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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

ABHFL: Authorized Officer PRIYADARSHAN LONARE : 9822698556
1. Auction Service Provider (ASP): - M/S e-Procurement Technologies Pvt. Ltd. (AuctionTiger) Mr. Ram Sharma - Contact No. 8000023297 & 9265562819

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8(6) and 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) and Guarantor(s) that the below described immovable properties mortgaged/charged to the Aditya Birla Housing Finance Limited/Secured Creditor, upon classification of availed loans as **Non Performing Asset (NPA) on 03-01-2026, issued a notice under Section 13(2) on 19-01-2026** of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (54 of 2002) (hereinafter referred to as "the said Act") calling upon you, the Borrower(s) to discharge the liabilities in full within a statutory period of 60 (Sixty) days, amounting to **INR 1823082.89/- (Rupees Eighteen Lakhs Twenty Three Thousand Eighty Two and Paise Eighty Nine Only)** the Constructive/Physical possession of which has been taken by the Authorized Officer of Aditya Birla Housing Finance Limited/Secured Creditor on **19-06-2026, will be put to sale by auction on "As is where is", "As is what is", and "Whatever there is" on 04-08-2026, for recovery INR 1823082.89/- (Rupees Eighteen Lakhs Twenty Three Thousand Eighty Two and Paise Eighty Nine Only)** and further interest and other expenses thereon till the date of realization, due to Aditya Birla Housing Finance Limited/Secured Creditor from the Borrower(s) & Guarantor(s) namely **SUNIL DATTUJI PENDOR, DATTU DAMA PENDOR & RAJESHRI PANJABRAO DHURVE.**
The reserve price will be INR 900000/- (Rupees Nine Lakhs Only) and the **Earnest Money Deposit (EMD) will be INR 90000/-** (Rupees Ninety Thousand Only).The last date of deposit of **EMD is 03-08-2026 The date for inspection of the said property is fixed on 01-08-2026between 11:00 am to 04:00 pm.**

DESCRIPTION OF IMMOVABLE PROPERTY

All That Piece And Parcel Of Tenement No. E148, Out Of Building No. E/48 On First Floor, Admeasuring 37,16 Sq., Mtrs, (400 Square Foots) Under Indora Housing Accommodation Scheme Nagpur. Out Of Khasra No. 159, 162, Situated At Mouza Nari City Survey No. 437, Sheet No. 424/88, Nmc House No. 2186/Xei/48, Ward No. 57, Kapil Nagar, Within The Jurisdiction Of Nit, Nagpur And Nmc, Nagpur.
For detailed terms and conditions of the sale, please refer to the link provided in **Aditya Birla Housing Finance Limited/Secured Creditor's website i.e. https://homefinance.adityabirlacapital.com/properties-for-auction-under-sarfaesi-act or i.e. https://sarfaesi.auctiontiger.net**

Date:- 28-06-2026 **Sd/- Authorized Officer**
Place: NAGPUR **Aditya Birla Housing Finance Limited**

केनरा बैंक Canara Bank — ASSET RECOVERY MANAGEMENT (ARM) BRANCH

Plot No 32, First Floor, Corporation Colony, North Ambazari Road, Near to LAD Metro Station, Gandhi Nagar, Nagpur - 440010 (Maharashtra)
Email: cb6820@canarabank.com Phone – +91 9271071694

PHYSICAL POSSESSION NOTICE [SECTION 13(4)] (For immovable property)

Whereas, The undersigned being the Authorised Officer of the Canara Bank under Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest 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 11/11/2024** calling upon the borrowers **M/S Shubham Trading Company** through its Proprietor & Guarantor **Mr. Shubham Purushottam Tapdiya** & Guarantors **Mr. Rahul Purushottam Tapdiya** & **Mr. Purushottam Mohanlal Tapdiya** to repay the amount mentioned in the notice being **Rs. 5,06,65,353.22 (Rupees Five Crore Six Lakh Sixty Five Thousand three hundred fifty three and twenty two paise Only)** + Interest applicable and cost 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/Guarantor and the public in general that the undersigned has taken **Physical Possession** of the property described herein below in exercise of powers conferred on him / her under Section 13 (4) of the said Act, read with Rule 8 and 9 of the said Rule on this **25th day of June of the year 2026** pursuant to orders of **A.C.J.M. Nagpur in Cri. M.A. No. 3179/2025.**
The borrower 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 the Canara Bank for an amount of **Rs. 6,93,59,584.96 (Rupees Six Crore Ninety Three Lakh Fifty Nine Thousand Five Hundred Eighty Four and Paisa Ninety Six Only)** as on 24.06.2026 + Interest and cost thereon.

DESCRIPTION OF THE IMMOVABLE PROPERTY

ALL THAT R.C.C. Superstructure bearing, **Flat No. 401**, covering a Built up area of 36.082 Sq. Mtrs. Super built up area of 69.463 Sq. Mtrs. alongwith open terrace extra, on the 4th Floor of a building constructed thereon and to be known and styled as "**ARCADO TOWER-III**" TOGETHER WITH the undivided 14.2865% share and interest in Plot Nos. 26 & 27 total admeasuring about 265.9740 Sq. Mtrs. (As per R/L Letter) being a part and portion of the entire land bearing Kh. Nos. 141, 143, 144, 146, 148/4 situated in the layout of Muni Shambhunath Co-operative housing Society Ltd. Nagpur at Mouza Zingabai Takli P.H. No. 11 bearing City Survey No. 246, Sheet No. 620/41, within the limits of Nagpur Improvement Trust, Nagpur and Nagpur municipal Corporation in Tahsil & Dist. Nagpur and is **bounded as under: East-** Plot No. 41 & 42, **West-** 9 Mtrs. Wide Road, **North-** Plot No. 25 & **South-** Plot No. 27

Date: 25/06/2026 **Authorized Officer**
Place : Nagpur **CANARA BANK**

पंजाब नैशनल बैंक punjab national bank (A Govt. of India Undertaking)

ARMB, Nashik
Shop No. 2 & 3, Mazmine Floor, Sneh Height Apartment, Indiranagar, Nashik- 422009
Ph. 0253-2323020 E-mail : cs8288@pnb.bank.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

Lot. No.	Name of the Branch Name of the Account Name & address 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 Amount as on 31.03.2026 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 (Last date of deposit of EMD) C)Bid increase Amount	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
1	**PNB- AKOLA MAIN(000900) Borrower : M/s Om Udyog** Add.- Janaki Kunj, Near Hanuman Temple, Aryabhatt Colony, Gauraksha Road, Akola, Taluka & Dist Akola-444104. **Proprietor : 1. Mr. Pankaj Satish Rathi** Address- Janaki Kunj, Near Hanuman Temple, Aryabhatt Colony, Gauraksha Road, Akola, Taluka&Dist Akola-444104 **Guarantor/Mortgagor : 1. Mr. Satish Goverdhandas Rathi** Address- Janaki Kunj, Near Hanuman Temple, Aryabhatt Colony, Gauraksha Road, Akola, Taluka & Dist Akola-444104. **2. All legal heirs of Late Sarala Satish Rathi** Add.- Janaki Kunj, Near Hanuman Temple, Aryabhatt Colony, Gauraksha Road, Akola, Taluka & Dist Akola-444104.	All that piece and parcel of Commercial shop bearing Nazul Plot No. 9/1 (Om Acid & Chemical) admeasuring 974.83 Sq.mt i.e 10493 Sqft, Nazul sheet No. 26A, behind Gupta Oil Mill, Near Mohta Mill Road, Akola, Taluka & District Akola. **Owned by – M/s Om Acid & Chemical Industries through Prop. Mr. Pankaj Satish Rathi** having **boundaries as under: East-** Government Road, **West-** Morna River, **North-** Property of Mohd. Samiulla & others, **South-** Mandir & Property of Shri Gupta **Property ID - PUNB0082880016**	A) 19/08/2020 B) Rs.3,49,36,154.73 + further interest +Charges C) 18.12.2025 D)Physical	**A) Rs. 254.86 Lakh B) Rs 25.486 Lakh (17.07.2026) C) Rs. 1.00 Lakh**	**Date: 17.07.2026 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 **https://baanknet.com** on 17.07.2026 @ 11.00AM to 4.00PM.
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.pnb.bank.in. & https://baanknet.com**

Date : 26.06.2026 **Sd/-**
Place : Nashik **Mr. Sajil Kumar**
Chief Manager and Authorized Officer, Punjab National Bank, (Secured Creditor)

केनरा बैंक Canara Bank — ASSET RECOVERY MANAGEMENT (ARM) BRANCH

Plot No 32, First Floor, Corporation Colony, North Ambazari Road, Near to LAD Metro Station, Gandhi Nagar, Nagpur - 440010 (Maharashtra)
Email: cb6820@canarabank.com Phone – +91 9271071694

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) and 9 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 possession of which has been taken by the Authorised Officer of Canara Bank, will be sold on **"As is where is" "As is what is" and "Whatever there is"** condition on **21/07/2026 & 31/07/2026 & 18/08/2026 between 11.00 A.M. To 12.00 P.M.** for recovery of below mentioned dues of the Canara Bank, from respective borrower/guarantor mentioned below (There are no encumbrances to the knowledge of the Bank).

E-AUCTION DATE 21/07/2026 BETWEEN 11.00 A.M. TO 12.00 P.M. & EMD DATE 20/07/2026

Sr. No.	Name and Address of the Borrowers/ Gurantors	Described of Immovable Properties	Possession Symbolic/ Physical	Reserve Price (Rs.) / EMD (Rs.)	Amount O/s Liability (Rs.)	Bid Submission Date
1	**Mr Ankit Nagsen Patil Address1 :** House No. 1203, Near Buddha Vihar, Bhimsena Nagar, Dabha, Nagpur-440023 **Address 2 -** Flat No. 101, First Floor, "Cherry height" Plot No.19, Block N, Mouza Kachipet, NMC Ward no.73, Tah. & Dist. Nagpur.	**Schedule of property A** All the piece and parcel of Plot No. in block- N (as per regularization Letter & Property Card), N-19 (as per sale deed), containing by total admeasuring 1500.00 sqf (as per sale deed),139.2930 Sq.mtrs. (as per Regularization letter issued by the NIT) in Mahadeo nagar Gruh nirman Co-operative sanstha ltd., Sakkardara chowk Nagpur being a portion of the entire land bearing Survey/khasra no. 21/3 of Mouza- Kachimet,P.H.No.7, having MpLcorporaion house no. 1758/E/191 Sheet No. 12 & 28, City Survey no.21situated at Ward No. 73, Kachimet, Nagpur within in the limits of NMC & NIT, Nagpur tah. Dist. Nagpur and said plot of the land is bounded as under: On the East - Plot no. 18, On the West - Plot no.20, On the North - Plot No.10, On the South - 9.00 Mtr. wide Road. **Schedule of Property B Description of Flat/Apartment hereby sold:** All that proportionate undivided share and interest in the total land fully describe in the schedule of Property-A here in above,along with RCC Superstructure bearing Flat/Apartment No. 101 on First Floor of the building named and styled as "CHERRY HEIGHT" to be constructed on the aforesaid said piece of the land and apartment having build-up area of 43.189 Sq.Mtr. & Super built up area of 992.839 Sq.Ft.(92.237 Sq.Mtr.) along with casementary right appurtenant thereto having 25.00% undivided and proportionate share and in common area.	Symbolic	Rs. 51,39,000/- Rs. 5,13,900/-	Rs. 54,79,783.15 as on 22/06/2026 +interest applicable & other charges	On or before 20/07/2026 Till 5.00 P.M.

E-AUCTION DATE 31/07/2026 BETWEEN 11.00 A.M. TO 12.00 P.M. & EMD DATE 30/07/2026

Sr. No.	Name and Address of the Borrowers/ Gurantors	Described of Immovable Properties	Possession Symbolic/ Physical	Reserve Price (Rs.) / EMD (Rs.)	Amount O/s Liability (Rs.)	Bid Submission Date
2	1. **Borrower : M/s IHA Ply Industries Through Its Partners- Mrs. Meenakshi Prabhudas Patel 6 Mrs. Pooja Parag Patel Registered Office-** Plot no. 21-B,01d Bhandara Road, Behind Arotane Sunmica, Near Lakadganj Police Stataion, Satranjipura, Nagpur, Maharashtra-440008 **Factory Address-** Plot No.X-1/1, Mandhal road, Kuhi Mini Industrial Area, MIDC Kuhi, Taluka-Kuhi, Nagpur, Maharashtra-441202 2. **Partner 6 Guarantor : 1. Mrs. Meenakshi Prabhudas Patel 2. Mrs Pooja Parag Patel Address :** Plot No. 21.B, Bhandara Road, Shatranjipura, Bhandewadi, Bagadganj, Near Lakadganj Police Station, Nagpur , Maharashtra-440008 3. **Guarantor : 1. Mr. Damodhar Khemjibhai Patel, Address-** Ward No.1, Chindwada Road, Saw Mill, Near New Kandi, Nagpur, Maharashtra-441111 **2. Mr. Parag Prabhudas Patel, Address-** 404,Ankur Apartment,Satnami Nagar, Lakadganj, Nagpur, Maharashtra-440008 **3. Mr. Prabhudas Karsanbhai Patel S/0 Karsanbhai Patel, Address :** 21 B, 01d Bhandara Road, Lakadganj, Bhandewadi, Near Lakadganj Police Station, Nagpur, Maharashtra-440008.	**Property 1 :** All that piece 6 parcel of Leasehold land and building known as commercial **Plot No. X-1/1** in the Kuhi Mini Industrial Area, MIDC within the village limits of Kuhi and outside the limits of Kuhi Grampanchayat/ Municipal Council/Corporation Taluka Kuhi, Dist-Nagpur containing by admeasurements 5093.00 sqm. THE **above property is bounded as follows : East** - 10 MTR. R/W, **West** - PLOT NO. X-1/2, **North** - Kuhi-Ambhora State Road, **South** - PLOT NO A-33. **NAME OF PROPERTY OWNER- M/s IHA PLY INDUSTRIES Through its partners : 1.Smt Meenakshi Prabhudas Patel 2.Smt. Pooja Parag Patel.** **Property 2 :** All that piece 6 parcel of Leasehold N.A Land 6 Building (Saw mill Shed) at **Plot No. 114**, admeasuring about 952.20 sqm ie. About 10249 sq.ft. situated in the scheme known as "Umiya Audhyogik Sahakari Vasahat" being the portion of land out of entire area of scheme admeasuring about 59,500 Sq.Mtrs. ie. 640220 Sq.ft. bearing survey No. 57/1,57/2,57/3 & 57/4 in all admeasuring about 6.95 Hectors, Mouza- Kapsi (Khurd),P.H. No. 35, near Somalwar high School,Tahsil & District- Nagpur. **(Lease Period from 01-04-1996 to 31-03-2026). The above property is bounded as follows : East** - Plot No 115, **West** - Plot No 113, **North** - Layout Road, **South** - Layout Road. **NAME OF PROPERTY OWNER-** Mr. Damodhar Khemjibhai Patel.	Symbolic	Rs. 1,52,52,000/- Rs. 15,25,200/- Rs. 1,16,62,000/- Rs. 11,66,200/-	Rs. 2,71,31,193.01 as on 31/05/2026 +Interest applicable & other charges	On or before 30/07/2026 Till 5.00 P.M.

E-AUCTION DATE 18/08/2026 BETWEEN 11.00 A.M. TO 12.00 P.M. & EMD DATE 17/08/2026

Sr. No.	Name and Address of the Borrowers/ Gurantors	Described of Immovable Properties	Possession Symbolic/ Physical	Reserve Price (Rs.) / EMD (Rs.)	Amount O/s Liability (Rs.)	Bid Submission Date
3	1. **Borrower : M/s Shrishay Multiprojects Private Limited Through Its Directors : 1. Shri Rajeev Kumar Singh, 2. Smt. Arpana Singh, 3. Smt. Namrata Prashant Deotale. A. Smt. Vaishali Rahul Bachewar REGD. ADDRESS :** Flat No. 602, Pitruaibhav Apartment No 17, N A Road, Nagpur, Maharashtra – 440010. **ALSO AT, Business/Shop Location:** Khasra No. 80/3, Village Mandayborad Tah. Hingna, Nagpur, Maharashtra – 441110. 2. **DIRECTOR / GUARANTOR.** 1. **Shri Rajeev Kumar Singh ,** Flat No 203, 2nd Floor Shree Sai Taj Palace, Zenda Chowk Opp. Hanuman Mandir Prem Nagar, Nagpur, Maharashtra – 440012. 2. **Smt. Arpana Singh W/o Rajeev Kumar Singh, Address :** Plot No 79 B, Tapovan Complex Jaiprakash Nagar, S B I Somalwada Khamla, Nagpur, Maharashtra – 440025. ALSO AT, D/3 Nalabar Block Sri Krishna Udhyan Complex, Road No-15, Jawahar Nagar Azadnagar East Singhbhum Jharkhand – 832110 3. **Smt. Namrata Prashant Deotale W/o Prashant Deotale Address :** Plot No 79 B, Tapovan Complex Jaiprakash Nagar, S B I Somalwada Khamla, Nagpur, Maharashtra – 440025. 4. **Smt. Vaishali Rahul Bachewar W/o Rahul Bachewar, Address :** Flat No. 22, Poornima Hsg Soc, 63 A Sir Pochkhanwala Road, Near Traffic H.q., Worli, Mumbai City Mumbai, Maharashtra – 400030. 3. **GUARANTOR :** 1. **Shri Prashant Vidyadhar Deotale, Address :** Plot No. 9/A Deotale Layout Ambazari Road, Opp. Ambazari Garden Shankar Nagar, Nagpur Maharashtra-440010. 2. **Shri Rahul Ramrao Bachewar, Addresss :** Flat No. 22, Poornima Hsg Soc, 63 A Sir Pochkhanawala Road, Near Traffic H.q., Worli, Mumbai City Mumbai, Maharashtra – 400030.	All that Superstructure comprising Flat No. 70/002, on the Ground floor in the building known and styled as "PRABHSHANTI APARTMENTS", being a portion of Kh. No. 6/1, & 18/1, P.H. No. 44, bearing Proportion Nos. 2152/7B/B, Ward No. 75, Sheet No. 251, & 251/27 City Survey No. 107/1, Mouza Somalwada Situated At TAPOWAN COMPLEX Jaiprakash Nagar, Nagpur Tahsil & District Nagpur, admeasuring neasrly 43.00 Sq. Mtrs. (or 462.85 Sq. Fes.), built up area, Together with proportionate undivided share in land, within the jurisdiction of Nagpur Improvement Trust, and Nagpur Municipal Corporation, & **the same is bounded as under: To the East :** Somalwada; **To the West :** 10.00 Ft Road; **To the North :** Sadanwada; **To the South :** 10.00 Ft Road. **Name of Title Holder- Shri Prashant Vidyadhar Deotale.**	Symbolic	Rs. 32,41,000/- Rs. 3,24,100/-	Rs. 82,72,593.72 as on 31/05/2026 +Interest applicable & other charges	On or before 17/08/2026 Till 5.00 P.M.

For detailed terms and conditions of the sale please refer the Service provider Baanknet (M/s PSB Alliance Pvt. Ltd). (Contact No. 7046612345/ 6354910172/ 8291220220/ 9892219848/ 8150205051, Email: support.BANKNET@psballiance.com/support.ebkray@procure247.com). or may contact Chief Manager ARM Branch Nagpur of Canara Bank- (Contact No. 9271071694) during office hours on any working day.

Date:25/06/2026 **Authorized Officer**
Place: Nagpur **Canara Bank**

KOTAK MAHINDRA BANK LIMITED

Registered Office: - 27 BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai -400 051. Corporate identity No. L65110MH1985PLC038137).

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 Mortgager (s), that the below described immovable property mortgaged / charged to Kotak Mahindra Bank Limited ("Secured Creditor"), the Physical Possession of which has been taken by the Authorized Officer of the Secured Creditor on **22.06.2023,** 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 21-07-2026,** for recovery of **Rs. 85,50,141/- as on 24-04-2026** 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, from the Borrower / Mortgagor/s / Guarantor/s namely **(1) M/s. Sahil Creation. (Co-Borrower), (2) Mrs. Kanchan Sunil Zamnani (Co-Borrower) in respect of loans granted to M/s. Sahil Creation.** The details / description of Immovable Property put up for auction, the Reserve Price, the Earnest Money Deposit and the Auction Schedule are mentioned below:

Name of the Mortgagor/s	Details Of Immovable Property put for E – Auction	Last date for submission of online bid	Date & Time of E-Auction	Reserve Price (INR)
Mr. Sunil Kanahyalal Zamnani	Shop No 45 & 46, admeasuring 1448.27 sq. foot (134.59 sq meter), GF Plus Mezz, Busyland Complex Property No 2802, Field Survey No 442 By 1A,1B,1C, 442 By 2, Ward No 3, H.NO 3085, Mouja Nandgaonpeth Bhag 2, Amravati Nagpur Road N.H. No. 06, Amravati, Maharashtra -444901, along with undivided share in said plot/house/shop block, which is bounded toward as :- EAST:- Shop No. F- 47, WEST:- Shop No. F- 44, North:- Shop No. F- 42, South:- Complex Road.	**20-07-2026 till 5.00 P.M.**	**21-07-2026 between 01.00 P.M. to 02:00 P.M.**	**Rs.35,00,000/-** **Earnest Money Deposit (EMD)** **Rs.3,50,000/-**

The undersigned may at his absolute discretion and on request from the prospective buyers, arrange for inspection of the said property on 09-07-2026 between 03:30 pm to 04:30 pm through his authorized representative/agent.

Important Terms and Conditions:
1)The E – Auction shall be conducted only through "Online Electronic Bidding" through website **https://www.bankeauctions.com/** on **21-07-2026 from 01.00 P.M. to 02.00 P.M.** with unlimited extensions of 5 minutes duration each. 2)For details about E-Auction, the intending bidders may contact **M/s. C1 India Pvt. Ltd through Mr. Dharani 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.bankeauctions.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.bankeauctions.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 of the Bidder/s on the portal **https://www.bankeauctions.com/** on or before **20-07-2026 up to 05.00 p.m.** 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 favor of Kotak Mahindra Bank Ltd. **on or before 20-07-2026 up to 05:00 p.m.** 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 extend 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 50,000.00 (Rupees Fifty Thousand 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 the 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 Rules, 2002, in respect of the property and the defaulting bidder. 14)On receipt of the entire sale consideration within the stipulated period as 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 30 (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, without interest and in case the bids are rejected, Authorized Officer can negotiate with any of the bidders or other parties for sale of the property by private treaty. 18)In an event of failure of the E – Auction Sale for the want of bids or otherwise or for any other reason, the Authorised 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 later stage. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorized Officer / Secured Creditor, but the Authorized Officer / Secured Creditor shall not be answerable for any error, misstatement or omission in this proclamation. 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 in respect of property mentioned. 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 outgoings 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 sale) 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-IA 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 Property in the name of **Mr. Sunil Kanahyalal Zamnani (having PAN AAIPZ1775H),** 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" & "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 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 disruption due to internet failure, 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) / Mortgager(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 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: 28/06/2026 **Sd/- Kotak Mahindra bank Ltd., Authorized Officer**

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