CIRCLE OFFICE, NASHIK
Woodland Tower Apartment, Second Floor, Gangapur Road Nashik -422005
Email ID – conashiksamd@pnb.co.in

E-auction Sale Notice To General Public Under Rule 8 & 9 Of The Security Interest (enforcement) Rules 2002

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE/MOVABLE PROPERTIES

(STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 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) 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 Authorised Officer of the Bank/ Secured Creditor, will be sold on **"As is where is", "As is what is", and "Whatever there is"** on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties

Sr. No.	Name of the Branch Name of the Account Name & addresses of the Borrower/Guarantors Account	Description of the Immovable Properties Mortgaged/ Owner's Name (mortgagers of property(ies))	A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002 B) Outstanding Amt. as on as on —— C) Possession Date u/s 13(4) of SARFESI ACT 2002 D) Nature of Possession Symbolic/Physical/Constructive	A) Reserve Price (Rs. in Lacs) B)EMD C)Bid Increase Amount	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
1	**Branch : Akola (000900)** **Borrower :** **Mr. Subhash Namdev Sasane** Add 1:Akbar Plot Ward No 20,Ashok Nagar, Qtr No.138, Akot road Akola **Mr. Subhash Namdev Sasane** Add 2: Residential Duplex Row House No.7,Gunwant Vihar Part II ,Opp New Madhuri Wine Shop,DabkiRoad,NearShegaon Railway Crossing,Tal. Akola (M.S) Dist. Akola	Plot No.25 ,Duplex No.7,Gunwant Vihar Part II ,Field Survey no. 99-3 , GrampanchayatBhouradTal. Akola (M.S) Dist. Akola **Adm. area :** **Built Up Area:52.56 Sq.mtr.** **Name of Property owner : Mr. Subhash Namdev Sasane** **Boundaries:** **North :**Road **South :**Duplex No.8 **East:** Duplex No.6 **West :**Layout Road **Property ID: PUNB1HA9556394**	A) 08.08.2022 B)Rs.11,50,588.82 As on 08.08.2022 + further interest & Charges C) 20.12.2022 D) Symbolic	A) Rs 7.65 Lakh B) Rs0.76 Lakh (22.06.2026) C) Rs 1.00 Lakh	**Date: 23.06.2026 From 11:00 to 16:00**	Not Known
2	**Branch : Akola (000900)** **Borrower :** **Mr. Vijay Kashinath Sakat** Add : Duplex Row House No.8,GunwantVihar Part II ,Opp New Madhuri Wine Shop, Dabki Road, Near Shegaon Railway Crossing, Akola (M.S)	Plot No.25 ,Duplex No.8,Gunwant Vihar Part II ,Field Survey No. 99-3 , Gram PanchyatBhouradTal&District : Akola (M.S) Dist. Akola **Adm. area :** **Built Up Area : 52.56 Sq.mtr.** **Name of Property owner : Mr. Vijay Kashinath Sakat** **Boundaries:** **North :**Duplex No.5 **South :**Plot No. 26 **East:** Duplex No.7 **West :**Layout Road **Property ID: PUNB1HA9556188**	A) 08.08.2022 B)Rs.11,78,657.39 As on 08.08.2022 + further interest & Charges C) 20.12.2022 D) Symbolic	A) Rs 7.65 Lakh B) Rs0.76 Lakh (22.06.2026) C) Rs 1.00 Lakh	**Date: 23.06.2026 From 11:00 to 16:00**	Not Known
3	**Branch : Buldhana ; Sunderkhed Road (141710)** **Borrower :** **Mr. Ashok Ramdas Jadhav** Add: At Rahera Post, Rohinkhed, Taluka: Buldhana, Dist :Buldhana, Pin - 443001 **Mr. Ganesh Bhaurao Gorade** Add: At Rahera Post, Rohinkhed, Taluka: Buldhana, Dist :Buldhana, Pin - 443001 **Guarantor :** **Mr. Umesh Vasudeo Jadhav** Add: At Rahera Post, Rohinkhed, Taluka: Buldhana, Dist :Buldhana, Pin - 443001 **M/S Nikita Agency** Add: At Post Sundarkhed, Near Honda Showroom, Khamgaon Road, Buldhana -443001	Add: Plot No.11 & Proposed all construction of house there on situated at Gat No.354, Near Teacher Colony, Backside of Chandak Layout, MoujeYelgaon, Grampanchayat Area, Buldhana-443001 **Adm. area:** **Plot Area:180.00sqmtrs.** **Built Up Area: 242.79sqmtrs.** **Name of Property owner– Mr. Ashok Ramdas Jadhav** **Boundaries:** **North :**Sanctioned Layout **South :**Plot No.12 **East:** Road **West :**Plot No.10 **Property ID: PUNBABA47449031**	A) 12.08.2024 B)Rs.18,73,952.91 as on 12.08.2024 + further interest & Charges C) 12.06.2025 D) Symbolic	A) Rs 52.70 Lakh B) Rs5.27 Lakh (22.06.2026) C) Rs 1.00 Lakh	**Date: 23.06.2026 From 11:00 AM to 16:00 PM**	Not Known

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

1. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS"
2. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.
3. The Sale will be done by the undersigned through e-auction platform provided at the Website **www.pnbindia.in. & https://baanknet.in** on 23.06.2026 @ 11.00 to 16.00
4. Bidder compulsorily has to submit at least One Bid above the reserve price for participating in E- Auction.
5. For detailed term and conditions of the sale, please refer **www.pnbindia.in. & https://baanknet.com**

Date : 07.06.2026
Place : Nashik

Sd/-
Santosh Singh
Authorized Officer,
Punjab National Bank, (Secured Creditor)

Regional Office Nagpur
34/2 Ashirwad Commercial Complex, Central Bazar Road, Ramdaspeth, Nagpur-10

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 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 Authorized 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 **24/06/2026** 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- MUL ROAD CHANDRAPUR
ADDRESS -GROUND FLOOR NO 107/63A PRESTIGEPLAZA CHANDRAPUR MUL ROAD CHANDRAPUR

1. **Name Of The Borrowers & Guarantors: Mr. Kamalakar Narayan Sheote & Mrs. Girija Kamalakar Shewate** — **Amount Due : Rs.19,63,938.74 (As per demand notice dated 14/01/2025) and interest there on.**

1.1 **Property No. 1(symbolic possession):** All that piece & parcel of undivided share of land & construction thereon situated at First Floor Flat No. F-1 Wing-4 Riddhi Nagari Township – 2 Mouza Wnadhari T. S. No. 4within the limits of Grampanchayat Wandhari, Tah. And District Chandrapur Survey No. 96/2 Layout Plot No.4 Built-up area 62.40Sq.Mtrs. and super-built-ip area 81.84 Fq.Mtrs.
Boundaries of Plot No.4: North: space of Survey no. 98, South: 9 meters layout road, East: layout plot no.5, West: layout plot no.3
Boundaries of Flat No F-1: North: space of Survey no. 98, South: 9 meters layout road, East: layout plot no.5, West: Layout Plot No 35
Reserve Price : 11,39,850/- (Rupees Eleven Lakh Thirty Nine Thousand Eight Hundred Fifty Only) EMD : 1,13,985/- (Rupees One Lakh Thirteen Thousand Nine Hundred Eighty Five Only)

BRANCH:BRAMHAPURI
ADDRESS: BALAJI COMPLEX, WADASA ROAD, BRAMHAPURI

2. **Name Of The Borrowers & Guarantors: Mr. Narendra Nanaji Rakhade** — **Amount Due : Rs. 7,39,635.80 (As per demand notice dated 04/05/2024) and interest there on.**

2.1 **Property No. 1(symbolic possession):** All that piece and parcel of the Abadi (Residential) Land admeasuring area 3000 sq ft. and godown constructed thereon bearing serial No. 80, property No. 373, registered in the record of GramhpanchaytKhandala, Mouza- Khandala, Tal: Bramhapuri, Dist: Chandrapur, Registration Sub District Bramhapuri, Panchayat Samiti Brmahapuri, Z. P. Chandrapur
And having following boundaries – To the East – Land owned by Shri Namdeo Kotiram Rakhade, To the West – Gram Panchyat Road, To the North – Land owned by Shri Patru Akoji Rakhade, To the South – Gram Panchayt Road
Reserve Price: 15,92,900/- (Rupees Fifteen Lakh Ninety Two Thousand Nine Hundred Only) EMD: 1,59,290/- (Rupees One Lakh Fifty Nine Thousand Two Hundred Ninty Only)

BRANCH-KALMESHWER
ADDRESS -SANT LAHANUJI MAHARAJ WARD KALMESHWER KATOL ROAD KALMESHWER

3. **Name Of The Borrowers & Guarantors: Mr. Pradeep Krushnarao Jagtap Alias Pradeep Deshmukh and Mrs . Pratibha Pradeep Deshmukh** — **Amount Due : Rs. 14,02,683 /-(As per demand notice dated 01/07/2025) and interest there on.**

3.1 **Property No. 1(physical possession):** All the pieces and parcels of land situated at Mouza-Kalmeshwar... House Property no. 17000128 Ward no. 17 Mouza no. 19 Total Area 1000 sq.ft (92.93 sq.mtr) Tah. Kalmeshwar Distt. Nagpur in the State of Maharashtra within the jurisdiction of the Sub-Registrar Kalmeshwar, together with the buildings, sheds, standing thereon. Boundaries of property no. 17000128 : To the East :-Plot No. 34, To the West :-Plot No. 32, To the South :-40 mtr wide layout, To the North:- House of surendra Deshmukh.
Reserve Price: 14,43,555/- (Rupees Fourteen Lakh Fourty Three Thousand Five Hundred Fifty Five Only) EMD: 1,44,355/- (Rupees One Lakh Fourty Four Thousand Three Hundred Fifty Five Only)

BRANCH- BRANCH- NIT (NAGPUR IMPROVEMENT TRUST)
ADDRESS: STATION ROAD SADAR NAGPUR 440001

4. **Name Of The Borrowers & Guarantors: Mr sahebrao ajabravji latkar & Mrs. kiran sahebraoji latkar** — **Amount Due : 6,81,015.26/- (As per demand notice dated 18/08/2025) and interest there on.**

4.1 **Property No. 1 (Physical possession):** All that Piece & Parcel of 1bhk flat (apartment no 102 1st floor, building B-1)situated at near Pradhan mantri awas yojna of NIT ,situated at near Pradhan mantri awad yojna scheme of NIT khasara no 62 , Mouza tarodi (khurd), Tah Kamptee,dist Nagpur
Reserve Price: 10,70,150/- (Rupees Ten Lakh Seventy Thousand One Hundred Fifty Only), EMD: 1,07,015/- (Rupees One Lakh Seven Thousand Fifteen Only)

BRANCH- GHAT ROAD
ADDRESS- UMIYA PALACE, PLOT NO.660, GHAT ROAD, WARD NO.6, NAGPUR, 440018, NAGPUR

5. **Name Of The Borrowers & Guarantors: Namrata Sushantrao Saudagar** — **Amount Due : Rs.34,30,445.28(As per demand notice dated 03/01/2026) and interest there on.**

5.1 **Property No. 1 (symbolic possession):** All that piece and parcel of land in Apartment No. 001 in the building known and called as "REAANSH ENCLAVE-7" admeasuring super built-up area 112.57 Sq.Mtr. on the First Floor along with 20% undivided share in land TOGETHER WITH the entire R.C.C. Superstructure comprising of the building out of the complex constructed on the said Plot No. 45 situated at: Mouza: Dighori P.H.No.: 34/A Kh.No.: 13/15 bearing Plot No.: 45 admeasuring about 135.7570 Sq.Mtr. in the Layout of Aradhana Co-Op. Housing Society Ltd., Nagpur• bearing City Survey No. 58 and Sheet No.: 374/24 bearing Corporation House No. 2680/A/45 Ward No. 21, situated within the limits of the Nagpur Municipal Corporation / Nagpur Improvement Trust in Tahsil & District- NAGPUR, and bounded as under: Direction Boundary : EAST -ROAD, WEST -PLOT NO. 46, NORTH -ROAD, SOUTH- PLOT NO. 48
Reserve Price: 38,10,550/- (Rupees Thirty Eight Lakh Ten Thousand Five Hundred fifty Only) EMD:3,81,055/- (Rupees Three Lakh Eighty One Thousand Fifty Five Only)

Last Date Of EMD: shall be deposited before participation in the auction process

Date & Time Of E-Auction: 24/06/2026 (12 NOON To 5 Pm)

For Detailed Terms And Condition Of The Sale And Registration And Login And Bidding Rules Visit
https://baanknet.com /ebkray.in

Note: All Bidders Are Requested To Visit The Above Site & Complete The Registration, Uploading Of KYC Documents & EMD Payment At Least 1 Week Before Date Of E-Auction To Avoid Last Minute Rush.

Date: 06/06/2026, Place:Nagpur
Authorized Officer, UNION BANK OF INDIA

ADITYA BIRLA HOUSING FINANCE LIMITED

Registered Office: Indian Rayon Compound, Veraval, Gujarat 362266
Branch Office: Aditya Birla Housing Finance Limited, 6Th Floor, Genesis Square, Inspire P-72, Whc Road, Shankar Nagar, Nagpur-440010

SALE NOTICE
[RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002]

SALE BY PRIVATE TREATY OF IMMOVABLE ASSET CHARGED TO ADITYA BIRLA HOUSING FINANCE LIMITED UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002. ("SARFAESI ACT")

The undersigned being the Authorized Officer of **Aditya Birla Housing Finance Limited (hereinafter referred to as "ABHFL")** has taken the physical possession of the immovable property being **"All That Piece And Parcel Of Land Bearing Of Plot No. 46 (Forty Six) Total Area Admeasuring 109.60 Sq. Mtrs. (I.E. 1179.34 Sq. Fts.), Being A Part And Portion Of The Land Bearing Survey/Khasra No. 27/4/1, P.H. No. 7, In The Layout Of Om Housing Agency, Nagpur, Bearing Sheet No. 30, City Survey No. 266, Situated At Corporation House No. 773/27/4/1/46, Of Mouza Dabha Within The Limits Of Nagpur Improvemen: Trust And Nagpur Municipal Corporation, Nagpur, In Tahsil District Nagpur And Bounded As: On The East: B 6 Mtrs. Road, On The West: By Plot No 42, On The North: By Plot No. 47. On The South: By Plot No. 45.**" (hereinafter referred to as "Secured Asset") under Section 13(4) of the Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "SARFAESI Act, 2002") which stood secured in favor of ABHFL towards financial facility, its outstanding dues of **INR 14,73,074/- (Rupees Fourteen Lakh Seventy Three Thousand Seventy Four Only)** and further interest and other expenses incurred thereon till the date of realization to **the Borrowers/Co-Borrowers – RAHUL MILIND SONTAKKE & SONAL SANJAY KHADEKAR, (hereinafter referred to as "Borrowers/Co-Borrowers").**

That on failure of the public auctions/e-auctions of Secured asset the undersigned is enforcing its security interest against the said Secured Asset by way of sale through private treaty under the provisions of SARFAESI Act, 2002 and rules framed thereunder. The Authorized Officer has received an expression of interest from a prospective purchaser towards purchase of the abovementioned Secured Asset. Now, the Authorized Officer hereby giving the Notice to sell the aforesaid Secured Asset by Private Treaty in terms of Rule 8(6) and 9(1) of the Security Interest (Enforcement) Rules 2002. The Sale will be effected **on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATEVER THEREIS BASIS" on or after 27-06-2026, for recovery of INR 14,73,074/- (Rupees Fourteen Lakh Seventy Three Thousand Seventy Four Only) due to ABHFL from the Borrowers/Co-Borrowers. The reserve price of the Secured Asset is fixed at INR 10,00,000/- (Rupees Ten Lakh Only))**

The Borrowers/Co-Borrowers are hereby informed that all the requisitions under the provisions of SARFAESI Act, 2002 and the Security Interest (Enforcement) Rules, 2002 have been complied with, and ABHFL is now under the process of enforcing its security interest by effecting sale of the Secured Asset as mentioned herein by way of private treaty as prescribed under the provisions of Rule 8 (5) of Security Interest (Enforcement) Rules, 2002.

Further the Borrowers/Co-Borrowers attention is invited to provisions of sub-section (8) of Section 13 of SARFAESI Act, 2002 in respect of time available, to redeem the said Secured Asset.

Date:- 07.06.2026
Place: NAGPUR
Sd/- Authorized Officer
Aditya Birla Housing Finance Limited

Asset Recovery Branch- Shop No 12 & 13, Diamond Mansion, Dr Vieges Street, Kalbadevi Main Road, Kalbadevi, Mumbai 400002.
Phone No. 7710001955
Mail : headarbmumbai@kvbmail.com

POSSESSION NOTICE (For Immovable Property)

Issued under Rule 8(1)] of Security Interest (Enforcement) Rules, 2002

Whereas, The undersigned being the Authorized officer of THE KARUR VYSYA BANK LIMITED under the Securitization & Reconstruction of Financial Assets And Enforcement of Security Interest (Second) Act, 2002 (Act 54 of 2002) and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated **24/07/2025** calling upon **1) Mr. Rabindra Kumar K Singh (Borrower) and 2) Mrs. Manju Rabindra Singh (Co- Borrower)** both Nos. 1 and 2 are having address at Flat No 204, Shiv Krishnavandan Apartment, Near HP Petrol Pump, Katol Road, Nagpur- 440035 Maharashtra, to repay the amount mentioned in the notice being **Rs.29,42,564.94/- (Rupees Twenty Nine Lakhs Forty Six Thousand Five Hundred Sixty Four and Paise Ninety Four Only)** within 60 days from the date of receipt of the said notice.

The borrower 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 under sub-section (4) of section 13 of Act read with Rule 8 of the Security Interest Enforcement) Rules, 2002 on this **5th day of June of the year 2026:**

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 KARUR VYSYA BANK LIMITED for an amount of **Rs.30,25,237.80/- (Rupees Thirty Lakhs Twenty Five Thousand Two Hundred Thirty Seven and Paise Eighty Only) as on 29/05/2026** and interest thereon.

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.

Description of the Immovable Property

All that pieces and parcel of Residential Flat bearing No 201, Second Floor, Wing I, Pioneer Shiv Krishna Vandan Apartments along with 1.870% undivided share Khasra Nos 61/3, 61/4 and 61/5, P.H No 8, City Survey No 554, 555, 556 (old) 755, 756, 754 (new), Sheet No 32/44 situate at Borgaon, Katol Road, Tahsil and District: Nagpur- 440013, bounded as: East - Open Space West- Flat No 202 North – Lobby Area (Staircase) South- Compound Wall

Place: MUMBAI
Date : 05/06/2026
Authorized Officer
THE KARUR VYSYA BANK LIMITED

HDFC Bank Ltd

Regd. Office: HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400013
Tel: 07122662057 CIN L65920MH1994PLC080618 Website: www.hdfcbank.com

POSSESSION NOTICE

Whereas the Authorised Officer of HDFC Bank Limited (erstwhile HDFC Limited having amalgamated with HDFC Bank Limited by virtue of a Scheme of Amalgamation approved by Hon'ble NCLT-Mumbai vide order dated 17th March 2023) (HDFC), under the Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("said Act") and in exercise of powers conferred under Section13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notices under Section 13 (2) of the said Act, calling upon the following borrower(s) / Legal Heir(s) and Legal Representative(s) to pay the amounts mentioned against their respective names together with interest thereon at the applicable rates as mentioned in the said notices, within 60 days from the date of of the said Notice/s, incidental expenses, costs, charges etc till the date of payment and / or realisation.

Sr. No.	NAME OF BORROWER(S)/ GURANTOR(S)/LEGAL HEIRS) /LEGAL REPRESENTATIVE(S)	TOTAL OUTSTANDING DUES (RS)	Date of Demand Notice	Date of Possession	Description of Immovable Property (ies) / Secured Asset
	(A)	(B)	(C)	(D)	(E)
1.	MR. JADHAO SHANKAR DHANRAJ AND MRS. JADHAO MANDABAI SHANKAR	Rs. 29,07,234/-, (Rupees Twenty-Nine Lakh Seven Thousand Two Hundred Thirty-Four Only) due as on 30-SEP-2025	28-Oct-25	04-06-2026 (SYMBOLIC POSSESSION)	All THAT PIECE AND PARCEL PLOT NO. 18, S.NO. 45, HOUSE NO. 18, AVDHUTWADI, MOUZA UMARI MEGHE, NEAR HARIHAR NAGAR, WARDHA-442001.
2.	MR. SARSAR ATUL GANESH AND MRS. SARSAR PRIYA GANESH	Rs. 24,43,343/- (Rupees Twenty-Four Lakh Forty-Three Thousand Three Hundred Forty-Three) due as on 28-FEB-2025	17-Mar-25	04-06-2026 (PHYSICAL POSSESSION)	All that piece and parcel of Apartment No B2-504,on Fifth Floor, in Block no B2 of Building no , having carpet area admeasuring about 38.430 sq. mtrs, super built up area 59.702 sq. mtrs, covered in 2 Bedroom,1 Kitchen & 1 hall along with Latrine & bath together with 0.2415% undivided proportionate share and interest in land,(inclusive of all utility areas) on "as is where is basis" in the cluster known as "GOKUL" being the portion of "Vrindavan, AS land admeasuring about 9790.12 sq. mtrs comprising out of survey no 38/1 PH No 48 of Mouza Waghdara , situated at Waghdara, Tahsil Hingna & District Nagpur.

*with further interest as applicable, incidental expenses, costs, charges etc incurred till the date of payment and / or realization.

However, since the borrower mentioned hereinabove have failed to repay the amounts due, notice is hereby given to the borrower mentioned hereinabove in particular and to the public in general that the Authorized Officer/s of HDFC have taken **Symbolic/Physical possession** of the immovable property (ies) / secured asset(s) described herein above in exercise of powers conferred on him/them under Section 13 (4) of the said Act read with Rule 8 of the said Rules on the dates mentioned above.

The borrower(s) mentioned hereinabove in particular and the public in general are hereby cautioned not to deal with the aforesaid Immovable Property(ies) / Secured Asset(s) and any dealings with the said Immovable Property (ies) / Secured Asset(s) will be subject to the mortgage of HDFC.

Borrower 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/s.

Copies of the Panchanma drawn and Inventory made are available with the undersigned, and the said Borrower is requested to collect the respective copy from the undersigned on any working day during normal office hours.

Place: Nagpur, Date: 07.06.2026
For HDFC Bank Ltd,
Sd/- Authorised Officer

Zonal Office: 4th Floor, S.V.Patel Marg, Kingsway, Nagpur
Tel: 0712-2557596 E-mail: arb.nagpur@bankofindia.bank.in

E-AUCTION PUBLIC NOTICE FOR SALE OF MOVABLE AND 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 of Rule 8 (6) of the security Interest (Enforcement) Rules 2002 notice is hereby given to the public in general & in particulars to the Borrower(s) & Guarantor (s) that the below described Immovable properties mortgaged /charged to the secured creditor, the constructive possession of which has been taken by the Authorised Officer Bank of India, secured creditor, will be sold on As is where is, As is what is & Whatever there is on DT. **09.07.2026**
for recovery of the amount as tabulated below due to Bank of India, Secured Creditor from the Borrowers & Guarantors. The Reserve Price of Respective Properties & the earnest money deposit are as mentioned below. Detailed terms and conditions of the sale are mentioned below /refer to website a) https://www.bankofindia.co.in **https://BAANKNET.com**

Last date and time of submission of EMD and document on or before:
08.07.2026 up to 5 pm by bidders own wallet registered with M/s PSB Alliance Pvt. Ltd. Id its e-auction site https://BAANKNET.com

Date & time of Special Mega E auction: 09.07.2026 from 11 am to 5 pm

Sr. No.	Name of the Borrowers/ Guarantors & Branch Contact No.	Description of the property	Outstanding Dues	Date of Demand Notice & Possession Date	Reserve Price & Earnest Money Deposit (EMD) Rs.	Name of Branch Officer & Contact No.
1.	**Branch: Asset Recovery Branch BORROWER : Veerbhadra Trading Co. Proprietor : Mr. Nikit Prakash Dalal**	Commerical cum residential unit No. 3A & 4A, First Floor of building "Dalal Mansion", on House No. 956, Circle No. 13/19, City Survey no. 488, Ward No. 44, Situated at Sambaji Kasar Road, Maskasath Itwari, Nagpur. Shop No. 3A Build up area 160.69 Sq ft Shop No. 4A Build up area 205.51 Sq ft. Google Map Location : Latitude 21.09256, Longitude 79.0639	**Rs. 87,00,000/- + uncharged interest & other expense"**	**Demand Notice : 27.03.2023 Possession Notice: 15.06.2023 (Symbolic) (Physical) 24.01.2025**	**Reserve Price : Rs.24,50,000/- EMD :2,45,000/-**	**Mr.Abhay Kumar Singh No. 7759809720**
2.	**Branch : Asset Recovery Branch Borrower :M/S Tiwari Agro Industries Partners : I) Mr.Pukhraj Ramprasad Tiwari ii) Mrs. Shital Manish Joshi**	EQM of Non-Agricultural land at Field Survey No.11 admeasuring 1.06H.R. and S.No.13, admeasuring 2.10 HR, situated at Mouza-Italapur, Tah-Hinganghat, Dist-Wardha owned by Mr. Pukhraj Ramprasad Tiwari. Google Map Location : Laltitude : 20.521012; Longitude : 78.833453	**Rs. 6,56,95,000/- + uncharged interest & other expenses**	**Demand Notice : 29.06.2022 Possession Notice: 13.09.2022 (Symbolic) 19.05.2023 (Physical)**	**Reserve Price : Rs. 2,08,58,000/- EMD : Rs. 20,85,800/-**	
3.	**Branch : Asset Recovery Branch Borrower : Mr. Mukesh Bansilal Ahuja & Mrs. Bhavana Mukesh Ahuja**	Apartment No 304 on third floor in building known and styled as "Shree Swaminarayan Enclave Tower No 2" , City Survey No 35, NMC House No 2228/D/A/304, Dhyaneshwar Nagri, Opp. Shree Swaminarayan Temple, Hiwri Nagar, Wathoda Road, Nagpur, Tah & Dist Nagpur. BUA - 99.25 Sq. Mtr, SBUA - 163.51 Sq. Mtrs. Owned by Mr. Mukesh Bansilal Ahuja. Google Map Location : Laltitude : 21.140050; Longitude : 79.138485	**Rs. 97,80,000/- + uncharged interest & other expenses**	**Demand Notice : 27.06.2025 Possession Notice: 29.08.2025 (Symbolic)**	**Reserve Price : Rs. 93,02,000/- EMD : Rs. 9,30,200/-**	

Terms & Conditions:

1) E-Auction is being held on AS IS WHERE IS, AS iS WHAT IT IS, WHATEVER IS THERE IS AND WITHOUT RECOURSE BASIS with all the known and not known encumbrances and the Bank is not responsible for title, condition or any other fact affecting the asset. The details shown above are as per records available with the Bank. The auction bidder should satisfy himself about actual measuring and position of assets. The actual measures and position of asset may differ and authorized officer may not be held responsible for that. Auction sale / bidding would be only through "Online Electronic Bidding" process through the website **https://BAANKNET.com**
2) E-Auction Tender document containing online e-auction bid form, declaration, General Term & conditions of Online auction sale are available in websites: (a) https://www.bankofindia.co.in (b) **https://BAANKNET.com**
(3) The intending purchasers/ bidders are required for Online bid submission of documents with EMD amount on or before **08.07.2026** up to 5.00 P.M. by own wallet Registered with PSB Alliance Pvt. Ltd. On its e-auction site **https://BAANKNET.com** jsp by means of RTGS/NEFT.
4) Date and time of E- Auction on **09.07.2026** between 11.00 AM to 5.00 PM. (IST). Unlimited extension of 5 Minutes each.
5) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs. 10,000/-
6) The intending bidders should hold a valld e-mail id and register their names at portal **https://BAANKNET.com** and get their User ID and password from PSB Alliance Pvt. Ltd. whereupon they would be allowed to participate in online e-auction
7) Prospective bidders may avail online training on E-Auction from **support.BAANKNET@psballiance.com and support.ebkray@procure247.com or Contact +918291220220**
8) Earnest Money Deposit (EMD) 10% of reserve price shall be payable through RTGS/NEFT/Fund Transfer to Step (1)Bidder/Purchaser Registration bidder to register on - Auction portal (link given above) **https://BAANKNET.com** using his mobile number and E-mail id. Step (2): KYC Verification Bidder to upload requisite KYC documents, KYC documents shall be verified by e-auction service provider (may take 2 working days) Step (3) : Transfer of EMD amount to his Global EMD Wallet Online/Off-line transfer of funds using NEFT/Transfer, using Challan generated on E-auction portal. **https://BAANKNET.com**
9) The BID Forms should be uploaded online along with acceptance of terms and conditions of this notice and EMD remittance details (UTR No.), the copy of PAN card issued by Income Tax Department and bidders identity proof and proof of residence such as copy of the passport, election commission card, ration card, driving license etc, on or before last date of submission.
10) The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with **PSB Alliance Pvt. Ltd.** The bidder has to place a request with **PSB Alliance Pvt. Ltd.** for refund of the same back to his bank account. The bidders will not been entitled to claim any interest, costs, expenses and any other charge (if any).
11) The highest / successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, immediately/latest by the next working day of the acceptance of the bid price by the officer and the balance 75% of the sale price to be deposited on or before **15th day** of the sale or within such an extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer. In case of default in payment by the successful bidder, the amount already deposited by the bidder shall be liable be forfeited and assets shall be put to re-auction and the defaulting bidder shall have no claim right in respect of asset/amount
12) The highest bidder shall be declared to be the successful bidder / purchaser of the assets mentioned herein provided otherwise he is legally qualified to bid.
13) Nothing in this notice constitutes or will be deemed to constitute any commitment or representation on the part of the Bank to sale the above asset/s. Bank / Authorized Officer reserves the right to cancel the sale for any reason it may deem fit or even without assigning any reason and such cancellation shall not be called in question by the bidders.
14) The purchaser shall bear the applicable stamp duties/additional stamp duty / transfer charges, fee etc. and also all the statutory / non statutory dues, taxes, assessment charges, fees etc. owing to anybody.
15) The intending bidders should make their own independent inquiries regarding the encumbrances, title of the asset/s put on auction and claims / rights / dues / effecting the asset, before submitting bid. The asset is being sold with all the existing and future encumbrances whether known or unknown to bank. The authorized officer / Secured creditor shall not be responsible in any way for any third party claims / right / dues.
16) Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194-1 A of Income TaxAct 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75% of the bid amount.
17) Any dispute/ differences arising out of sale of the asset offered for sale shall be subjects to the exclusive jurisdiction of the Courts/ Tribunals at Nagpur only.
18) Bidders should visit **https://BAANKNET.com** for registration and bidding guidelines.
19) In the event of inconsistency or discrepancy between English version and Marathi version of the notice the English version shall prevail
20) In case where in Plant & Machineries is one of the secured assets the sale of immovable properties Associated with Plant & Machineries would be effective only if there is valid sale/bid for plant & machineries.
21) The interested bidder have to Bid above the reserve price since sale of assets at reserve price is subjected to concern of owner of assets.
22) Date of Inspection of Property **07.07.2026** from 11 am to 04 pm

SPECIAL INSTRUCTION / CAUTION

Bidding in the last minutes / seconds should be avoided by the bidders in their own interest. Neither Bank of India northe Service provider will be responsible for any lapses / failure (Internet failure, Power failure, etc.) on the part of the vendor, in such cases. In order to ward off such contingent situation, bidders are requested to make all the mecessary arrangements/ alternatives such as back -up power supply and whatever else required so that they able to circumvent such situation and are able to participate in the auction successfully.

Date: 07/06/2026, Place: Nagpur
Authorized Officer, Bank of India, Nagpur Zone