Aadhar Housing Finance Ltd.

Corporate Office: Office Nos. 501 & 503, 5th Floor, Lightbridge, Saki Vihar Road, Andheri East, Mumbai Suburban (Dist.), M.H. 400072
Yavatmal Branch: 1st Floor, Megatiya Layout , Plot no.39, Nazul Sheet No.17, Bhukhand No.90/2, Arni Naka, Yavatmal-445001, MH

E- AUCTION – SALE NOTICE

E-Auction Sale Notice for Sale of immovable Properties under the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of 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, possession of which has been taken by the Authorised Officer of **Aadhar Housing Finance Limited** will be sold on **"As is where is", "As is what is", and " Whatever there is"** with no known encumbrances Particulars of which are given below:

Sl No.	Borrower(s) / Co-Borrower(s)/ Guarantor(s)	Demand Notice Date & Amount	Description of the Immovable property	Reserve Price (RP)	EMD (10% of RP)	Nature of possession
1	(Loan Code No. 14010000171 / Yavatmal Branch) Nilesh Bharat Rathod (Borrower) Yogita Nilesh Rathod (Co-Borrower)	10-11-2025 & ₹ 9,65,575/-	All The Peace And Parcel Of Mouza Lohara, Tq. And Dist. Yavatmal, Filed Sr No 24/2/1, Sheet No 16-17, Nazul Plot No 1110, Plot No. 16 Part, Admeasuring Area Of The Plot 86.25 Sq. Meter. - 445001. **Boundaries** : East - Part Of Layout Plot No 16, West - Layout Plot No 15, North - Ganesh Wihar Layout, South - 9 M Wide Layout Road	Rs. 12,70,880/-	Rs. 1,27,088/-	Physical

1. Last Date of Submission of DD of Earnest Money Deposit along with KYC, Tender Form and accepted Terms and conditions (Tender Documents) is **29-07-2026 within 5:00 PM** at the Branch Office address mentioned herein above or uploaded on **https://bankeauctions.com.** Tenders documents received beyond last date will be considered as invalid tender and shall accordingly be rejected. No interest shall be paid on the EMD. **2.** Date of Opening of the Bid/Offer (Auction Date) for Property is **30-07-2026 on https://bankeauctions.com at 3:00 PM to 4:00 PM. 3.** AHFL is not responsible for any liabilities whatsoever pending upon the property as mentioned above. The Property shall be auctioned on **'As is Where Is Basis', 'As is What Is Basis' and 'Whatever Is There Is Basis'. 4.** The Demand Draft Should be made in favor of 'Aadhar Housing Finance Limited' Only. **5.** Auction/bidding shall be only through "Online Electronic Bidding" through the website **https://bankeauctions.com.** Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings. **6.** The intending bidders should register their names at portal **M/s C 1 INDIA PVT LTD** through the link **https: //bankeauctions.com/registration/signup,** and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider **M/s C 1 INDIA PVT LTD** through the website **https://bankeauctions.com. 7.** For further details contact Authorised Officer of **Aadhar Housing Finance Limited, Gaurav Kangune (Contact No. 9922355820)** OR the service provider M/s C1 INDIA PVT LTD, **Mr. Prabhakaran, Mobile No: +91-74182-81709, E-mail:tn@c1india.com & support@bankeauctions.com, Phone No. +917291981124 /25 /26.** As on date, there is no order restraining and/or court injunction AHFL/the authorized Officer of AHFL from selling, alienating and/or disposing of the above immovable properties/ secured assets. **8.** For detailed terms and conditions of the sale, please refer to the link provided in Aadhar Housing Finance Limited (AHFL), secured creditor's website i.e. **www.aadharhousing.com. 9.** The Bid incremental amount for auction is **Rs.10,000/-. 10.** This newspaper publication and the data contained herein is intended for general public dissemination. Any reproduction, distribution, transmission, or republication of this content, in whole or in part, in any form or by any means, whether print, digital, electronic publication in any form, e-mail or web publications, or otherwise through any mode is strictly prohibited. Any unauthorized use of the above content through any mode may result in appropriate legal action by AHFL.

Place : Maharashtra
Date : 25.06.2026

Sd/- Authorised Officer
Aadhar Housing Finance Limited

L&T Finance Limited
Registered Office: L&T Finance Limited, Brindavan Building
Plot No. 177, Kalina, CST Road, Near Mercedes Showroom
Santacruz (East), Mumbai 400 098
CIN No.: L67120MH2008PLC181833
Branch office: Nagpur

L&T Finance

DEMAND NOTICE

Under Section 13(2) of Securitization and Reconstruction of Financial Assets & Enforcement of Security Interest Act 2002 (Herein after referred to as The Act)

We have issued Demand Notice under Section 13(2) of the Act to you all (Borrower/s, Co-borrower/s & Guarantor/s) through Registered Post Acknowledge Due, as you have defaulted in payment of interest and principal installments of your loan account, and have failed and neglected to clear the said outstanding dues. As a result, the loan account has been classified as Non-Performing Asset (NPA) in the book of account in accordance with the directives relating to asset classification issued by the Reserve Bank of India. The Notice has been returned as "undelivered" and therefore we are now issuing this notice to you all under 13(2) of the Act and hereby calling upon to repay the amount mentioned in the notice appended below to the L&T Financial Limited. within the period of 60 Days from the date of this Paper Notification together with further interest and other charges from the date of Demand Notice till payment or realization. In case you are not discharging your liabilities under the terms of this notice, we shall be constrained to exercise all or any one of the rights conferred under Section 13(4) or Section 14 of the Act. "This is without prejudice to any rights available to us under the Act and /or any other law in force from time to time."

Loan Account Number	Borrower/s & Co-borrower/s Name	Demand Notice date / NPA date / Outstanding Amount		Description of the Immovable Property (Mortgaged)
		NPA Date	Outstanding Amount (₹) As On	
NGPHL15000186, NGPHL15000185, NGPHL16000379	1. Atush Kamlakar Shindekar 2. Kamlakar Mahadeorao Shindekar	Demand Notice Date: 25/05/2026 NPA Date: 08/05/2026	Rs. 6207006.48/- (Rupees Sixty Two Lakh Seven Thousand Six and Forty Eight Paise Only.) As On Date 14.05.2026	**Schedule – I** Plot No 131, P H No 34, K No 55/1, 55/ 2, H No 2249/B/131, W No 21MZ Wathoda, A Nagpur Maharashtra 440009
NGPHL16000581, NGPHL15000274, NGPHL15000275	1. Maheshkumar Dinesrao Tumme 2. Dhanashri Nagulwar	Demand Notice Date: 25/05/2026 NPA Date: 08/05/2026	Rs. 3497923.07/- (Rupees Thirty Four Lakh Ninety Seven Thousand Nine Hundred Twenty Three and Seven Paise Only.) As On Date 14.05.2026	**Schedule – I** All That R.C.C. Superstructure Comprising Apartment No. 102 B On First Floor Of The Building To Be Known And Styled As "Nagulwar Complex" Constructed On The Aforesaid Land Covering A Built Up Area Of 42.486 M2 (Super Builtup Area 67.71 M2) Including Share In Stair Case And Common Passages. The Said Apartment Is Bounded By : Boundaries: East By – Open Space; West By – Flat No. 101; North By – Flat No. 102/A; South By – Open Space
NGPHL19000099	1. Rane Bandhu Aushadhalaya (through Its Proprietor Sandeep Chandrakant Rane) 2. Sandeep Chandrakant Rane 3. Sarika Sandeep Rane	Demand Notice Date: 25/05/2026 NPA Date: 08/05/2026	Rs. 7952626.68/- (Rupees Seventy Nine Lakh Fifty Two Thousand Six Hundred Twenty Six and Sixty Eight Paise Only.) As On Date 14.05.2026	**Schedule – I** Property Bearing Flat No. G-1, Adm. 1328.332 Sq. Ft.(143.291sq Mtr) (Built Up Area) On Ground Floor In 'Pushpalaxmi Apt' With 21.068 % Undivided Share In Plot No. 294, Adm. 6500 Sq. Ft., Kh. No. 6 Of Mz.- Ajani, House No. 679/a, Ward No. 75, C. S. No. 452, Sheet No. 76/25, Barlinge Layout, Laxmi Nagar, Tah.- & Dist.- Nagpur. Boundaries Of Plot No. 294: East By – 30 Ft Road; West By – Plot No. 293; North By – 30 Ft Road; South By – Plot No. 295. Boundaries Of Flat No. G - 1: East By – Common Parking & Road; West By – Common Area & Plot No 293; North By – Common Area & Road; South By – Common Area & Plot No. 295

Date: 25.06.2026
Place: Nagpur

Sd/-
Authorized Officer
For L&T FINANCE LIMITED

English Ad for Nagpur - Size: 16cms (w) by 18cms (h)

21.	**Dharampeth, Nagpur** **Smt. Sunita Dilip Jaiswal (Borrower/Mortgager) Shri. Piyush Dilip Jaiswal (Co-Borrower)**	The undivided 4.762% share & Interest in all that piece & parcel of land bearing NIT Plot No. 337, adm. 557.418 Sq. Mtr., (OR 6000.00 Sq.ft) in the Industrial area & Industrial Basti Scheme of NIT of Mouza- Sakkardara, together with entire RCC superstructure comprising Flat No. 106, Covering a total built up area of 69.21 Sq. Mtr on the first floor of the building constructed thereon and known as "Vaishnav- 3 Apartment" bearing Corporation House No. 6633/337, City Survey No. 3909, Sheet No. 251, Ward No. 20, situated at New Subedhar Layout, Nagpur within the limits of NMC & NIT Nagpur, Tehsil & Dist. Nagpur, **Owned by: Mrs. Sunita Dilip Jaiswal. Plot 337 Bounded as under:** East- Plot No. 338, West- Plot No. 336, North- Road, South- Road. **Flat No 106 Bounded as Under:** East- Margin of Building, West- Apartment NO. 105, North- Margin of Building, South- Flat No. 101	A) 21.02.2026 B) Rs. 30,73,715.66 + further interest and other charges w.e.f. 01.02.2026 C) 06.05.2026 D) SYMBOLIC Possession	**A) Rs. 29,90,000/- B) Rs. 2,99,000/- C) 03.08.2026 D) 10000.00**	04.08.2026 (Time: 11.00 AM to 4.00 PM)	Not Known

TERMS AND CONDITIONS"

1. The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions. The auction sale will be ""online through e-auction"" portal **https://www.baanknet.com**

2. The intending Bidders/Purchasers are requested to register on portal **(https://baanknet.con .com)** using their email-id and mobile number. The process of eKYC is to be done through Digi locker. Once the e-KYC Is done, the Intending Bidders/ Purchasers may transfer the EMD amount to their e-Wallet using online/challan mode before the e-Auction Date and time in the portal. The registration, verification of e- KYC, transfer of EMD in wallet and linking of wallet amount to Property must be completed well in advance, before auction.

3. Earnest Money Deposit (EMD) amount as mentioned above shall he paid online/challan mode and will be credited in bidders e-Wallet, Bidders, not depositing the required EMD online, will not be allowed to participate ate in the e-auction. The Earnest Money Deposited shall not bear any interest.

4. Platform (https://baanknet.com) for e-Auction will be provided by e-Auction service provider **M/s PSB Alliance Pvt. Ltd. having its Registered office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai-400037 (Helpdesk Number +91 8291220220, Email Id: support.BAANKNET@psballance.com).** 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.

5. The Sale Notice containing the General Terms and Conditions of Sale is available/ published in the following websites/ web page portal, **https://baanknet.com, www.pnbindia.in**

6. 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 from e-auction portal **(https://baanknet.com).**

7. Bidder's e-Wallet should have sufficient balance (>=EMD amount) at the time of bidding.

8. During the e-auction, bidders will be allowed to offer higher bid in Inter-se bidding over and above the last bid quoted and the increase in the bid amount must be of increment amount mentioned. 10 minutes' time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of 10 minutes to the last highest bid, the e-auction shall be closed.

9. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.

10. In case of any difficulty or need of assistance before or during e-Auction process, bidder may contact authorized representative of our e-Auction Service Provider **M/s PSB Alliance Pvt. Ltd**. details of which are available on the baanknet portal.

11. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (On mobile no/ email address given by them/ registered with the service provider).

12. The secured asset will not be sold below the reserve price.

13. The 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 in the form of Banker's Cheque/ Demand Draft issued by a Scheduled Commercial Bank drawn in favour of ""The Authorized Officer, Punjab National Bank, A/c (Name of the A/C) Payable at. In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.

14. Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194- 1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75 % of the bid amount/full deposit of BID amount.

15. The Authorised 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.

16. The sale certificate shall be issued in the favour of successful bidder on deposit of full bid amount as per the provisions of the act.

17. The properties are being sold on **""AS IS WHERE IS BASIS"" and ""AS IS WHAT IS BASIS"" and ""WHATEVER THERE IS BASIS""**

18. 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 omission in this proclamation.

19. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspects the property in consultation with the dealing official as per the details provided.

20. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.

21. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties (E-Auctioned) not known to the bank. 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.

22. The bidder should ensure proper internet connectivity, power back-up etc. The Bank shall not be liable for any disruption due to technical reasons or reasons/contingencies affecting the e-auctions.

23. It is open to the Bank to appoint a representative and make self-bid and participate in the auction. For detailed term and conditions of the sale, please refer **https://baanknet.com & www.pnbindia.in**

24. Reserve price of plant and Machinery is exclusive of applicable GST

25. Contact Person **1. Kapil Gharde (Manager) - 7757005195, 2. Ashish Rajurkar (Dy Manager)- 9960950750, 3. Sandeep Akhare (Sr. Manager) - 9657394162, 4. Shri Chandrashekhar Barapatre (Sr. Manager) - 7755911193, 5. Shri Sanjay Kumar Sharma (Chief Manager ARMB) - 9012683623.**

Date : 25/06/2026, Place : Nagpur

Authorized Officer, Punjab National Bank

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

ARMB, Nashik
Shop No. 2 & 3, Maznine 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 & 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 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	**Branch : PNB Akola (000900) Borrower : M/s KHUSHI TRADERS Prop : Mrs. Priyanka Yogesh Paliwal** At Post Danapur, Tq. Telhara, Akola, Maharashtra- 444108 **Also Residing At M/s Khushi Traders Prop : Mrs. Priyanka Yogesh Paliwal** Address: Ward no 13, Near Ram Mandir, Telhara, Dist Akola, Maharashtra- 444108 **Also Residing At Mrs. Priyanka Yogesh Paliwal** Address : Ward no 13, Near Ram Mandir, Telhara, Dist. Akola, Maharashtra- 444108 **Guarantor/Mortgagor : 1. Mrs. Sudha Tarachand Paliwal** Ward no 13, Near Ram Mandir, Telhara, Dist. Akola, Maharashtra- 444108 **2. Mrs. Sangita Rajesh Paliwal** Ward no 13, Near Ram Mandir, Telhara, Dist. Akola, Maharashtra- 444108	Layout Plot No 35-B, Field Survey No 64/1, Besides Shiva Nagar, , Rajeshwar Nagar, Gadegaon Road, Gadegaon, Taluka Telhara and Dist Akola **Owner: Mrs. Sangita Rajesh Palliwal Adm Area : 149.65 Sq. Mts (1610.23 Sq. Ft.) Approx Boundaries : North :** Layout Road **South :** Plot No 35(A) **East :** Plot No 36(A) **West :** Layout Road **Property ID-PUNB0082880031**	A) 01.06.2024 B) Rs.1,48,03,860.29 + further interest +Charges C) 22.08.2024 D) Symbolic	A) Rs. 10.56 Lakh B) Rs. 1.056 Lakh (17.07.2026) C) Rs. 0.10 Lakh	**Date: 17.07.2026 From 11:00 AM to 16:00 PM**	Not Known
2	**Branch : PNB- AKOLA MAIN (000900) Borrower : M/s Krushna Traders Prop: Mrs. Sudha Tarachand Paliwal** Address: Laxmi Industries, Tahsil Road, Gadegoan, Taluka Telhara, Dist Akola- 444108 **Proprietor : Mrs Sudha Tarachand Paliwal** Address: Ward no 13, Near Ram Mandir, Telhara Dist Akola, Maharashtra- 444108 **Guarantor : 1. Mrs Priyanka Yogesh Paliwal** At Post Danapur, Tq.Telhara, Akola, Maharashtra- 444108 **2. Mrs Sangita Rajesh Paliwal** Address :Ward no 13, Near Ram Mandir,Telhara Dist Akola,Maharashtra- 444108	1. Residential Plots No. 28 & 29, Field Survey No. 72/2/A, Mouje Gadegaon, Besides Laxmi Industries, Tahsil Road, Taluka Telhara, Dist. Akola. **Admeasuring Area:437.25 SqM (4704.81SqFt) Approx Owned By- Sudha Tarachand Paliwal Boundaries North -** Plot No. 30 **South –** Government Road **East –** Laxmi Industries **West –** Layout Road **Property ID-PUNB1HA65110601**	A) 22.12.2022 B) Rs. 1,35,89,523.89 + further interest +Charges C) 23.03.2023 D) Symbolic	A) Rs. 39.56 Lakh B) Rs 3.956 Lakh (17.07.2026) C) Rs 1.00 Lakh	**Date: 17.07.2026 From 11:00 AM to 16:00 PM**	Not Known
3	**Branch : PNB Washim (781200) Borrower : Kisan Motiram Nikam All legal heirs of Late Kisan Motiram Nikam** Address: At Kharola, Post Kajalmba, Taluka & District. Washim- 444505 **Co-Borrower : Santosh Kisan Nikam** Address: At Kharola, Post Kajalmba, Taluka & District. Washim- 444505 **Guarantor : Mr. Ramdas Pralhad Mahalle** Address: At Post Kalamba Mahali, Taluka & District. Washim- 444505	All that piece and parcel of land bearing number Plot No. 127/1, At Kharola, Post Kajalamba, Taluka & District – Washim. **Owned By – Mr. Kisan Motiram Nikam Admeasuring – 211.07 Sq Mtrs out of Built Up area 168.50 Sq Mtr Boundaries – East –** Property of Nilkanth Thakre, **West –** Road **North –** Road, **South –** Property of Madhav Thakre **Property ID: PUNB00828800110**	A) 07/09/2020 B)Rs 43,78,262.93 + further interest +Charges C) 04/02/2022 D) Symbolic	A) Rs. 12.57 Lakh B) Rs 1.257 Lakh (17.07.2026) C) Rs. 0.5 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 : 25.06.2026
Place : Nashik

Sd/-
Mr. SAJILKUMAR
Chief Manager and Authorized Officer,
Punjab National Bank, (Secured Creditor)

यूनियन बैंक ऑफ इंडिया Union Bank of India

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 **14/07/2026** 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- JARIPATKA
ADDRESS-SHOP NO UG 6 TO 9,GINGER MALL JARIPATKA MAIN MARKET JARIPATKA NAGPUR MAHARASHTRA 440014

1.	**Name Of The Borrowers & Guarantors: Deepak Rameshlal Ramani**	**Amount Due : Amount Due Rs.9,63,058.90 (As per demand notice dated 23/04/2025 and interest there on**
1.1	**Property No. 1(symbolic possession):** All that piece and parcel of NIT Leasehold Tencment No. E-2/9 Admeasuring 57.160 sq.mt.(or 400 sq.ft.) of Building E-2/9 Under Indora Housing Accomodation Scheme of N.I.T, being the portion of entire land bearing Khasra No. 57/1, 2 of Mouza Mankapur, Division - North, bearing City Survey No. 681, Sheet No. 20, Corporation House No. 3445/U/F/Z/9, Ward No. 57, within the limits of Nagpur Municipal Corporation & Nagpur Improvement Trust, Tahsil & Dist. Nagpur. Bounded As Under: To The East-marginal space and old basti, To The West- open to sky then road the property is occupied by the owner, To The North- other building tenement , To The South- staircase lobby **Reserve Price: 10,20,000/- (Rupees Ten lakh twenty thousand Only) EMD: 1,02,000/- (Rupees One lakh two thousand Only)**	
2.	**Name Of The Borrowers & Guarantors: Deepak Rameshlal Ramani & Rameshlal Kachhomal Ramani**	**Amount Due : Amount Due Rs.10,56,556/- (As per demand notice dated 04/08/2025 and interest there on.**
2.1	**Property No. 1 (symbolic possession):** All that Piece and Parcel of MHADA Leasehold plot bearing Tenement No. EWS II-137 Ward no 57, Plot able Land admeasuring 26.60 Sq. Meters, alongwith R.C.C. superstructure of Tenement admeasuring 14.04 Sq. Meters, being the portion of entire land bearing Khasra No. 7.9.10/1 & 10/2, City survey no 15 sheet no 14,264/25 Mouza Indora, bearing Municipal Corporation House No. 3920/A/294/137 at the 294 Tenement under E. W. S. Housing scheme at Indora, Tah, and Dist. Nagpur and same was bounded as under: East-EWS II-136. West-EWSII-138. North-Road. South-EWSII-11. Landmark -Dayanand Park Ground And Mahadevo Anaj Bhandar The Property Is Self Occupied **Reserve Price: 16,15,000/- (Rupees Sixteen lakh fifteen thousand Only) EMD:1,61,500/- (Rupees One lakh sixty one thousand five hundred Only)**	

Branch- Nagpur (Dharampeth)
Address at Plot no.2, Yashodhan, WHC Road,NAGPUR – 440010

3.	**1. Name Of The Borrowers & Guarantors: M/S Rabbitwood Retails Private Limited , 2)Vishwaraj Achhapeliya 3) Rahul Anil Multani & Guarantors 4) Nikita Dharmesh Madnani 5) P.Sravanthi 6)Anil Narayandas Multani**	**Amount Due : Rs 3,26,49,790.93 (As per demand notice dated 01/01/2026) and interest there on.**
3.1	**Property No. 1(Physical possession):** Open Plot No.47, KH No.87/2, "Rajbhoomi/Rajatbhoomi – 5",P H. 73, situated Near Sandesh City, Wardha Road, Jamtha, Mouza Dongargaon, Tah Nagpur Gramin, Dist Nagpur – 441108 bounded as under : East – KH no.88, West – 9.00 M wide Road, North – Plot No.46 and South – Plot No. 48. Property owned by Guarantor Mr.Anil Multani. **Reserve Price: 19,17,600/- (Rupees Ninteen lakh seventeen thousand six hundredOnly) EMD-1,91,760/- (Rupees One lakh ninety one thousand seven hundred sixty Only)**	

BRANCH- WARDHA
SHASTRI CHOWK, NEAR RLY STATION, WARDHA,442001,STATIONROAD,WARDHA MAHARASHTRA

4.	**Name Of The Borrowers & Guarantors: Mr.Manoj Tarachand Hirani & Mr.Premchand Girdharilal Hirani**	**Amount Due : Amount Due Rs. 10,37,875.82 (As per demand notice dated 20/10/2025) and interest there on.**
4.1	**Property No. 1(symbolic possession):** All the pieces and parcel Flat No 205,Second floor,Admeasuring-839 Sq.ft. Sai prasad Appartment,Constructed on Plot no 15,16 And 17bearing survey no 192 ,T.S. No 19,Mouza Borgaon (Meghe) ,Situated at Balaji Nagar,Beside Turak Lawn,Wardha Tahasil and district Wardha Boundaries: East:- Margin space of building, West:-Flat no 201, North:-Flat no 206, South:-Flat no 204 **Reserve Price: 11,40,700/- (Rupees Eleven lakh forty thousand seven hundred Only) EMD:1,14,070/- (Rupees One lakh fourteen thousand seventy Only)**	

Branch- seminary hills SHOP NO. F 1-3, 6-8 GOVINDA GOURKHEDE CO SEMINARY HILLS, KHASRA NO. 91/1, HAZARI PAHAD ROAD NAGPUR MAHARASHTRA

5.	**Name Of The Borrowers & Guarantors: Mr. Vivek jeewanlal gupta & Mrs Rekha vivek gupta**	**Amount Due : Amount due Rs. 12,41,251.69 (As per demand notice dated 04/05/2023) and interest there on**
5.1	**Property No. 1(symbolic possession):-** ALL THAT PIECE & PARCEL MALIK MAQBOOJA NAGPUR MUNICIPAL HOUSE BEARING NO 199 admeasuring area 69.56 Sq Mtrs or 748.74 Sq Ft (Area about 96.619 Sq Mtrs or 1040.625 Sq Ft on sit), ward no 41 situated at Raut Chowk Lalganj Nagpur Tah & Dist Nagpur Sheet No 121 City Survey No 117 Mouza NAGPUR within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust including all rights of easements, accruing arising or flowing thereof Tah, and Dist Nagpur Flat property details: All that RCC superstructure comprising APARTMENT No G-02 situated on Ground Floor admeasuring Carpet Area 48.063 Sq Mtrs and total Super Built up area 57.430 Sq Mtrs, which includes One Kitchen with Rooms, W.C. and Bath covered Balcony Area and staircase premium area and common area together with Lift, Premium Area, Share in Parking, lobby and other area together with 10.51% undivided share in land in the Plot area of the aforesaid Municipal Corporation House 199 containing by admeasuring area 69.56 sq Mtrs or 748.74 Sq ft (Area about 96.619 sq. Mtrs or 1040.625 Sq Ft on sit) Ward no 41 Situated at Raut Chowk, lalganj, Nagpur Sheet No 121, City Survey No 117 mouza NAGPUR Within the local limits of the Nagpur municipal Corporation and the Nagpur improvement trust including all rights of easementary rights, accruing arising or flowing thereof in "MEMOON HEIGHTS" and FIGHTS the same is bounded as per Plan. 1) On East House of Mr. Nanusaw Chawda 2) On West-House of Mr. Muslman 3) On North-Lane & house of Mr. Shourya Bairagi 4) On South Ganesh Mangal Karalaya & House of Mr. Nanusaw Chawda **Reserve Price: 14,18,699/- (Rupees Fourteen lakh eighteen thousand six hundred ninety nine only) EMD:1,41,869/- (One lakh forty one thousand eight hundred sixty nine)**	

Last Date Of EMD: shall be deposited before participation in the auction process	Date & Time Of E-Auction: 14/07/2026 (12 NOON To 5.00Pm)

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:24/06/2026
Place:Nagpur

Authorized Officer,
UNION BANK OF INDIA