MAHINDRA RURAL HOUSING FINANCE LTD.

Corporate Office:- Agasty Corporate Park, Piramal, Amiti Building, Unit No. 203, 2nd Floor, B Wing, Sunder Bung, Kurla West, Mumbai Mahrashtra 400 070 India.CIN – U65922MH2007PLC169791 Branch Office: - MAHINDRA RURAL HOUSING FINANCE LTD. NEAR RAJIV GANDHI CHOUK, OPPOSITE BHAVANI TILES, TAKIYA WARD, BHANDARA, TAH. +DIST.BHANDARA.

POSSESSION NOTICE (for immovable property) Rule 8-(1)

Whereas, the undersigned being the Authorized Officer of (Mahindra Rural Housing Finance Limited) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(12) read with Rule 8 & 9 of the Security Interest (Enforcement) Rules 2002, Demand Notice(s) were issued by the Authorised Officer of the company to the borrowers to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The mentioned borrowers having failed to repay the amount, notice is hereby given to the below mentioned borrowers in particular that the undersigned has taken **physical possession** of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with Rule 8 of the said rules. The borrowers in particular and the public in general are hereby cautioned not to deal with the property (Secured Asset) mentioned herein and any dealings with such property will be subject to the charge of Mahindra Rural Housing Finance Limited for an amount as mentioned herein under with interest thereon.

Sr. No.	Name of the Borrower(s)/Guarantor (s) (NAME OF THE BRANCH)	Description of Secured Asset (Immovable Property)	Demand Notice Date and Amount
1.	(FINONE- 1582596 LOAN NO. XRESBDA01170917 BHANDARA) BHIMRAJ DINANATH MEHAR, KANTA BHIMRAO MEHAR, RAGHUNATH VINAYAK GAYDHANE	All that piece and parcel of land along with construction bearing premises at Grampanchyat House No.119, Village-Chikhali, ,Grampanchyat-Chikhali,, total land area admeasuring,Grampanchyat House No.119 is 420.00 sq.ft. Situated At village Chikhali, Tah- + Dist- Bhandara and construction thereon 420 Sq.ft. and **bounded as under; East-** Road, **West-** P/O. Dinanath Mehar, **North-** Road, **South-** H/o.Husaram Mehar.	**Demand Notice Date** 27/09/2024, **Rs. 1,33,816/-** (Rupees ONE LAKH THIRTY THREE, thousand EIGHT HUNDRED SIXTEEN, Further interest thereon till the date of payment, **Date of Possession 24-06-2026 (Physical possession)**
2.	(FINONE 379075 (LOAN NO. XRESBDA00318953, Bhandara SADHU GOMA VADHAVE, ANJANA SADHU VADHAVE ,RAMAN SADHU VADHAVE, DEVCHAND BHIVRA KHANGAR	All that piece and parcel of land along with construction bearing premises at Grampanchyat house No.51, Village-Dodmazari (Tekepar)- , Grampanchyat-Dodmazari, total land area admeasuring,Grampanchyat house no.51 is 728.00 sq.ft. Situated At village Dodmazari, Tah- Bhandara, Dist- Bhandara, and construction thereon 728 sq.ft., and **bounded as under; East-** Road, **West-** H/O. Ramprasad Idapate, **North-** H/O. Chaitram Shendre, **South-** H/o. Mahipal Uikey.	**Demand Notice Date** 23/01/2020, Rs. 1,19,291/- (Rupees ONE Lakh Nineteen Thousand Two Hundred Ninety One. Further interest thereon till the date of payment, **Date of Possession 29-06-2026 (Physical possession)**

Place: BHANDARA
Date : 03/07/2026

Sd/- Authorised Officer,
Mahindra Rural Housing Finance Ltd.

HERO HOUSING FINANCE LIMITED

Registered Office: 09, Community Centre, Basant Lok, Vasant Vihar, New Delhi-110057.
Branch Office: Flat no 403, 4 Floor, Shiv Gaurav Estate, Plot no 01, Bhagwaghar Loyout- Eastern Dharampeth Nagpur, Maharashtra Pin – 440010.

PUBLIC NOTICE (E- AUCTION FOR SALE OF IMMOVABLE PROPERTY)

[UNDER RULE 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002]
NOTICE FOR SALE OF IMMOVABLE PROPERTY MORTGAGED WITH HERO HOUSING FINANCE LIMITED (SECURED CREDITOR) UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.

Notice is hereby given to the public in general and in particular to the borrower(s) and guarantor(s) or their legal heirs/ representatives that the below described immovable properties mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of Hero Housing Finance Limited (secured creditor), will be sold on 21-July-2026 (E-Auction Date) on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis for recovery of outstanding dues from below mentioned Borrowers, Co- Borrowers or Guarantors. The Reserve Price and the Earnest Money Deposit is mentioned below. **The EMD should be made through Demand Draft/RTGS/NEFT for participating in the Public E-Auction along with the Bid Form which shall be submitted to the Authorised Officer of the Hero Housing Finance Ltd** On or before 20-July-2026 till 5 PM at Branch Office: Office No. Flat no 403, 4 Floor, Shiv Gaurav Estate, Plot no 01, Bhagwaghar Loyout- Eastern Dharampeth Nagpur, Maharashtra Pin - 440010.

Loan Account No.	Name of Borrower(s)/ Co-Borrower(s)/ Guarantor(s) /Legal Heir(s)/ Legal Rep.	Date of Demand Notice / Amount as on date	Type of Possession (Under Constructive / Physical)	Reserve Price / Earnest Money
HHFNAG LAP2300 0044432	Shadab Jumman Maladhari, Aktar Jumman Malaldhari, Shahid Kirana Stores	06/02/2025, Rs. 16,54,324/- as on 30/06/2026	Physical	Rs. 14,58,000/- / Rs. 1,45,800/-

Description of property: All Piece And Parcel of Property No.222 RCC Structure, Ward No.3, Admeasuring 899.08 Sq. Ft (83.53 Sq. Mtr) Situated At Village- Kaniyadol, Taluka Kalmeshwar, District – Nagpur, Maharashtra- 441502. Boundaries: East: Suryabhan Meshram House, West: Vithoba Junghare House, North: Dhondba UKE House, South: Cemet Road.

Terms and condition: The E-auction will take place through portal https://bankeauctions.com on 21-July-2026 (E-Auction Date) After 11.00 AM onwards with limited extension of 10 minutes each.
The Intending Purchasers / Bidders are required to deposit EMD amount either through RTGS / NEFT or by way of Demand Draft/RTGS/NEFT favouring the "HERO HOUSING FINANCE LTD." The EMD amount will be return to the unsuccessful bidders after conclusion of the E-auction.
Terms and Conditions of the E-Auction: 1.E-Auction is being held on "As is where is Basis" & "As is what is Basis" & "whatever there is Basis" & "Without recourse Basis" and will be conducted "online". **2.** Bid increment amount shall be Rs 15,000 (Fifteen Thousand Only) for Reserve Price till 25 lakhs, Rs 25,000 (Twenty-Five Thousand Only) for Reserve Price above 25 Lakhs till 50 lakh, Rs 50,000 (Fifty Thousand Only) for Reserve Price above 50 Lakh till 1crore, Rs 1,00,000 (1 Lakh Only) for Reserve price Beyond 1 Crore. **3.**The E-Auction will be conducted through M/s. C1 India Pvt Ltd through Mr. Dharani Krishna- 9948182222. (Helpline No(s): Support Landline no+91 124 4302020 /2021/2022/2023/2024 | Support Mobile Nos.: +917291981124 /25 /26 and E-mail on **support@bankeauctions.com / andhra@c1india.com**) at their web portal **https://bankeauctions.com. 4.**There is no encumbrance on the property which is in the knowledge of Secured Creditors. However, the intending bidders should make their own independent enquires regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bids. In this regard, the E-Auction advertisement does not constitute and will not be deemed to constitute ant commitment or any representation of Hero Housing Finance Limited. **5.**The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues. The sale shall be subject to rules/ conditions/ prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The other terms and conditions of the E-Auction are published in the following **website: www.herohousingfinance.com 6.For property details and visit to property contact to Mr. Amar Satpute / 9028734375 / amar.satpute@herohfl.com / and Shekhar Singh/9711522275/ shekhar.singh@herohfl.com . 7.**The prospective bidders can inspect the property on 14-July-2026 between 11.00 A.M to 2.00 P.M with prior appointment.

15 DAYS SALE NOTICE TO THE BORROWER/GUARANTOR/MORTGAGOR

The above-mentioned Borrower/Mortgagor/guarantors are hereby noticed to pay the sum as mentioned in Demand Notice under section 13(2) with as on date interest and expenses before the date of Auction failing which the property shall be auctioned and balance dues, if any, will be recovered with interest and cost from you.
For detailed terms and conditions of the sale, please refer to the link provided in **https://uat.herohomefinance.in/hero_housing/other-notice on Hero Housing Finance Limited (Secured Creditor's) website i.e., www.herohousingfinance.com**

Date: 03/07/2026 **For Hero Housing Finance Ltd. Authorised officer**
Place: Nagpur/ROM **Mr. Amar Satpute, Mob-9028734375 Email:amar.satpute@herohfl.com**

AU SMALL FINANCE BANK LIMITED (A SCHEDULED COMMERCIAL BANK)

Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001, Rajasthan, (India). (CIN:L36911RJ1996PLC011381)

APPENDIX-IV-A- [See proviso to rule 8(6)] 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) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s)/ Co-Borrower (s)/Mortgagor (s) and Guarantor (s) that the below described immovable properties mortgaged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorised Officer of AU Small Finance Bank Limited (A Scheduled Commercial Bank),the same shall be referred herein after as AUSFB. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis through E-Auction for recovery of amount mentioned in the table below along with further interest, cost, charges and expenses being due to AUSFB viz. Secured Creditor.

It is hereby informed you that we are going to conduct public E-Auction through website https://sarfaesi.auctiontiger.net

Loan A/c No./ Name of Borrowers/Co Borrowers/ Mortgagors/Guarantor	Date & Amount of 13(2) Demand Notice	Date of Possession	Description of Property	Reserve Price For Property	Earnest Money for Property	Date & Time of Auction	Date of Bid Submission	E-Auction Place of Tender Submission	Contact Person & Property Visit Date
(Loan A/C No.) L9001060122564521, M/S Dhantara Fabric Through Its Proprietor Smt. Vandana (Borrower), Sameer Manoj Andersahare S/O Manoj Tarachand Andersahare (Co-Borrower), Sunil Tarachand Undersahare S/O Tarachand Andersahare (Co-Borrower), Smt.Vandana Manoj Andersahare W/O Manoj (Co-Borrower) Manoj Tarachand Andersahare S/O Tarachand Andersahare (Co-Borrower)	11-Oct-24 8,58,462/- Rs. Eight Lac Fifty-Eight Thousand Four Hundred Sixty-Two Only As On 10-Oct-24	17-Mar-26	Property Situated At House Municipal Corporation Shop No. 3 Plot No. 147/ 2, 148, Kh.No. 384,387 ,388 Ct.S. No. 2256 Mouza - Indora ,Dist. Nagpur, Maharashtra **Admeasuring 181 Sq.Ft.**	Rs. 10,00,000/- Rs. Ten Lakh Only.	Rs. 1,00,000/- Rs. One Lakh Only.	12-Aug-26 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before 10-Aug-26	Au Small Finance Bank Ltd., Branch Address - No A1, Yash Heights, Plot No 140 Ramdaspeth Nagpur Maharashtra - 440010	Pankaj Gajbhiye 9116181992 & 9773358234 auctions@ aubank.in 7-Aug-26

The terms and conditions of e-auction sale:-
(1). The E-Auction sale of Secured Asset is on "as is where is" , "as is what is" , "whatever there is" and "no recourse" basis for and on behalf of the Secured Creditor viz. AUSFB and there is no known encumbrance which exists on the said property.
(2). For participating in online e-auction sale, Bid document, copies of PAN Card, Board Resolution in case of Company and photo ID, address proof are required to be submitted along with EMD, which is payable by way of RTGS/NEFT/DD in the name of MSME AUCTION POOL ACCOUNT OF AU Small Finance Bank Limited, Current account No.1921201121711599 AU SMALL FINANCE BANK LIMITED Fifth and Sixth Floor Sunny Big Junction STC Khasra No. 64 to 67, Gram Sukhaipura New Atish Market Jaipur 302020, IFSC Code: AUBL0002011, Once an Online Bid is submitted, same cannot be withdrawn. Further any EMD submitted by bidder will be required to send the UTR/Ref no./DD no. of the RTGS/NEFT/DD with a copy of cancelled cheque on the following email IDs i.e. auctions@aubank.in
(3). All Interested participants / bidders are requested to visit the website https://sarfaesi.auctiontiger.net & https://www.aubank.in/bank-auction for further details including Terms & Conditions, to take part in e-auction sale proceeding and are also advised to contact e-mail of auctions@aubank.in
Please Note: This is also a 30 days notice Under Rule 8(6) read with Rule 9(1) to the Borrowers/Co Borrowers/Mortgagors of the above said loan account about sale through tender / inter se bidding on the above-mentioned date. The property will be sold, if their outstanding dues are not repaid in full by the borrower in the given notice period.

Date :02/07/2026 **Place : Nagpur, Maharashtra**

Authorised Officer
AU Small Finance Bank Limited

IN THE DEBTS RECOVERY TRIBUNAL AT C.G.O. COMPLEX, BLOCK B. 2nd FLOOR, SEMINARY HILLS, NAGPUR

O.A. No. 486/2025 **F.F: 03/08/2026**

CENTRAL BANK OF INDIA
-V/S-
M/S. ACCENCIS MEDITRADE PVT. LTD. & OTHERS

To,
Defendants
D-1) M/s. Accencis Meditrade Pvt. Ltd.
[A private limited company through its Directors] 102, Shreeman Placeware, Lokmat Square, Nagpur-440012
Also at: C Block old Type-4, Civil Line, Seminary Hills, Nagpur-440006
Also at: Vijay Bhavan, Second Floor, Lokmat Square, Dhantoli, Nagpur-440012.
D-2) Mr. Sudhir Ramesh Meshram,
Vijay Bhavan, Second Floor, Lokmat Square, Dhantoli, Nagpur-440012.
D-3) Mr. Ramesh Yadavrao Meshram,
Vijay Bhavan, Second Floor, Lokmat Square, Dhantoli, Nagpur -440012.

SUMMONS/PAPER PUBLICATION

1. WHEREAS the above named applicant/appellant has filed the above referred application/appeal in this Tribunal.
2. WHEREAS the service of Summons/ Notice could not be effected in the ordinary manner and whereas the application for substituted service has been allowed by this Tribunal
3. You are directed to appear before this Tribunal in person or through an Advocate and file Written Statement/Reply Say on **03/08/2026** at 10.30 am and show cause as to why reliefs prayed for should not be granted.
4. Take notice that in case of default, the Application/ Appeal shall be heard and decided in your absence.

Given under my hand and the seal of the Tribunal on this **19th day of June 2026,** at Nagpur.

Seal

REGISTRAR
Debts Recovery Tribunal Nagpur

पंजाब नैशनल बैंक punjab national bank

...the name you can BANK upon !

Asset Recovery Management Branch
PNB House, Kingsway, Nagpur – 440001
Email: cs6795@pnb.bank.in

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

Sr No.	Name of Branch / Name of Account / Name of Borrower (Individual / Joint / Firm / Co.) Name of Proprietor / Partners / Directors / Guarantor (s)	Details of Immovable Properties Mortgaged / Owner's Name (Mortgagers of properties)	A)Dt. Of Demand Notice u/s 13(2) of SARFESI Act 2002 / B)Outstanding Amount / C)Possession Date u/s 13(4) of SARFESI Act 2002 / D)Nature of Possession Symbolic/ physical/Constructive	A) Reserve Price (Rs.) / B)EMD Amount / C) last Date of EMD Deposit / C)Bid Increase Amount	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
1.	Kingsway, Nagpur / M/s Ali Impex Pvt. Ltd. (Borrower) Mr. Abrar Insan Syed s/o Ali Abrar Ali Syed (Director/Mortgagor) Mrs. Farhad Ali Abrar Ali (Director)	All that piece and parcel of Non-Agricultural land bearing Khasra No. 74 admeasuring 1.52 HR jama Rs. 2.50, Khasra No. 75 admeasuring 0.55 HR jama Rs. 0.90, Khasra No. 76 admeasuring 0.66 HR jama Rs. 1.10, Khasra No. 77 admeasuring 0.80 HR. Total admeasuring 3.53 HR with class-I occupancy rights of Mouza- Kohali, Tahsil- Kalmeshwar, Dist- Nagpur Bounded as under- East- Nala, West- Dorli Shivpadhan, North- Survey No. 78 and 79, South- Mohali Shiv	A) 10.08.2020 / B) Rs. 4,13,94,137.37 as on 10.06.2020 + further interest and other charges w.e.f. 01.06.2020 / C) 09.12.2020 / D) SYMBOLIC Possession	A) Rs. 2,64,00,000/- / B) Rs. 26,40,000/- / C) 22.07.2026 / D) 10000.00	23.07.2026 (11.00 AM to 4.00 PM)	1. SA/97/2026 (DRT Nagpur) 2. Charge of Shri Sant Gajanan Maharaj Nagari Sahakari Pat Sanstha as per 7/12 extract

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

Date : 03/07/2026,
Place : Nagpur

Authorized Officer,
Punjab National Bank

S. E. RAILWAY – TENDER

Chief Project Manager/Gati Shakti Unit/ Chakradharpur, South Eastern Railway acting for and on behalf of President of India invites E-Tenders against Open Tender. Manual offers are not allowed against these tenders and any such manual offer rccivcd shall be ignored. **SI.No.**-1. **Tender Notice No.: CKP-GSU-PSSA26-27-05. Name of work:** Appointment of Project Supervision Services Agency (PSSA) for Gati Shakti Unit, Chakradharpur Division. **Tender Value:** ₹ 7,71,80,434.80. **EMD:** ₹ 5,35,900. **Date of opening:** 31.07.2026 at 15.30 hrs. **SI.No.**- 2. **Tender Notice No.: CKP-GS-ADD-26-27-7. Name of work:** Balance ABSS works at Chakradharpur, Rajgangpur, Panposh, Dangoaposi, Jaroli, Manoharpur, Rajkharsawan, Gamharia, Bimalgarh, Songari, Chaibasa, Bara Jamda and Badampahar. **Tender Value:** ₹ 139,16,75,438.59. **EMD:** ₹ 2,78,33,500. **Date of opening:** 30.07.2026 at 15.30 hrs. **Cost of Tender form:** ₹ 0 (for Sl.No. 1 & 2). These tenders can be viewed at website **http://www.ireps.gov.in**. The tenderer/ bidders must have class-III Digital Signature Certificate & must be registered under on IREPS Portal. Only registered tenderer/bidder can participate on e-tendering. All relevant paper must be uploaded at the time of participating in e-tendering. **Note:** e-Tender Forms shall be issued free of cost to all tenderers. (Authority– Railway Board's letter no. 2020/CE-I/CT/3E/GCC/Policy dtd. 16.07.2020).
(PR-409)

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KOTAK MAHINDRA BANK LIMITED

Registered Office: 27, BKC, C-27, G Block, Bandra Kurla Complex, Bandra (East), Mumbai - 400051
Branch Office: Kotak Infiniti, 5th Floor, Zone III, Building No. 21, Infinity IT Park, Off Western Express Highway, General A K Vaidya Marg, Malad (East), Mumbai 400097.
Corporate Identity Number - L65110MH1985PLC038137, **www.kotak.com**

E - AUCTION CUM SALE NOTICE 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 6(2), 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 below mentioned Borrower (s), Guarantor (s) and / or Mortgagor (s), that the below described immovable property(ies) mortgaged / charged to **Kotak Mahindra Bank Limited** ("Secured Creditor"), the Possession of which has been taken by the Authorised Officer of the Secured Creditor on respective dates as mentioned herein below respectively, 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 the respective amounts 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 below mentioned Borrower (s), Guarantor (s) and / or Mortgagor (s).

Names of Borrower(s), Guarantor(s) & Mortgagors (s)	Details of 13(2) Notice with o/s amounts	Outstanding	Date of Possession of the Mortgaged Property
1. M/s. Agrawal Industries Represented through its Proprietor Mr. Vijay C. Kejadiwal (Borrower and Mortgagor) 2. Mr. Vijay C Kejadiwal (Guarantor) 3. Mr. Piyush V Kejadiwal (Guarantor) 4. Mrs. Manju Vijaykumar Kejadiwal (Guarantor)	12-04-2023 Rs. 1,53,14,809.29 on 31-03-2023	Rs. 2,96,46,406.77/- (Rupees Two Crores Ninety Six Lakhs Forty Six Thousand Four Hundred Six and Paise Seventy Seven Only) as on 01-06-2026	04-03-2025

The details / description of movable and immovable properties put up for auction, the Reserve Price, the Earnest Money Deposit and the Auction Schedule are mentioned below:

Name of the Mortgagor/s	M/s. Agrawal Industries through it's Proprietor Mr. Vijaykumar Kejadiwal
Details Of Immovable Properties put for E – Auction	**Lot I:** All that piece and parcel of Plot No. L-9/1, in the Akola Industrial Area within the village limits of Shivar, Taluka and District Akola, Plot admeasuring 1980 Sq.mtrs, owned by M/s. Agrawal Industries through its Proprietor Mr. Vijay C Kejadiwal, bounded as under :- On **East by:** MIDC Plot No. L–8/2, On **West by:** MIDC Estate Road, On **South by:** MIDC Plot No. L–9/2, On **North by:** MIDC Estate Road; Together with all existing buildings and structures thereon as may be erected/constructed there upon any time from/after the date of respective mortgages and all additions thereto and all fixtures and furniture's and plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future. **Plant and Machinery:-** Elevators 8'x8'x22' (Feet), Pulveriser (Chakki), De-Stoner, Electric Motor Apprx 25hp, Screw Coveyor (Feet), Flywheel 3', Flywheel 2', Collection Tank (6'x6'x2.5'), Air Dryer (7.5'x4'), Hopper 6 Compartment (15'x3',4.6') Hopper 4 outlet, Hopper 3 outlet, Weight Machine 100kg, Small Motor (1 HP), Mill Machine Motor, etc. **Lot II: Plant and Machinery:-** Elevators 8'x8'x22' (Feet), Pulveriser (Chakki), De-Stoner, Electric Motor Apprx 25hp, Screw Coveyor (Feet), Flywheel 3', Flywheel 2', Collection Tank (6'x6'x2.5'), Air Dryer (7.5'x4'), Hopper 6 Compartment (15'x3',4.6') Hopper 4 outlet, Hopper 3 outlet, Weight Machine 100kg, Small Motor (1 HP), Mill Machine Motor, etc.
Last date for submission of online bid: 20-07-2026 upto 04:00 p.m.	Date & Time of E-Auction : 21-07-2026 between 01:00 p.m. to 02:00 p.m.

Reserve Price (Rs.) : Lot I: Rs. 2,36,00,000.00 (Rupees Two Crore Thirty Six Lakhs Only)
Lot II: Rs. 41,00,000.00 (Rupees Forty One Lakhs Only)

Earnest Money Deposit (EMD) (Rs.) : Lot I: Rs. 23,60,000.00 (Rupees Twenty Three Lakhs Sixty Thousand Only)
Lot II: Rs. 4,10,000.00 (Rupees Four Lakh Ten Thousand Only)

The undersigned may at his absolute discretion and on request from the prospective buyers, arrange for inspection of the said property on 10-07-2026 between 12:00 p.m. to 02:00 p.m. through his Authorized Representative/Agent.

IMPORTANT TERMS AND CONDITIONS:

1) The E - Auction shall be conducted only through "On Line 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 04.00 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 pranay.bharucha@kotak.com and/ or pradeep.vishwakarma4@kotak.com and/or dushyantsinh.zala@kotak.com and/or mayur.pagare@kotak.com. The Bidder shall write the subject of the email "For purchase of Property in the matter of "M/s. Agrawal Industries". **7)** In an event, the Authorised Officer is receiving bids for both Lot I & Lot II, it may please be noted that priority will be given to the bid received for Lot I. **8)** 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. **9)** Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT/FUND TRANSFER to the credit of Account Name – Kotak Mahindra Bank Limited, Account No. 06410125272001, Kotak Mahindra Bank Ltd., Nariman Point Branch, Mumbai, IFSC Code: KKBK0000958, on or before **20-07-2026 up to 04:00 p.m.** The NEFT/RTGS/FUND TRANSFER shall only be done from the account/s of the intending bidder/s only. 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 accept 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. **10)** 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 1,00,000.00 (Rupees One Lakh Only). 11)** 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. **12)** 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 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. **13)** 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 terms and conditions of E - Auction and confirmation by the Secured Creditor to that effect. **14)** If