHARE (Co-Borrowers). PROPERTY being all that piece and parcel of land bearing Plot No. 1454, Adm. 747 Sq. Mts. (8050 Sq. Ft.) out of Kh. No. 103/4 of Mz. Kapsi (Bu.), P.H. No. 20, C.S. No. 1454 (NEW) 1201 (OLD), Sheet No. 59, Tahsil Kamptee and District Nagpur together with present and future structure standing therein. Bounded as: ON EAST: Road, ON WEST: C. T. S. No. 1199/22, ON NORTH: Road, ON SOUTH: C. T. S. No. 1453. Collateral Property located at PLOT NO. C.T.S. 1454, MOUZA KAPSI (BU), KH. NO. 103/4, P.H. NO. 20, SITUATED IN S.P. BUILDERS & LAND DEVELOPERS, KAPSI, WITHIN THE LIMITS OF GRAM PANCHAYAT KAPSI, TAH. KAMPTEE & DIST. NAGPUR, Maharashtra, 440035.				

You are hereby called upon to pay Profectus Capital Pvt. Ltd. within the period of 60 days from the date of publication of this Notice the aforesaid amount with interest and cost failing which Profectus Capital Pvt. Ltd. will take necessary action under the Provisions of the said Act against all or any one or more of the secured assets including taking possession of secured assets of the Borrower, Co-Borrowers and the Guarantors. The power available to the Profectus Capital Pvt. Ltd. under the said act include (1) Power to take possession of the secured assets of the Borrower/Co-Borrowers/Guarantors including the rights to transfer by way of lease, assignment of sale for releasing secured assets (2) Take over management of the secured assets including rights to transfer by ways of lease, assignment or sale and realize the secured assets and any transfer as of secured assets by Profectus Capital Pvt. Ltd. shall vest in all the rights and relation to the secured assets transferred as it the transfer has been made by you.

In terms of the Provisions of the Section 13(13) of the said act, you are hereby prohibited from transferring, either by way of sale, lease or otherwise (other than in the normal course of your business), any of the secured assets as referred to above and hypothecated/mortgaged to the Profectus Capital Pvt. Ltd. without prior consent of the Profectus Capital Pvt. Ltd.

Place: Nagpur, Maharashtra | Date: 05-05-2026

Sd/- Authorised Signatory, PROFECTUS CAPITAL PRIVATE LIMITED



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POSSESSION NOTICE

Whereas, The undersigned being the authorised officer of the **Union Bank of India**, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (Second) Act, 2002, and in exercise of powers conferred under Section 13(2) read with rule 9 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated mentioned on below column calling upon the borrower to repay the amount mentioned in the notice being and interest thereon and other charges within 60 days from-the date of receipt of the said notice.

The borrower and guarantor having failed to repay the amount, notice is hereby given to the borrower 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 Section 13(4) of the said Ordinance Act read with rule 9 of the said rules.

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 subject to the charge of the **Union Bank of India**, for an amount and interest thereon.

The borrower's 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 assets.

Sr. No.	Name of Borrowers and Guarantor	Description of the property	Date of Demand Notice	Amount/ O/s. (Rs.)
1.	M/S Rajikapal Resort Prop Mrs Kranti Rajendra Lohakare & Mr Chetan Mukteshwar Ambade BRANCH:NARENDRA NAGAR	SCHEDULE-A - That All That Piece and parcel of Land bearing Commercial Plot No 81,82,83,84,85,86,87,88, and 89 total admeasuring 902.75 Sq. Mtrs, Situated in the Layout of Survey No. 24, Land bearing P.H. No. 2, Survey No. 24 at Mouza Rengabodi in Tah Chhimur and Dist Chandrapur and Land of Survey 24 is bounded as under: East: Road, West: Land of Shri Bablu Awari, North: Land of Plot No. 45, South: Land of Plot No. 23 & 12/2 SCHEDULE-B - All That Piece and parcel of NA (Residential) Lands bearing Plot No 8 admn 111.00 Sq.Mtrs, Plot No 15 admn 102 Sq.Mtrs, Plot No 16 admn 120.00 Sq.Mtrs, Plot No 26 admn 112.50 Sq.Mtrs, Plot No 27 admn 116.25 Sq.Mtrs, Plot No 40 admn 120.00 Sq.Mtrs, Plot No 41 admn 118.12 Sq.Mtrs, Plot No 56 admn 108.75 Sq.Mtrs, Plot No 57 admn 136.00 Sq.Mtrs, Plot No 73 admn 146.62 Sq.Mtrs and Plot No 74 admn 140.00 Sq.Mtrs located in layout carved on land admeasuring 2.30 Hectare R, situated in the Layout of Survey No. 24, Bhogwatdar Class 1 rights, Jama Rs. 3.50 Land bearing P.H. No. 2, Survey No. 24 at Mouza Rengabodi in Tah Chhimur and Dist Chandrapur and land of Survey 24 is bounded as under: - East: Road, West: Land of Shri. Bablu Awari, North: Land of Plot No. 45, South:-Land of Plot No. 23 & 12/2	04/12/2025 Date of Possession 02/05/2026	Rs 19,76,868.28/- and interest thereon.

Date: 05/05/2026, Place: Nagpur

Authorized Officer Union Bank Of India

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 (12) 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 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	31570430000021	1) Mr. Sanjay Marotroa Dayre, 2) Mrs. Surekha Sanjay Dayre	13.02.2026, Rs.4,07,798.00 (Rupees Four Lakh Seven Thousand Seven Hundred Ninety Eight Only) as on 09.02.2026	Date: 25.04.2026 Time: 01:22 PM Symbolic Possession
Description of Secured Asset: All that piece and parcel of land bearing House No.186 & 173 (As per tax Assessment), total admeasuring 47.67 Sq.mtrs., together with construction thereon, situated at Ward No.2, Mouje belgaon, P.H. No.17, CTS No.11, within the limits of Grampanchayat belgaon, Tehsil & District Wardha. Bounded by: East by: House of Mr. Dayre, West by: Road, North by: House of Mr. Chahare and South by: House of Nagose.				
2	30339420000562 475594300001480 30339410000559	1) Mr. Surendra Hausial Banothhe, 2) Mrs. Jiranabai Hausial Banothhe	18.02.2026, Rs.17,59,885.04 (Rupees Seventeen Lakh Fifty Nine Thousand Eight Hundred Eighty Five and Four Paise Only) as on 09.02.2026	Date: 27.04.2026 Time: 11:58 AM Symbolic Possession
Description of Secured Asset: All that R.C.C. super structure comprising Plt.No.201, on Second Floor of the Wing-K in Cluster-1, Type No.2, having built up area of 41.80 Sq.mtrs. & having Carpet area 36.00 Sq.mtrs., in the building known as "Kanchanganga", along with proportionate undivided share in the land bearing Khassara Nos.121, 175, 194/1, 194/2, 194/3, 194/4 & 194/5 admeasuring about 6.89 Hr. (68900 Sq.mtrs.), P.H. No.49, Grampanchayat Malmatta No.1092, Ward No.3, situated at Mauza Mondha, within the limits of Grampanchayat Mondha, Tehsil Hingana & District Nagpur. Bounded by: East by: Khassara No.176, 177, West by: Khassara No.195, North by: Road and South by: Khassara No.188 & 189.				
3	45740430000207	1) Mr. Mahendra Indrapal Dhanore, 2) Mrs. Minabai Indrapal Dhanore, 3) Mr. Indrapal Bhalchandr Dhanore	13.02.2026, Rs.5,01,515.71 (Rupees Five Lakh One Thousand Five Hundred Fifteen and Seventy One Paise Only) as on 09.02.2026	Date: 27.04.2026 Time: 12:41 PM Symbolic Possession
Description of Secured Asset: All that piece and parcel of land bearing Grampanchayat House/ Malmatta No.10 , total admeasuring 114.45 Sq.mtrs. (1232 Sq.ft.), together with R.C.C. construction thereon, situated at Ward No.1, Mouje Peth (Kaldongri), within the limits of Grampanchayat Peth (Kaldongri), Taluka Nagpur Rural & District Nagpur. Bounded by: East by: Grampanchayat Road, West by: House of Mr. Rooprao Gadge, North by: House of Mr. Kishor Shivshankar and South by: Grampanchayat Road.				
4	47559420000307 47559420000310 30339430000029	1) Mr. Gajanan Dhuphal Nagpure, 2) Mrs. Nileshwari Gajanan Nagpure	18.02.2026, Rs.27,46,033.41 (Rupees Twenty Seven Lakh Forty Six Thousand Thirty Three and Fourty One Paise Only) as on 09.02.2026	Date: 27.04.2026 Time: 02:32 PM Symbolic Possession
Description of Secured Asset: All that piece and parcel of land bearing Plot No.110, total admeasuring 600 Sq.ft. (55.74 Sq.mtr.), together with the construction thereon, Khassara No.51/2, P.H. No.34, Corporation House No.3651/B/110, Sheet No.22, City Survey No.154, Ward No.21, situated in the Layout of Sukikas Gruhinman Sahkari Santha Maryadit Nagpur, Mouza Punapor, R.N.M Pardi, within the limits of Nagpur Municipal Corporation, Tehsil Nagpur & District Nagpur. Bounded by: East by: Plot No.109, West by: Plot No.111, North by: Road and South by: Plot No.101.				
5	47559420000820 & 30339430000351	1) Mr. Harish Ramraoji Anturkar, Since Deceased, represented by his LR Mrs. Manda Harish Anturkar, 2) Mrs. Manda Harish Anturkar (Co-Borrower & Legal heir of late Mr. Harish Ramraoji Anturkar)	19.02.2026, Rs.10,96,972.27 (Rupees Ten Lakh Ninety Six Thousand Nine Hundred Seventy Two and Twenty Seven Paise Only) as on 15.02.2026	Date: 27.04.2026 Time: 03:04 PM Symbolic Possession
Description of Secured Asset: All that piece and parcel of land bearing Plot No.27, total admeasuring 1500 Sq.ft. (139.354 Sq.mtrs.), together with construction thereon, being part of entire land bearing Khassara No.599/1, Ward No.20, P.H. No.10, Sheet No.330, City Survey No.103, Thak No.136, Corporation House No.3011 B/27, Mouza Nagpur, Mouza No.224, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tehsil & District Nagpur. Bounded by: East by: Plot No.28, West by: Plot No.26, North by: 30 Ft. wide Road and South by: Plot No.48.				
6	475594200001579	1) Mr. Kalpana Madhukar Ghasad, 2) Mrs. Madhukar Suryabhanchi Ghasad	13.02.2026, Rs.19,37,016.00 (Rupees Nineteen Lakh Thirty Seven Thousand Sixteen Only) as on 09.02.2026	Date: 27.04.2026 Time: 03:26 PM Symbolic Possession
Description of Secured Asset: All that piece and parcel of land bearing Southern Portion of Plot No.31 (By dividing East and West to the Plot No.31), total admeasuring 700 Sq.ft. (65.05 Sq.mtr.) out of total admeasuring 1500 Sq.ft. (139.354 Sq.mtr.), together with the construction thereon, Khassara No.6/2, P.H. No.37, Corporation House No.2613/1/A, Ward No.76 (H.G.), situated in the Sanction Layout of Niwas Gruhinman Sahkari Santha Maryadit Nagpur, North Division of NIT, Mouza Hudkeshwar (Bu.), within the limits of Nagpur Nagpur Municipal Corporation, Tehsil Nagpur & District Nagpur. Bounded by: East by: Road, West by: Plot No.06, North by: Remaining Portion of Plot No.31 and South by: Plot No.32.				
7	45749630001063	1) Mr. Ravindra Gulabrao Jhingre, 2) Mrs. Nita Ravindra Zingare	19.02.2026, Rs.1,50,797.52 (Rupees One Lakh Fifty Thousand Seven Hundred Ninety Seven and Fifty Two Paise Only) as on 15.02.2026	Date: 28.04.2026 Time: 12:49 PM Symbolic Possession
Description of Secured Asset: All that piece and parcel of land bearing Gaathan House No.253, total admeasuring 520 Sq.ft. (48 Sq.mtr.), together with construction thereon, situated at Mouje Kandri, Ward No.2, within the limits of Kandri (Kanhani), Taluka Parshivani & District Nagpur. Bounded by: East by: Hanuman Temple, West by: House of Mrs. Kamalabai Hemraj Ambadkar, North by: Road and South by: House of Mr. Vikaram Gaikwad.				
8	51899610000190 & 51899630000298	1) Mr. Shribhadre Anil Chhaganjal, 2) Mrs. Sunita Anil Chhaganjal	19.02.2026, Rs.35,24,762.13 (Rupees Thirty Five Lakh Twenty Four Thousand Seven Hundred Sixty Two and Thirteen Paise Only) as on 15.02.2026	Date: 28.04.2026 Time: 04:16 PM Symbolic Possession
Description of Secured Asset: All that piece and parcel of land bearing Plot No.04 (As per sale deed), total admeasuring 156.25 Sq.mtrs., together with construction thereon, being part of land bearing Gat No.198/2/4 & Old Gat No.198, T.S. No.10, Grampanchayat old Malmatta/ House No.1751 (As per Namuna 8) & New House No.1908, R.N.M. Bela, situated at Mouza Bela, within the limits of Grampanchayat Bela, Tehsil & District Bhandara. Bounded by: East by: Open Land, West by: Plot No.13, North by: Plot No.05 and South by: Road.				
9	31550440000106 & 31559410001216	1) Mr. Pratiksha Ramsinh Rajput, 2) Mrs. Ramsinh Rajaram Rajput	18.02.2026, Rs.4,09,036.14 (Rupees Four Lakh Nine Thousand Thirty Six and Fourteen Paise Only) as on 09.02.2026	Date: 04.05.2026 Time: 10:11 PM Symbolic Possession
Description of Secured Asset: All that piece and parcel of land bearing Property No.200/01, (as per Property Tax And Computerized Property No.002125), admeasuring area of 300 Sq.ft., together with construction thereon, Malmatta No.269 as per New Survey, situated at Gajanan Nagar Bichchu Tekadi Area, Ward No.28 (C3), Tehsil & District Amravati. Bounded by: East by: House of Anil Chandravanshi, West by: Road, North by: House of Ashish Mohekar and South by: House of Kalpana Dahat.				

Whereas, the Borrowers/ Co-borrowers/ Guarantors/ Mortgagors, mentioned herein above have failed to repay the amounts due, notice is hereby is given to the Borrowers mentioned herein above in particular and to the Public in general that the authorized 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 Borrowers/ Co-borrowers/ Guarantors/ 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

Date: 04.05.2026

Sd/- Authorised Officer
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.



यूनियन बैंक ऑफ इंडिया
भारत सरकार का उद्योग A Government of India Undertaking

BRANCH - TELECOM NAGAR, NAGPUR 32, 'KAIVALYA' RAMKRUSHNA NAGAR KHAMALA, NAGPUR-440025 TELEPHONE: 0712-2282947 E MAIL: ubin0547905@unionbankofindia.co.in

DEMAND NOTICE UNDER SEC.13 (2)

Ref: Nag/Tel/Adv/06/2026
Date: 30/04/2026

To,

Miss Ayushree Mahadeo Tagde
Plot no 380 kukde layout Rameshwar road opp manuta high school Parvati nagar Nagpur 440027

Sir/Madam,

Notice under Sec.13 (2) read with Sec.13 (3) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

The addressee No 1 herein have availed the following credit facilities from our Branch and failed to pay the dues/installment/ interest / operate the accounts satisfactorily and hence, in terms of the RBI guidelines as to the Income Recognition and Prudential Accounting Norms, your account/s has/have been classified as **Non-Performing Asset as on 29/04/2026**. As on 29/04/2026 date sum of Total Dues: **Rs 51,06,525.21/-(Rupees Fifty One Lakhs Six Thousand Five Hundred Twenty Five and Paise Twenty One Only)** is outstanding in your account/s.

The particulars of amount due to the Bank from No.1 of you in respect of the aforesaid account/s are as under:

Type of Facility	Outstanding amount as on date of NPA i.e. as on 29/04/2026	Un applied interest	Penal Interest (Simple)	Cost/Charges incurred by Bank.	Total dues
HOUSING LOAN	Rs. 51,06,525.21/-				Rs. 51,06,525.21/-
Total Dues: Total Dues: Rs 51,06,525.21/-(Rupees Fifty One Lakhs Six Thousand Five Hundred Twenty Five and Paise Twenty One Only)					Rs. 51,06,525.21/-

To secure the repayment of the monies due or the monies that may become due to the Bank, **Miss Ayushree Mahadeo Tagde** have executed documents on 31/03/2025 and created security interest by way of: Simple mortgage

Mortgage of immovable property described herein below:

All That Piece and Parcel of apartment no. 608, 6th floor, in building "CAMELLIA" in complex "SHREE SHIVGAURI RESIDENCY", carpet area 54.439 sq. mtrs, balcony area 10.02 sq. mtrs. Undivided share in land 0.469%, parking area 12.50 sq.mtrs, of land bearing plot no 08 containing by admeasurement 4277.200 sq. mtrs. Being a part or portion of the entire land bearing kh.nos. 78,166,167 & 168 of mouza-jaitala, p.s.k. 44, bearing city survey nos. 489 & 648 and sheet nos. 37(571)&44(572), situated at jaitala, Nagpur, within the limits of the Nagpur Municipal Corporation ward no. 74 in Tahsil and district-Nagpur.

Therefore, you are hereby called upon in terms of section 13(2) of the Securitization and Reconstruction of Financial Assets and enforcement of Security Interest Act, 2002, to pay a sum of **Total Dues: Rs 51,06,525.21/-(Rupees Fifty One Lakhs Six Thousand Five Hundred Twenty Five and Paise Twenty One Only)** together with further interest and charges at the contractual rate as per the terms and conditions of loan documents executed by you and discharge your liabilities in full within 60 days from the date of receipt of this notice, failing which, we shall be constrained to enforce the aforesaid securities by exercising any or all of the rights given under the said Act.

As per section 13 (13) of the Act, on receipt of this notice you are restrained /prevented from disposing of or dealing with the above securities without the consent of the bank.

Your attention is invited to provisions of sub-section (8) of Section 13 of the SARFAESI in respect of time available, to redeem the secured assets.

Yours faithfully,
Authorised Officer



पंजाब नैशनल बैंक
punjab national bank
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Sale Notice For Sale of Immovable Properties

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 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 as mentioned in the table below against the respective properties.

Sr No.	Name of the branch: Name of the account; Name & addresses of the borrower/Guarantors account	Description of Immovable Properties/securities mortgaged/Owner's name (Mortgagors of properties)	(a) Date of demand Notice u/s 13 (2) of SARFAESI Act 2002 (b) O/S 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 1172/1, 1172/3 & 31/5 with undivided to the extent of 50.625 Sq mtrs in the land of Mouza BallarpurNear Guranank public School, Bhami 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 + intnt & other charges w.e.f. 01/01/2020 (C) 09/03/2022 (d) SYMBOLIC	(a) Rs. 21,00,000.00/- (b) Rs. 2,10,100/- (c) Rs. 10,000/-	Date: 26.05.2026 Time: 11:00 am to 4:00 pm
2.	MIDC, Nagpur Shri. Jagan Supchand Gadge (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, Bhumagan 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/N2/04) 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 intnt & other charges <		