

**नगरपरिषद कार्यालय, धामणगांव रेल्वे,
जि. अमरावती**

जाहीर सूचना (दुसरी वेळ)

नगरपरिषद कार्यालय धामणगाव रेल्वे, जि. अमरावती अंतर्गत धामणगाव शहराच्या हद्दीतील मालमत्ताचे चुर्तुथ वार्षिक कर आकारणी करिता ई-निविदा www.mahatender.gov.in या संकेतस्थळावर प्रसिद्ध करण्यात आली आहे.

निविदा दि. ३०/०६/२०२६ सकाळी ११:०० पासून ते दि. १३/०७/२०२६ रोजी सायं ४:०० वाजे पर्यंत संकेतस्थळावर सादर करता येतील. Online पद्धतीने सादर केलेल्या निविदा शक्य झाल्यास दि. १४/०७/२०२६ रोजी सायं ४:०० वाजता उघडण्यात येतील, निविदा संबंधित सर्व अटी-शर्ती www.mahatender.gov.in या संकेतस्थळावर तसेच न.प. कार्यालयात कार्यालयीन वेळेत पहावयास मिळतील.

स्वा
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A stylized illustration of a person in a suit running towards the right, carrying a briefcase. The person is depicted in a dynamic, forward-leaning pose, suggesting speed and progress. The illustration is in a simple, bold line-art style.

	U GRO Capital Limited Registered Office Address: B-17, Fourth Floor, Art Guild House, Phoenix Market City, Kurla (West), Mumbai- 400070
DEMAND NOTICE	
UNDER THE PROVISIONS OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("THE ACT") AND THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002, ("THE RULES")	
The undersigned being the authorised officer of UGRO Capital Limited under the Act and in exercise of the powers conferred under Section 13(2) of the Act, read with the Rule 3, issued Demand Notice(s) under Section 13(2) of the Act calling upon the following borrower(s) to repay the amount mentioned in the respective notice(s) within 60 days from the date of receipt of the said notice. The undersigned reasonably believes that the borrower(s) are avoiding the service of the demand notice(s), therefore the service of the demand notice is being effected by affixation and publication as per the Rules. The contents of the demand notice(s) are extracted here below:	
Sl.No.	Name of the Borrower(s) Demand Notice Date and Amount
1	1) KASIM FRESH CHIKEN SHOP 2) KASIMKHAN HANIFKHAN KHAN 3) NILOFAR KASIM KHAN NILAN - UGWHM00000084549 Demand Notice date: 20-Jun-2026 Notice Amount: 20,39,982.00/- (Rupees Twenty Lakh Thirty-Nine Thousand Nine Hundred Eighty-Two Only) As on 20/06/2026
DESCRIPTION OF SECURED ASSET(S):- All that part and parcel of immovable property bearing Mouza. Satoda, Mouza No. 139, P. H. No. 22, Survey No. Old 30 & New 34, Plot No.39 Portion Olgeasem Side Part, House No.2048 Latest Assessment Copy And Tax Receipt House No. 3182, Ward No. 5, Tah & Dist. Wardha. 442001, And having area 75.00 Sq. Mtr. ad measuring 807.00 Sq.ft., Construction area 1614 Sq. Ft and bounded by: North- Layout Road, South-Plot No. 22, East-Plot No. 40, West-Remaining Plot Of Owner.	
The borrower(s) are hereby advised to comply with the demand notice(s) and pay the demand amount mentioned therein and hereinabove within 60 days from the date of this publication together with applicable interest, late payment penalty, bounce charges, cost and expenses etc. till the date of realization of the payment. The borrower(s) may note that UGRO Capital Limited is a Secured Creditor and the loan facility availed by the borrower(s) is a secured debt against the immovable property(ies) being the secured asset(s) mortgaged by the borrower(s) with UGRO Capital Limited.	
In the event, the borrower(s) are failed to discharge their liabilities in full within the stipulated time, UGRO Capital Limited shall be entitled to exercise all the rights under Section 13(4) of the Act to take possession of the Secured Asset(s) including but not limited to transfer the same by way of sale or by invoking any other remedy available under the Act and the Rules thereunder in order to realize the dues in the loan account of the borrower(s). UGRO Capital Limited is also empowered to ATTACH AND/OR SEAL the Secured Asset(s) before enforcing the right to sale or transfer. Subsequent to the sale of the Secured Asset(s), UGRO Capital Limited also has a right to initiate separate legal proceedings to recover the balance dues, in case the value of the Secured Asset(s) is insufficient to cover the dues payable by the borrower(s) to UGRO Capital Limited. This remedy is in addition and independent of all other remedies available to UGRO Capital Limited under any other law.	
The attention of the borrower(s) is invited to Section 13(8) of the Act in respect of time available, to redeem the Secured Asset(s) and further to Section 13(13) of the Act, whereby the borrower(s) are restrained/prohibited from disposing or dealing with the Secured Asset(s) or transferring the same by way of sale, lease or otherwise (other than in ordinary course of business) any of the Secured Asset(s) without prior written consent from UGRO Capital Limited and non-compliance of the above is an offence punishable under Section 29 of the Act. The copy of the demand notice(s) is available with the undersigned and the borrower(s) may, if they so desire, collect the same from the undersigned.	
Sd/- (Authorized Officer)	
Date: 01/07/2026 Place: MAHARASHTRA For UGRO Capital Limited, authorised officer, ugrocapital@gmail.com	

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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 be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS

Date of E-Auction: 17.07.2026 (Last date of deposit of EMD: 16.07.2026)

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 172/1, 172/3 & 31/5 with undivided to the extent of 50.625 Sq mtrs in the land of Mouza Ballarpur Near Gurunak public School, Bamni 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 + intt & other charges w.e.f. 01/01/2020 (C) 09/03/2022 (d) SYMBOLIC	(a) Rs. 21,01,000.00/- (b) Rs. 2,10,100/- (c) Rs. 10,000/-	Date: 17.07.2026 Time: 11:00 am to 4:00 pm
2.	MIDC, Nagpur Shri. Jagan Supndhan Gadge (Borrower), Smt Shushila Jagan Gadge (Guarantor)	The Undivided 0.009444% 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-8, 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, Bhupapan 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/W2/04) with in the limits of Tah Hingina 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 intt & other charges (c) 21/04/2025 (d) SYMBOLIC	(a) Rs.15,00,000.00/- (b) Rs.1,50,000.00/- (c) Rs. 10,000/-	Date: 17.07.2026 Time: 11:00 am to 4:00 pm
3.	Borgaon (Dist Amravati) Shri Dhiraj Suresh Rao Bobade (Borrower & Mortgagor)	All that Piece and Parcel of land and building bearing Residential House on Plot No 30 admeasuring 1550.00 sq ft, Mouza Parsodi, Survey No 76/1, in the layout of Yashodadevi Nagar, Tah Dhamangaon Railway District Amravati, in the name of Shri Dhiraj Suresh Rao Bobade . Boundaries-East-Plot No 38, West-Road, North-Plot No 29, South-Plot No 21.	(a) 31/01/2025 (b) Rs. 6,80,447.22 as on 28.01.2025 + intt & other charges, (c) 18/06/2025 (d) SYMBOLIC	(a) Rs. 20,79,000.00/- (b) Rs.2,07,900.00/- (c) Rs. 10,000/-	Date: 17.07.2026 Time: 11:00 am to 4:00 pm
4.	Kamla Nehru, Nagpur Sh. Shekharsingh Subhashsingh Pawar (Borrower / Mortgagor) Smt. Darshana Shekharsingh Pawar (Co-Borrower / Mortgagor)	All that piece & parcel of land & building i.e. Residential House bearing Plot No 37, containing by admeasurement 136.00 Sq Mtrs (1464 Sq Ft) being a portion of entire land bearing Gat No 253/38 of Mouza Parsodi in Tehsil & Dist Bhandara. Bounded as - East: 9 Mtrs wide road, West: Plot No 34, North: Plot No 38, South: Plot No 36. Owner-Sh. Shekharsingh Pawar & Smt. Darshana Pawar	(a) 09/12/2024 (b) Rs.16,40,584.25 as on 30/11/2024 + intt & other charges w.e.f. 01/12/2024 (c) 10/03/2025 (d) SYMBOLIC	(a) Rs. 23,19,000.00/- (b) Rs.2,31,900.00/- (c) Rs. 10,000/-	Date: 17.07.2026 Time: 11:00 am to 4:00 pm
5.	Achalpur, Amravati M/s Kale Ash Bricks Industries (Borrower) Shri. Santulal Ganesh kale (Proprietor) Mrs. Kalpana Uttamrao Ghom (Guarantor & Mortgagor) Mr. Uttam Vinayakrao Ghom (Guarantor) Mr. Ganesh Bhaiya Kale (Guarantor)	All that piece and parcel of Property i.e land & Standing Structure of Residential House No. 943, on Nazul Sheet No. 3, Plot No. 212, Measuring 203.10 Sq. Mtr. (2185.35 Sq Ft) "A" Tenure, situated at Mouza- Kandali, Tq- Achalpur, Dist. Amravati in the Name of Mrs. Kalpana Uttamrao Ghom . Bounded as Under: East- House of Mr. Ramdas V Rawarkar, West- Govt. Road, North- House of Mr. Vasantrao Ganorkar, South- Open Plot of Mr. Ashok Mehare.	(a) 17/01/2024 (b) Rs.39,83,255.30 as on 31/12/2023 + intt & Other Charges W.e.f. 01/01/2024 (c) 02/05/2024 (d) SYMBOLIC	(a) Rs. 11,91,000.00/- (b) Rs.1,19,100/- (c) Rs. 10,000/-	Date: 17.07.2026 Time: 11:00 am to 4:00 pm
6.	Branch: Lakadganj, Nagpur Shri. Sebastian S/o Milon Muttahil Thampy (Borrower/ Mortgagor) Address: Flat No. 301, Vaishali Apartment, Plot No. 98, Jai Durga Layout, Godhani Road, Zingabai Takli, Nagpur- 440030	The undivided 16.66% share and interest in all that piece and parcel of land bearing Plot No. 98 out of the layout of Jai Durga Co-operative Housing Society, Nagpur, Containing by admeasurement 3032.76 Sq.Ft (281.75 Sq. Mtr) being a portion of entire land bearing Kh. No. 30/1 and 30/2 of Mouza- Zingabai Takli, PH No. 11, bearing Corporation House No. 525/98, city survey No. 36, Sheet No. 33, together with the entire R.C.C superstructure comprising Apartment No. 301, covering a super built-up area of 83.61 Sq. Mtrs, along with Garden/Terrace area of 66.42 Sq. mtr on the Third Floor of a Building constructed thereon and known and Styled as "Vaishali Apartments" situated at Zingabai Takali, Nagpur, within the limits of the Nagpur Municipal Corporation ward No. 61, Tahsil & Dist. Nagpur. Bounded as Under: East: Plot No. 74, West: 7.50 Mtrs wide road, North: Kh. No. 28, South: Plot No.97. Owner: Smt. Elsaamma W/o M. M. Thampy	A) 06/07/2024 (b) Rs. 15,47,579.24 + further interest & Other Charges w.e.f. 01.07.2024 (c) 30.09.2024 (d) SYMBOLIC	(a) Rs. 26,00,000/- (b) Rs. 2,60,000/- (c) Rs. 10,000/-	Date: 17.07.2026 Time: 11:00 am to 4:00 pm

Details of the encumbrances known to the secured creditors – Not known

TERMS AND CONDITIONS OF E-AUCTION SALE

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 auction sale will be "online through e-auction" portal <https://baanknet.com/>
2. The intending Bidders/ Purchasers are requested to register on portal (<https://baanknet.com>) using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/ Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet by **16.07.2026** before the e-Auction Date and time in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction.
3. Platform (<https://baanknet.com/>) for e-Auction will be provided by e-Auction service provider **M/S PSB Alliance** having its **Registered office at 4th Floor, Metro House, Mahatma Gandhi Road, Dhoobi Talao, Near New Marine Lines, Mumbai 400020 (Support Number: 8291220220)**. The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <https://baanknet.com/> This Service Provider will also provide online demonstration/ training on e-Auction on the portal.
4. For details General Terms and Conditions of Sale is available / published in the following **websites/ webpage portal**.
(a) <https://baanknet.com>, (b) www.pbnindia.in
5. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction portal (<https://baanknet.com>).
6. 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.
7. The properties are being sold on **"AS IS WHERE IS BASIS"** and **"AS IS WHAT IS BASIS"** and **"WHATEVER THERE IS BASIS"**.
8. Further any statutory dues of Central Govt/ State Govt/ Any other statutory body shall be paid by the Purchaser of IP. Bank will Not bear any types of dues Past/Present/Future.

STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

Sd/- Authorized Officer Punjab National Bank Secured Creditor