

IDBI BANK
CIN:L65190MH2004G0148838

Stal Bank Ltd., Retail Recovery, 1st Floor, Salasar Prestige, Plot No.-1/A, Off WHC Road, Dharampeth, Nagpur – 440010, Maharashtra

SALE NOTICE

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES APPENDIX IV-A (See proviso to Rule 8(6)/9(1))

E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Mortgage 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 Borrower(s) Mortgage (s) and Guarantor(s) that the below described immovable property mortgaged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of IDBI Bank Ltd., Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on dates specified below for recovery of dues (Specified below) to IDBI Bank Ltd., Secured Creditor from Below Borrowers / Guarantors / Mortgagees as indicated against each case respectively. The reserve price and earnest money deposit will be as under:

Borrower / Mortgagee / Guarantor Details	Property Description	Demand Notice Date & Amount	Reserve Price & EMD	Date of inspection
M/s. Javed Traders- Borrower, Shri Javed Noorali Panjwani - Prop and Mortgagee, Shri Noorali Panjwani - Guarantor and Mortgagee, Shri Sohail Lalani - Guarantor, Shri Abdulbhai Habibbhai Panjwani (Demised) having Legal Heirs as below Shri. Abdulaziz Abdulbhai Panjwani, Mrs. Salma Jalaluddin Vastani, Mrs. Lalita Nasruddin Charamiya, Mrs. Saida Madadali Lalani, Mrs. Noorbanu Sadruddin Lalani, Shri Noorali Abdulbhai Panjwani	Lot1:- All the piece and parcel of land comprised in and forming part of NA land bearing City Survey No. 114/1, Area 0.05 HR (500 Sq.M.) out of 0.51 HR & building constructed thereon, situated at Mouza Kurkhed within the limits of Registration sub-district, Armorei and Taluka Armorei, District Gadchiroli-441208, Maharashtra, India which is bounded as follows: On the East by: BSNL Office Kurkhed, On the West by: Shiram Nagar, On the South by: Tank, On the North by: Remaining Land of Survey No. 114/1 Together with all and singular the structures and erections thereon, both present and future Lot2:- All that piece and parcel of Land & Building situated at City Survey no. 1579, property No. 2029, Sheet No. 21.14, ward No. 03, B.M. No. 09, P.H. No. 17 Situated at Mouza Armorei, within the limits of Gram Panchayat, Taluka Armorei, District: Gadchiroli- 441208, in the state of Maharashtra which is bounded as follows: On the East by: Gram Panchayat Road, On the West by: Agri land of Shri. Sapate, On the South by: House of Wasudeo Lanjewar, On the North by: House of Chintuji Devikar. Together with all and singular the structures and erections thereon, both present and future.	Demand Notice Date 19.04.2023 Demand Notice Published in News Paper on 11.05.2023 Notice Amount Rs. 56,41,235/-	Reserve price : Rs. 23.55 Lakh EMD: Rs. 2.40 Lakh Reserve Price: Rs. 62.15 Lakh EMD: Rs. 6.25 Lakh	Being open Plot, Interested Parties can inspect the property at their own cost anytime. Inspection Date : 14.07.2026 Time : 11.00 AM to 2.00 PM at own cost

Details of Auction: Sale of Bid / Tender Document From 02.07.2026 to 21.07.2026 Last Date for Submitting Bid Document 21.07.2026 up-to 4 PM

Date & Time of Auction : Date of Auction 23.07.2026 Time of Auction 11.00 am -01.00 pm

1. For detailed terms and conditions of the sale, please refer to the link provided in www.bankauctiontender.com and IDBI Bank's website i.e. www.idbibank.in For any clarification, the interested parties may contact Shri Durgeshkumar Shahu (e-mail) durgeshkumar.shahu@idbi.co.in, Mob – 8956085039 or Vaishali Jambhulkar (e-mail) vaishali.jambhulkar@idbi.co.in, Mob – 8856051967, or Shri Manoj Ubale (e-mail) – manoj.ubale@idbi.co.in, phone – 0712-6659111.

2. For e-auction support, please contact Miss. B.M.Sushmitha, Mobile No.8951944383, Landline-080-40482100 Email id: sushmitha.b@antaressystems.com and also to Mrs. Pooja M Contact No.9686196751 Email id: pooja.m@antaressystems.com

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6)/9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Borrower / Guarantors / Mortgagees are hereby given this notice under rule 8(6)/9(1) of SARAESI Act 2002, to pay the outstanding amount as indicated above, together with further interest, charges and costs thereafter within 15 days from the date of this notice, failing to which the E-Auction of the secured assets shall take place.

Dated: 01.07.2026
Place: Gadchiroli / Nagpur

Authorized Officer,
IDBI Bank Ltd



HDFC BANK

HDFC BANK LIMITED

Registered Office: HDFC Bank House, Senapati Bapat Marg,
Lower parel (West), Mumbai - 400013

Branch Office: HDFC Bank Ltd., Near Sai Nagar Bus Stop, Badnera Road, Sai Nagar, Amravati 446007

POSSESSION NOTICE

(As per U/s 13 (4) of Act read with rule 8 of the Security Interest Enforcement Rules, 2002).

Whereas, the undersigned being the Authorized Officer of the **HDFC Bank Ltd.**, rep by its Authorized Officer having office at HDFC Bank Ltd., Rural Banking Group, 2nd Floor, Zenith House, Keshavnagar Khyade Marg, Mahalakshmi, Mumbai - 400034 under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest 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 **19/09/2023** calling upon the borrower **PRAVINKUMAR BHUJANGRAO SHERKAR and others, having Loan A/c No. 50200088158467** to repay the amount mentioned in the notice being of **Rs.19,85,583.74/- (Rupees Nineteen lakh eighty five thousand five hundred eighty three rupees and seventy four paise only)** with future interest, default charges, costs etc. within 60 days from the receiving date of the said notice.

The borrower having failed to repay the said amount, demanded hence notice is hereby given to the borrower and the public in general that the undersigned has taken **Physical Possession** of the property on **DT. 29/06/2026** described herein below in exercise of powers conferred on him/her under Sec 13 (4) and 14 of the said Act read with rule 8 of the said Rules and as per the Order of Hon'ble 8th Jt. Civil Judge (Sr.Dn.), Amravati in Other Misc. Cr. Appln. No. 567/2026 on dated 16/05/2026.

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of the **M/s HDFC BANK LTD.**, for an amount of **Rs.19,85,583.74/- (Rupees Nineteen lakh eighty five thousand five hundred eighty three rupees and seventy four paise only)** applicable future interest, default charges, costs thereon.

Schedule of Immovable Property

Security: A Registered Mortgage of Urban Property belonging to **Mr.Pravinkumar Bhujangrao Sherkar;** (Mortgage Deed No.2970/2023) dated 30-10-2023 Registered in Sub - Registrar Anjanagao Surji, Dist. Amravati.

All that the piece and parcel of Property Shop No.10, Area 16.72 Sq. Mtr. i.e 180 Sq.Ft. M.C. Malmatta No.08001463 (8-1444) in Plot No. 4/1 Sheet No.9 B, Ward no.8, situated at Anjanagao Surji, Tq. Anjanagao Surji Dist. Amravati - 444705.

Having following four boundaries:- East - Shop No.26, West - Road, North - Main Road, South - Open Space.

Sr. No.	Name of Owner	Address of property	Area
1.	Pravinkumar Bhujangrao Sherkar	Shop No.10, Area 16.72 Sq. Mtr. i.e 180 Sq.Ft. M.C. Malmatta No.08001463 (8-1444) in Plot No. 4/1 Sheet No.9 B, Ward no.8, situated at Anjanagao Surji, Tq. Anjanagao Surji Dist. Amravati - 444705	Total area of property 16.72 Sq. Mtr. i.e 180 Sq.Ft.

For HDFC Bank Ltd.

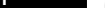
Prashant Gajanan Deotula Authorized Officer

Mod.No. 9420707885.

Date: 29/06/2026

Place: Anjanagao Surji, Amravati - Maharashtra

 बैंक ऑफ महाराष्ट्र Bank of Maharashtra शाखा कार्यालय नागपुर एक परिवर्तन काल के	नागपुर अंचल / Nagpur Zone "महाबैंक भवन", सिताबर्डी, नागपुर-४४००१२ "Mahabank Bhavan", Sitabuldi, Nagpur - 440012 टेलीफोन / Telephone: 0712-2545020/21/29 ई-मेल / E-mail: cmrecovery_nag@mahabank.co.in;				
Sale notice for sale of immovable properties (Appendix - IV -A)					
E-Auction Sale Notice for Sale of Immoveable 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 properties mortgaged/charged to the Bank of Maharashtra, the possession of which have been taken by the Authorised Officer of Bank of Maharashtra, will be sold on "As is where is", "As is what is", and "Whatever there is" on 15/07/2026 for recovery of the balance due to the Bank of Maharashtra from the Borrower (s) and Guarantor/s as mentioned in the table. Details of the Borrower/s and Guarantor/s, amount due, Short description of the immovable property and encumbrances known thereon, possession type, reserve price and the earnest money deposit are also given as under –					
Sr. No.	Name of Borrower	Name of Guarantor	Amount Due	Short description of the Immoveable property with known encumbrances	Reserve Price/ Earnest Money Deposit
1.	Branch: Tumsar Borrowers 1. Ms. Anjali Prashant Raut 2. Mr. Prashant Shalikram Raut Both At: SKY Heights Apartments, Apartment No.402, 4th Floor, Plot No. 13& 14, Khat Road, Santaji Road, Gram Panchayat Khokarla, Tah Dist. Bhandara	NA	Rs.1775099.0 plus Unapplied Interest Rs.290638.70 i.e Total Dues of Rs.2065738.00 plus other charges at applicable ROI w.e.f. 08/05/2026	All that entire residential apartment No.402, 4th floor, SKY Heights Apartments, Plot No. 13& 14, having buildup area 62.625 sq mtrs, parking Area 18.580 Sq mtrs., super build up area 116.128 sq mtrs, carpet area 79.432 Sq mtrs along with 11.593% undivided share, within Limits of Grampanchayat Khokarla, Panchayat Samiti, Zilla Pardishad Bhandara, Mouza Khokarla, PH No.12, Khasra No.168/3/14 (oldkhaskara No.168), Ganga Nagar, Bhojpur Canal Road, Tah & Dist. Bhandara. Bounded, as Towards East-Plot No.2 & 1, Towards West -Layout Road, Towards North -Layout Road, Towards South-Plot No.12 (Physical Possession) KNOWN ENCUMBRANCE NA	Reserve Price Rs.19,76,000.00(Rupees Nineteen Lakhs Seventy Six Thousand Only) Earnest Money Deposit Rs.1,97,600.00 (Rupees One Lakh Ninety-Seven Thousand Six Hundred Only)
2.	Branch: Hudkeshwar Borrowers 1. Ms. Manisha Satish Meshram 2. Mr. Satish Hansraj Meshram Both R/o. residing at Khamlia Road, Nr. Budh Vihar, Sonagadh Nagpur, Nagpur, 440025	NA	Rs. 19,67,559.00 (Rupees Nineteen Lakhs Sixty Seven Thousand Five Hundred Fifty Nine only) plus other charges at applicable ROI w.e.f. 25/05/2026	All that the R.C.C. Superstructure comprising Residential Apartment/Flat No. 204, covering a Carpet area 43.17 Sq. Mtrs. on the second floor, or in Building to be known as Orchid - 4. Wing A, out of the Complex to be collectively known and styled "Green City-3", together with 0.413% undivided share and interest in all that piece and parcel of land bearing Khasra No. 33/1, 33/2/1, containing by admeasuring 8120.96 Sq. Mtrs. P.H. No. 42, of MOUZA- Gausi Manapur within the limits of in Tahsil Nagpur (Rural) and District Nagpur and said property is bounded as under. - On The North - Kh. No. 42, On The East - 18.00 Mtrs. Wide Road, On The West - Balance Portion of Kh. No. 33/1, 33/2 On The South - 12.00 Mtrs. Wide Road Apartment No. 204 bounded as under:- North - Stairs & Lobby, East - Flat No. 301; West - Open Space; South - Open Space Together with buildings and structures constructed to be constructed thereon and all furniture and fixtures standing lying or being thereon.	Reserve Price Rs.18,42,300.00(Rupees Eighteen Lakhs Forty-Two Thousand Three Hundred Only) Earnest Money Deposit Rs.1,84,230.00 (Rupees One Lakh Eighty Four Thousand Two Hundred and Thirty Only)
Note: as above. Interested bidders may enquire independently regarding same. For detailed terms and conditions of the sale, please refer to the link https://bankofmaharashtra.in/asset-for-sales-search provided in the Bank's website and also on PSB Alliance Banknet portal https://baanknet.com/eauction-psb/home Possession Type: as above; Bid increase Amount Rs.25,000/- (Rupee Five Twenty-Five Thousand Only) Date & time of E-auction- 15/07/2026, From 11.00 a.m. to 03.00 p.m. The last date for submission of online bid form 14/07/2026 upto 04.00PM Date & Time for inspecting the property 06/07/2026 between 11.00 a.m. to 4.00 p.m. with prior appointment. Payment Details:- Successful bidder shall have to deposit 25% (Twenty Five percent) of the bid amount, less EMD amount deposited on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction. (1) Auction sale/bidding would be only "Online Electronic Bidding" process. (2) This publication notice is also Thirty (30) days' statutory notice under SARAESI Act to the above mentioned categories' borrowers/guarantors/mortgagors. (3) For additional information please contact on 0712-2545021/ 9425864342/ 8384893938 /9834143830; e-mail: cmrecovery_nag@bankofmaharashtra.bank.in. (4) This notice is also being published in vernacular language. The English version shall be final if any question of interpretation arises.					
Date: 29/06/2026, Place: Nagpur (Kaishash Ahirwar), Authorised Officer					

 बैंक ऑफ महाराष्ट्र Bank of Maharashtra भारत सरकार का उद्यम एक परिवार एक बैंक प्रधान कार्यालय : कोल्हापुर, 1501, सिविलीन रोड, पुणे - 411005. H. O. : Lokmangal, 1501, Shivajinagar, Pune - 411005.	Zonal Office, Amravati Corporate Office: Montclair, 134/1, Baner- Pashan Link Road, Pashan, Pune 411021 Zonal Office: Doorsanchar Bhavan, BSNL Office, Shyam Chowk, Amravati 444601 Email: pln_ama@bankofmaharashtra.bank.in Phone no – 0721-2671452 www.bankofmaharashtra.bank.in	
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POSSESSION NOTICE (Rule -8(1) For Immovable Property)				
WHEREAS, the undersigned being the Authorized Officer of Bank of Maharashtra under the Securitisation and Reconstruction of Financial Assets and Enforcement 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 a Demand Notice dated mentioned on below column calling upon the Borrowers 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 notice was sent by Regd post AD/Speed Post. 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 Symbolic Possession of the property described herein below in exercise of powers conferred on him/her under section 13 (4) of the said SARFAESI Act read with rule 8 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 Bank of Maharashtra 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 /Guarantors And Branch	The details of the properties mortgaged to the Bank and taken possession by the Bank are as follows	Outstanding Amount	Demand Date
1.	Branch : Masod Tapovan Branch 1) Mr Prafu Devidas Sonar 2) Mrs Rupali Praful Sonar Address of both - Plot No 49 Survey No 76/1 At Panpaliya Layout Behind Lunge Lawn Kathora Road Near Ramchandra Layout Kathora Amravati – Pin 444602	All those piece and parcel of House constructed on Plot No 49, Survey No 76/1, At Panpaliya Layout Behind Lunge Lawn Kathora Road Near Ramchandra Layout, Mouja -Kathora , Pragane – Nanadgaon Peth, Tehsil and District Amravati . Area - 93.00 sq. meter (1001.05 sq. feet. Owned by -Mrs Rupali Praful Sonar. Bounded As- East- plot no. 48, West- open space, North- layout road, South- other space	Rs. 33,98,555.00 /- (Rupees Thirty Three Lakh Ninety Eight Thousand Five Hundred Fifty Five only) plus interest thereon @ 9.50 % with monthly rests w. e. f. 09.04.2026 apart from penal interest, cost and expenses	09/04/2026 Date of Possession 25/06/2026
Date: 25/06/2026, Place: Amravati		For Bank of Maharashtra, Chief Manager & Authorized Officer Zonal Office Amravati.		



LIC HOUSING FINANCE LIMITED

3rd Floor, Shree Ram Tower, Near NIT Building, Sadar, Nagpur - 440 001.

SYMBOLIC POSSESSION NOTICE(for immovable property)

Whereas, The undersigned being the authorized officer of **LIC HOUSING FINANCE LTD.,** the Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 (No.54 of 2002) and on exercise of powers conferred under section 13(2) read with rule 9 of the security interest (Enforcement) Rules, 2002, issued the demand notice calling upon the following borrowers, to repay the amount being mentioned against their names.

Sr. No.	Loan Account No. of Borrower	Name of Borrowers/ Guarantor/Mortgagors	Description of Secured Assets	Amount Demanded (Rs.)	Date of Demand Notice	Date & Type of Possession
1.	6001130005443	RITESH SURESH MESHARAM	3, NAGPUR, SN 69 PH NO 15, GRAMPANCHAYAT HALDAGAON, ZP SCHOOL HALDEGAON, NAGPUR, NAGPUR, MAHARASHTRA - 441302	Rs. 21,01,266.06	15-04-2026	25-06-2026 SYMBOLIC
2.	611300008333 & 611300008334	PANKAJKUMAR CHHOTELAL GUPTA	R-2, BLOCK NO-11, H- NO- 321 NEW 761,MAHARASHTRA AUDYOGIK VIKAS MAHAMANDAL KARMACHARI S, WARD NO-03, MIDC HINGNA ROAD NILDODH INDI AREA NAGPUR, NAGPUR, MAHARASHTRA - 440016	Rs. 39,10,302.51	15-04-2026	25-06-2026 SYMBOLIC
3.	611300006481 & 611300001428	RAKESH W BHOKARE	42,DESHMUKH LAYOUT,BEHIND PETROL PUMP,SINDI MEGHE,S. NO.9/1 OLD 116NEW, WARDHA, , MAHARASHTRA - 442001	Rs. 16,72,068.86	18-04-2026	25-06-2026 SYMBOLIC
4.	613000000501	DINESH GULAB LADHE	10A,25/2, PANDHARKAWADA TQ KELAPUR, YEOTAMAL, , MAHARASHTRA - 445306	Rs. 14,70,887.57	18-04-2026	25-06-2026 SYMBOLIC
5.	611300001081	GOVIND NANDUJI PAWAR	37,NAVIN SUBHEDAR LAYOUT,HUDKESHWAR ROAD AYODHYA NAGAR, NAGPUR,, MAHARASHTRA - 440024	Rs. 6,43,582.52	18-04-2026	25-06-2026 SYMBOLIC
6.	6130000004282	GANESH POCHAM GAMPAPAWAR	FLAT NO. S/1, 2ND FLOOR, HIREN PLAZA, NEAR RADHIKA SABHAGRUH,SHASHTRI NAGAR WARD, SARKAR NAGAR, DIST CHANDRAPUR, MAHARASHTRA - 442401	Rs. 25,11,356.54	18-04-2026	25-06-2026 SYMBOLIC

Together with further interest, incidental expenses, cost, charges etc. till the date of payment within 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount mentioned in demand notice. Notice is hereby given to the borrowers and the public in general that the undersigned has taken Possession of the properties described herein above in exercise of powers conferred on them under section 13(4) of the said act read with rule 9 of the said rules on the possession date mentioned above against their names.

The borrowers in particular and the public in general are hereby cautioned not to deal with the properties mentioned above and any dealings with the properties will be subject to the charge of the **LIC HOUSING FINANCE LTD.,** for the amount mentioned herein above.

Date : 01/07/2026, Place : Nagpur

Sd/- Authorised Officer, LIC HOUSING FINANCE LIMITED



Ujjivan Small Finance Bank

Registered Office : Grape Garden, No.27, 3rd "A" Cross, 18th Main, 6th Block, Koramangala, Bengaluru-560095, Karnataka.

Regional Office: 7th Floor, Almonte IT Park, Sr.No. 8, Kharadi-Mundhwa Bypass, Village Kharadi, Pune 411014.

PUBLIC AUCTION NOTICE

PUBLIC NOTICE FOR SALE UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT (SARFAESI Act) 2002, READ WITH PROVISOR RULE 8(6) & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES 2002.

The undersigned as authorised officer of **Ujjivan Small Finance Bank Ltd.**, has taken possession of the following property in exercise of powers conferred under section 13(4) of the SARFAESI Act. The Borrower in particular and public at large are informed that Public auction of the mortgage property in the below mentioned account for realisation of dues of the Bank will be held on **"AS IS WHERE IS BASIS"** and **"AS IS WHAT IS BASIS"** on the date as prescribed as here under.

Sl. No.	Loan A/c No./ Branch	Name of Borrower/ Co-Borrower/ Guarantor/ Mortgagor	13(2) Notice Date/ Outstanding Due (in Rs.)	Date of Possession	Reserve Price in INR EMD in INR
1	449621003000 0024/ 4496-C A ROAD	1. Pravin Manohar Choudhary, 2. Ranjana Pravin Choudhary Both Add.: R/AT: Ward No. 1, New Bina, Bhanegaon, Khaperkheda Nagpur, Maharashtra - 441102. Sr.No.2 Also at: R/AT: House No. 30, Ward No. 1, Mouza Bhanegaon, Tal. Saoner, Nagpur	04.11.2022/ Rs.744121.16 as on 20.09.2022	22.10.2024	Rs.689000/- Rs.68900/-

Description of the Immovable Property: All that piece and parcel of residential property admeasuring 900 Sq.Fts.(86.12 Sq Mtrs.,) situated Eastern side Portion House No. 30, as per Tax receipt House No. 713, Ward No. 1, Mouza Bhanegaon, within the limits of Grampanchayat Bhanegaon Taluka- Saoner, Dist- Nagpur which was owned by You by virtue of Gift Deed dated 18/07/2019 vide Reg. No. 2890/2019

Date & Time of Inspection of the property(ies) :: 02-07-2026 & 31-07-2026 Between 11.00 AM to 4.00 PM Date for Submission of Bid & EMD :: 02-08-2026, Between 11.00 AM to 5.00 PM Date and Time of Auction :: 03-08-2026 From 11.00 AM to 2:00 PM Earnest Money Deposit (EMD) in INR (Should be paid through Demand Draft in favour of "Ujjivan Small Finance Bank Ltd.")
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Place of submission of bids & Auction :
 Ujjivan Small Finance Bank Ltd., Chitnavis layout Opposite ICICI Bank Gondwana Square, Byramji Town Nagpur, Maharashtra-440013.
(Contact: Deepak Mantri- 9561157757, Gaurav Giri- 9960615990)

Terms & Conditions: -The e-Auction is being held on "AS IS WHERE IS", "AS IS WHAT IS" and "whatever there is" BASIS".

- To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ ies put on auction and claims/rights/ dues/ effecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.
- It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of properties/ies put on auction will be permitted to interested bidders at sites as mentioned against each property description.
- The Interested Bidders shall submit their Bid before the Authorised officer undersigned one day before the a/c sale as mentioned above.
- The E-Auction will be conducted through Ujjivan Small Finance Bank approved E-auction service provider - **M/s C1 India Pvt. Ltd.**, Contact person - **Prabakaran M - (Mob. No. 7418281709)**. The intending bidders are advised to visit <https://www.bankauctions.com> or <https://www.ujjivansfb.in/e-auctions> for the details of the properties in the website and for taking part in the bid they should register their names at portal <https://www.bankauctions.com> and get their user-id and password free of cost. Prospective bidders may avail online training on E-Auction from the service provider **M.s. C1 India Pvt. Ltd.**, Helpline Number's-7291918824, 25, 26 support email id-support@bankauctions.com, Auction portal- <https://www.bankauctions.com>.
- Property shall be sold to the highest bidder / offered, subject to acceptance of the bid by the secured creditor, i.e., Ujjivan Small Finance Bank Ltd. However, the undersigned has the absolute discretion to allow inter-se bidding if deemed necessary. The Authorised officer has the discretion to accept or reject any offer/ Tender without assigning any reason.
- The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within 24 hours of the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15 th day of sale or within such extended period in any case not exceeding 3 months as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting Purchaser shall have no claim/right in respect of property/ amount.
- The publication is subject to the force major clause.
- Bidding in the last moment should be avoided in the bidders own interest as neither the Ujjivan Small Finance Bank nor its Service provider will be responsible for any lapse/failure (Internet failure/power failure etc.). in order to ward-off such contingent situations bidders are requested to make all necessary arrangements/alternatives such as power supply back-up etc., so that they are able to circumvent such situation and are able to participate in the auction successfully.

This is also a notice to the above named borrowers/Guarantor/s/Mortgagors about public auction scheduled for sale of mortgaged properties.

Place: Maharashtra, **Date :** 01.07.2026

Sd/- Authorized Officer, Ujjivan Small Finance Bank