



Branch Office: ICICI Bank Ltd, Zonal Office, Varsha Building, P/N. 10, Hindustan Colony, Wardha Road, Nagpur- 440015

PUBLIC NOTICE-TENDER CUM E-AUCTION FOR SALE OF SECURED ASSET

[See proviso to rule 8(6)]
Notice for sale of immovable assets

E-Auction Sale Notice for the sale of immovable asset(s) 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.

This 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 physical possession of which has been taken by the Authorised Officer of ICICI Bank Limited will be sold on 'As is where is', 'As is what is' and 'Whatever there is' as per the brief particulars given hereunder;

Sr. No.	Name of Borrower(s)/ Co-Borrowers/ Guarantors/ Loan Account No.	Details of the Secured asset(s) with known encumbrances, if any	Amount Outstanding	Reserve Price Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of E-Auction
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	Mr. Sunil Kumar Rambhich Dhusiya (Borrower) Mrs. Parvin Sunil Dhusiya (Co-Borrower) Loan Account No. LBNAG00006154503 LBNAG00006224980	Flat No. H- 516, 5th Floor, Building Named As "Tower- H" of Theapartment Scheme Named As "Vijay Estate, Khosra No. 107/ B/ 2, P.H. No. 41, Mouza Banwadi, Tahsil Nagpur (Gramin), Behind Suretech Hospital, Bhagwan Nagar, Maharashtra, Nagpur- 440027 Admeasuring An Area of Carpet Area 41.944 Sq.mtr. + Builtup Area 54.9425 Sq.mtr. + Alongwith Undivided Share 0.22298 %	Rs. 22,578/- As On 30th June 2026	Rs. 14,00,000/- Rs. 1,40,000/-	July 17, 2026 From 11:00 AM To 02:00 PM	July 30, 2026 From 11:00 AM Onward
2.	Mr. Anil Sukhdeo Sawarkar (Borrower) Mrs. Kamla Sukhdeo Rao (Co-Borrower) Loan Account No. LBNAG00004939055	House No. 1334/J/-3, First Floor, "Abhinav Gharkul", Building No. J, Under The Scheme of E.I.A.S., Nit Kh No. 119 120 Ward No. 22, City Sr. 110 Sowarkar (Co-Borrower), Tah And Dist Nagpur, Maharashtra Nagpur- 440024 Admeasuring An Area of 34.373 Sq Mtrs	Rs. 8,26,183/- As On 30th July 2026	Rs. 9,50,000/- Rs. 95,000/-	July 18, 2026 From 02:00 PM To 05:00 PM	July 30, 2026 From 11:00 AM Onward

The online auction will take place on the website (URL Link-https://BidDeal.in) of e-auction agency ValueTrust Capital Services Private Limited.. The Mortgagors/ Notice are given a last chance to pay the total dues with further interest till July 29, 2026 before 05.00 PM failing which, this/these secured assets/will be sold as per schedule.

The prospective bidder(s) must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer Column E) at ICICI Bank Ltd, Zonal Office, VARSHA building, P/N. 10, Hindustan Colony, Wardha Road, Nagpur - 440015. on or before July 29, 2026 before 04.00 PM Thereafter, they have to submit their offer through the website mentioned above on or before July 29, 2026 before 05.00 PM along with the scanned image of the Bank acknowledged DD towards proof of payment of EMD. In case the prospective bidder(s) is/ are unable to submit his/ her/ their offer through the website, then the signed copy of tender documents may be submitted at ICICI Bank Ltd, Zonal Office, VARSHA building, P/N. 10, Hindustan Colony, Wardha Road, Nagpur -440015. on or before July 29, 2026 before 05.00 PM Earnest Money Deposit DD/PO should be from a Nationalised/ Scheduled Bank in favour of 'ICICI Bank Limited' payable at "Nagpur".

For any further clarifications in terms of inspection, Terms and Conditions of the E-Auction or submission of tenders, contact ICICI Bank Employee Phone on 9326066680/ 9561087522.

Please note that the marketing agencies 1.ValueTrust Capital Services Private Limited, 2. Augeo Assets Management Private Limited 3. Matex Net Pvt. Ltd. 4. Finvin Estate Deal Technologies Pvt Ltd 5. Ginnarsoft Pvt Ltd 6. Hecta Prop Tech Pvt Ltd 7. Arca Emart Pvt Ltd 8. Novel Asset Service Pvt Ltd 9. Nobroker Technologies Solutions Pvt Ltd.10.Navodayan Proptech Private Limited., has also been engaged for facilitating the sale of this property.

The Authorised Officer reserves the right to reject any or all the bids without furnishing any further reasons. For detailed terms and conditions of the sale, please visit www.icicibank.com/n4p4s

Date : July 10, 2026
Place: Nagpur

Authorized Officer
ICICI Bank Limited

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

O.A. No. : 351/2025 F.F. 13/08/2026

INDIAN BANK -V/S – PROBIZ PR7 INFOTECH OPC PVT. LTD. & OTHERS

TO, DEFENDANTS

D-1) Probiz Pr7 Infotech OpC Pvt. Ltd. Private Limited Company
R/o. Sankalp Heights, Office No. 601, 6th floor, Sahakar Nagar Amravati. 444601.

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 **13/08/2026 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 3 rd day of July 2026, at Nagpur.

REGISTRAR
DEBTS RECOVERY TRIBUNAL, NAGPUR



Sitaara
(Formerly known as Sewa Grih Rin Ltd)
Registered office: 1st Floor, 216/C-12, Rd No. C-12, Plot No. 13-B, Guru Nanak Pura, Laxmi Nagar, Delhi-110092- Delhi - India

DEMAND NOTICE

UNDER SECTION 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULE 3 (1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002. The undersigned is the Authorised Officer of Sitaara Housing Finance Ltd under Securitisation And Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002 (the said Act). In exercise of powers conferred under Section 13(2) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, the Authorised Officer has issued Demand Notices under section 13(2) of the said Act, calling upon the following Borrower(s) (the "said Borrower(s)"), to repay the amounts mentioned in the respective Demand Notice(s) issued to them that are also given below. In connection with above, Notice is hereby given, once again, to the said Borrower(s) to pay to Sitaara Housing Finance Ltd, within 60 days from the publication of this Notice, the amounts indicated herein below, together with further interest as detailed in the said Demand Notice(s), from the date(s) mentioned below till the date of payment and/or realization, payable under the loan agreement read with the following documents/writings, if any, executed by the said Borrower(s). As security for due repayment of the loan, the following assets have been mortgaged to Sitaara Housing Finance Ltd by the said Borrower(s) respectively.

Name of the Borrower / Co-Borrower & Guarantor	Demand Notice Date & Amount
Loan No.: H3CP000005015655/L1CP000005016007 & L1CP000005017940 1. Shri Sheikh Afsar Sheikh Afzal S/o Shri Sheikh Afzal (Borrower), 2. Mrs. Roshan Ara Sheikh Afsar, W/o Mr. Sheikh Afzal (Co-Borrower)	04-07-2026 ₹ 17,69,548.08 as on 04.07.2026

Details of Secured Property (Immovable Property): Plot No. 50, Mouza-Punapur, PH No. 34, Ward No. 21, Kh No. 84/2, Sheet No. 27, CTS No. 45, NMC House No. 3686/50, Bhartiya Lok Kalyan Gruh Nirman Sahakari Sanstha, Tehsil & District Nagpur, Maharashtra 440035. Boundary: East: Plot No. 31, West: Road, North: Plot No. 49, South: Plot No. 51, Total Area: 600 Sq. Ft.

If the said Borrowers shall fail to make payment to Sitaara Housing Finance Ltd as aforesaid, Sitaara Housing Finance Ltd shall proceed against the above secured assets under Section 13(4) of the Act and the applicable Rules, entirely at the risks of the said Borrowers as to the costs and consequences. The said Borrowers are prohibited under the Act from transferring the said assets, whether by way of sale, lease or otherwise without the prior written consent of Sitaara Housing Finance Ltd Any person who contravenes or abets contravention of the provisions of the said Act or Rules made there under, shall be liable for imprisonment and/or penalty as provided under the Act.

Place : Maharashtra
Date : 10-07-2026

Authorised Officer, Sitaara Housing Finance Ltd.
(Formerly known as Sewa Grih Rin Ltd)



Registered Office : 14th Floor, Eros Corporate Tower, Nehru Place, New Delhi-110019
Tel : 91-11-43115600 Fax : 91-11-43115618 Corporate Office : Unit No. : 502, C Wing, One BKC, Radius Developers, Plot No. : C-66, G-Block, Bandra Kurla Complex, Mumbai - 400051 Tel.: 022 68643101
E-mail : acre.acre@acreindia.in Website : www.acreindia.in CIN : U65993DL2002PLC115769

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

WHEREAS
The Authorized Officer of the Secured Creditor mentioned herein, under the Securitization 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 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice(s) as mentioned below calling upon the Borrower/Co-Borrower/Mortgagor/Guarantor(s) to repay the amount mentioned in the demand notice(s) appended below within 60 days from the date of receipt of the said notice/s together with further interest and other charges from the date of demand notice within 60 days from the date of receipt of the said notice.

Thereafter, Assignor mentioned herein, has assigned the financial assets to **ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.** also as its own/acting in its capacity as trustee of the Trust herein mentioned hereunder (hereinafter referred as "ACRE"). Pursuant to the assignment agreements, under Sec. 5 of the SARFAESI ACT, 2002, ACRE has stepped into the shoes of the Assignor and all the rights, title and interests of the Assignor with respect to the Financial Assets along with underlying security interests, guarantees, pledges have vested in ACRE in respect of the financial assistance availed by the Borrower and ACRE exercised all its rights as the secured creditor. The borrower having failed to repay the amount, notice is hereby given to the Borrower/Co-Borrower/Mortgagor/Guarantor(s) and the public in general that the undersigned being the Authorized Officer of ACRE has taken the possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of SARFAESI ACT, 2002 read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on the date mentioned against each property:

Sr. No.	Name of the Assignor	Name of the Trust	Loan Account Number / Borrower Name & Co-Borrower(s) Name	Date of Demand Notice / Amount of Demand Notice	Date of Possession / Type of Possession
1	JM Finance	ACRE 178 TRUST	LNGP23000048284 & LNGP19000007497 JEETENDRA MITHILESH PANDEY (Borrower), PUNAM JEETENDRA PANDEY (Co-borrower)	13-Oct-25/ Rs.6,49,285/- (Rupees Six Lakhs Forty Nine Thousand Two Hundred And Eighty Five Only)	8-Jul-26/ Symbolic Possession
Description of Property : "ALL THAT PIECE AND PARCEL OF LAND MEASURING PLOT NO 202, ADMEASURING LENGTH EAST TO WEST 30 FEET (9.14MTR)AND WIDTH NORTH TO SOUTH 20 FEET (6.9 MTR),TOTAL ADMEASURING 600 SQ.W/FT. (55.74 SQ.MTR.)IN THE LAYOUT LAID OUT BY SUVIKAS GRUHNIRMAN SAHAKARI SANETHA LIMITED IN NAGPUR ENTIRE LAND MEASURING KHASRA NO 741, 750-2, SHEET NO.1135/25, 1134/19, CITY SURVEY NO 55 & 17, MOUZA PUNAPUR WHICH IS WITHIN THE BOUNDRIES OF NAGPUR IMPROVEMENT TRUST AND NAGPUR METROPOLITAN MUNICIPALITY.BOUNDED BY:EAST:20 FEET WIDE ROADSOUTH: PLOT NO.201 WEST: PLOT NO.257 NORTH: PLOT NO.203"					
2	JM Finance	ACRE 178 TRUST	HNGP230000500612 GAUTAM SHRAWANJI TELANG (Borrower), RANJANA GAUTAMRAO TELANG (Co-borrower), SHRAWAN TATOBATE TELANG (Co-borrower)	10-Nov-25/ Rs.6,14,160/- (Rupees Six Lakhs Eleven Thousand One Hundred And Sixty Only)	8-Jul-26/ Symbolic Possession
Description of Property : ALL THAT PIECE AND PARCEL OF THE LAND BEARING HOUSE NO.(MALMATTI NO.)80/1, ADMEASURING AREA 132 SQ.FT.IE. 12.2632 SQ.MTR.L.E (HUT) OPEN SPACE ADMEASURING AREA 264 SQ.FT.TOTAL ADMEASURING AREA 396 SQ.FT.IE. 36.7896 SQ.MTRS AND HOUSE NO.(MALMATTI NO.) 80/2, ADMEASURING AREA 132 SQ.FT.IE. 12.2632 SQ.MTR.L.E (HUT) OPEN SPACE ADMEASURING AREA 264 SQ.FT.TOTAL ADMEASURING AREA 396 SQ.FT.IE. 36.7896 SQ.MTRS.WHICH IS WITHIN THE LIMITS OF GRAMPANCHAYAT SAMITI HINGNA TAL.HINGNA DIST.NAGPUR AND BOUNDED AS UNDER.BOUNDARY OF THE PROPERTY:EAST:- HOUSE OF MR.MULINDATANG AND HOUSE OF SHRAWAN TELANGWEST:- HOUSE OF KENATH TELANG NORTH:- ROADSOUTH:- HOUSE OF BANISAL TELANG					
3	JM Finance	ACRE 178 TRUST	LAKO23000047134 JAYASHRI RAJESH LAHARIYA (Borrower), RAJESH SHIVPRASAD LAHARIYA (Co-borrower)	10-Nov-25/ Rs.10,09,873/- (Rupees Ten Lakhs Nine Thousand Eight Hundred And Seventy Three Only)	3-Jul-26/ Symbolic Possession
Description of Property : FLAT NO. 14 ON 1 FLOOR OF CONSTRUCTED ON NAZUL PLOT NO. 105/2, 105/3 AND 105/4/5, NAZUL SHIT NO. 36A AND 36B, (DURGA VIHAR) OF MOUJE AKOLA, TAL. AND DIST. AKOLA HAVING ADMEASURING AREA 688.76 SQ. MTR OUT OF WHICH INCLUDING SUPER BUILT UP AREA 55.00 SQ. MTR. INCLUDING UNDIVIDED SHARE OF 1/32, WITHIN THE JURISDICTION OF SUB-REGISTER AKOLA DIST. AKOLA. (HEREIN AFTER CALLED AS THE SAID PROPERTY)BOUNDED BY: EAST-FLAT NO. 13, WEST-FLAT NO.6, NORTH-PASSAGE SOUTH-SIDE MARGIN					
The Borrower/s/ Co-Borrower/s/ Mortgagor/s/Guarantors' attention is invited to the provisions of sub-section (8) of Sec.13 of the Act in respect of the time available, to redeem the secured assets. The borrower(s) 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 ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD. , for the amount mentioned above and interest thereon.					
Date : 10/07/2026 Place : Nagpur, Akola				Sd/- Authorized Officer Assets Care & Reconstruction Enterprise Ltd.	



स्टेट बैंक ऑफ़ इंडिया
State Bank of India

BRANCH - HARSUL, YAVATMAL
At Post. Harsul Tah Digraj Dist. Yavatmal 445203

(RULE - 8(1)) SYMBOLIC POSSESSION NOTICE (For Immovable Properties)

Whereas, The undersigned being the Authorized Officer of the State Bank Of India, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No. 54 of 2002) and in exercise of powers conferred under Section 13(2) read with rule 3 of the Security Interest (Enforcement) Rules, SARFAESI Act 2002 issued a demand notice dated mentioned on below column calling upon the borrower/guarantors to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

The borrower & guarantors having failed to repay the amount, notice is hereby given to the borrower/guarantors 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 Act read with rule 8 of the said rules on dated given below.

The borrower/guarantors 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 State Bank Of India, for the amount given below and further interest, expenses and const thereon.

The borrower's attention is invited to 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 Borrower's/Guarantors & Mortgagors	Demand Notice Amount O/s. (Rs.)	Description of the Immovable Properties	Date of Demand Notice	Date of Possession
1.	1. Mr. Dattatray Bajirao Sawane (Borrower), 2. Mr. Suryakant Dattatray Sawane (Co-Borrower),	Rs. 23,00,599.00 + Interest + Charges as on 29/04/2026 and cost, etc. thereon	All That Pieces and Parcel of Sheet No. 04, Plot No. 343, Area 60.00 Sq. Mtrs. Sheet No. 04, Gram Panchayat Property No. 729, Behind Datta Mandir, Mouza Harsul, Tah. Digraj, Dist. Yavatmal. Boundaries: East - Road, West - House of Shrikant Waskar, North - House of Gunwant Deshmukh, South - House of Savane.	29/04/2026	07/07/2026 (Symbolic)

Date : 07/07/2026
Place : Yavatmal

Authorised Officer
State Bank Of India



बैंक ऑफ़ महाराष्ट्र
Bank of Maharashtra

अंचल कार्यालय अकोला. 444005, Zonal office- Akola 444005
अंचल कार्यालय अर्थमंगल, सातव चौक, जटारपेट, अकोला 444005
टेलीफोन TELE: 0724-2490842,843,845.0724-2490353
ई-मेल/e-mail:- dzmakola@mahabank.co.in

अग्रम कार्यालय, लोकमंगल, 1501, शिवाजीनगर, पुणे-44
Head Office: LOKMANGAL,1501,SHIVAJINAGAR,PUNE-44

AX19/5521/SARFAESI/ Bhambale 13(4)/2026-27 Date: 08/07/2026

POSSESSION NOTICE [Rule 8(1)]

Whereas, the undersigned being the Authorised Officer of Bank of Maharashtra, under Securitization and Reconstruction of Financial Assets and Enforcement Security Act, 2002 and in exercise of power conferred under section Sub Section 12 Section (13) read with rule 8 of the security interest (Enforcement) Rules, 2002 issued demand notice on the date mentioned against the account as stated herein after calling upon them to repay the amount within 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrowers/ guarantors and the public in general that the undersigned has taken **Symbolic Possession** of the property described herein below in exercise of power conferred on him/her under section 13(4) read with Rule 8 of the said rules.

The borrowers in particular, guarantors and the public in general are hereby cautioned not to deal with the below mentioned property and any dealing with the property will be subject to the charge of Bank of Maharashtra or the amount (and interest) due thereon. The borrower's attention is invited to 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.	1. Mr. Shashank Shashikant Bhamble 2. Mrs. Amrapali Ramesh Salve alias Amrapali Shashank Bhamble Both At: Plot No.19, Survey No.392/A, Renuka Nagar, Shegaon, Tq. Shegaon, Dist - Buldhana - 444203 Rokadiya (1807) Nagar Branch	Located at: Mouje-Shegaon Bhag 2, Plot No.19 Mortgaged by: Borrowers:- Shashank Shashikant Bhamble and Amrapali Ramesh Salve All those pieces and parcels of land situate being and lying at village Shegaon in the registration Dist. Buldhana SubDist. Shegaon, at Plot No.19, admeasuring 3291.16 Square Feet and bearing CTS/Survey Nos. 392 bounded as follows. On or towards the North: 9 mtr Road; On or towards the East: Plot No.18B; On or towards the West: 18 Mtr Road; On or towards the South: Plot No.1	Rs.32,53,247.00 (Rupee Thirty two Lakhs Fifty Three Thousand two Hundred Forty Seven Only) plus other charges at applicable ROI w.e.f. 04/05/2026	04/05/2026 Date of Possession Taken 08/07/2026

Date: 08.07.2026, Place: Akola (Anil Kujur), For Bank of Maharashtra, Chief Manager & Authorized Officer.



Home First Finance Company India Limited
CIN: L65990MH2010PLC240703 Website: homefirstindia.com
Phone No.-: 180030008425 Email ID: loanfirst@homefirstindia.com

POSSESSION NOTICE

REF: POSSESSION NOTICE UNDER SUB-RULE (1) OF RULE 8 OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

WHEREAS the undersigned being the Authorized Officer of HOME FIRST FINANCE COMPANY INDIA LIMITED, pursuant to demand notice issued on its respective dates as given below, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act No. 54 of 2002) and in exercise of powers conferred under section 13(2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 calling upon you/Borrowers, the under named to pay outstanding dues as within 60 days from the date of receipt of respective notices. You/Borrowers all, however, have failed to pay the said outstanding dues within stipulated time, hence **HOME FIRST FINANCE COMPANY INDIA LIMITED** are in exercise and having right as conferred under the provision of sub section (4) of section 13 of SARFAESI ACT,2002 read with rules thereunder, taken **POSSESSION** of the secured assets as mentioned herein below:

Sr. No	Name of Borrowers/ Co-Borrowers/ Guarantors	Description of Mortgaged Property	Date of Demand Notice	Total O/s as on date of Demand Notice (in INR)	Date of possession
1.	Asmita Tidke	Flat-710,WING 2,,SDPL Greens Apartments Condominium,SDPL AASHRAY WANJARA,Mouza Wanjara, K.H No. 13-15/1 & 13-15/2, City Survey No.23, Opp. Star Motors, Kamptee Road, Nagpur,Nagpur-440026.Bounded by:East -Marginal Space,West-Corridor and Flat No. 701 Wing 2,North -Flat No. 709 Wing 2,South-Marginal Space	06-05-2026	1,603,300	07-07-2026
2.	Rahul Anant Kale, Shivani Rahul Kale	House-plot 272,Tq. Tiwasa, Dist. Amravati,Property No 272, Ward No Mouza Shendola Khurd, Pragane Kurha, GP. Shendola Khurd, Tal Tiosa Dist Amravati,Maharashtra-444902,Bounded by:East -House of Sahebrao Umap,West-House of Dinkar Kale,North -House of Sahebrao Umap,South-Govt. Road	06-05-2026	1,095,353	07-07-2026
3.	Dhiraj Shival Thakur, Chanda Shival Thakur	House- PLOT NO 15,House No-15,Malmata No:-15, AtSukali, Grampanchayat-Sukali, Panchayat Samiti-Amravati,DisAmravati. Near,Patre Kirana Shop .AMRAVATI,Maharashtra-444605,.Bounded by:East -Govt Road,West-Govt Road,North -House of Shyamnirajan Kaur,South-House of Namdev Kurwade	06-05-2026	873,500	07-07-2026
4.	Vijay Borkar,pranjal akash wankhede	Flat-NIT Leasehold Plot No.45, Plot Area 140.376 SQM, G.F B/up Area 92.93 SQM (As per Actual Site Measurement), Kh. No. 43, Corporation House No. 1793, Ward No. 43, Mouza - Hansapuri, Situated at Balahaupeeth Panchpaoli Housing Accomodation Scheme,NAGPUR,Maharashtra-440002.Bounded by:East -30 ft. road,West-Plot no. 68,North -30 ft. road, South-Plot no. 46	06-05-2026	1,437,265	07-07-2026

The borrower having failed to repay the amount, notice is hereby given to the borrower / Guarantor and the public in general that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on him/her under section 13(4) of the said Act read with rule 8 of the said rule on the date mentioned above.

The **BORROWERS/ GUARANTORS** and the **PUBLIC IN GENERAL** are hereby cautioned not to deal with the above referred Properties/Secured Assets or any part thereof and any dealing with the said Properties/Secured Assets shall be subject to charge of HOME FIRST FINANCE COMPANY INDIA LIMITED for the amount mentioned hereinabove against Properties/Secured Assets which is **payable with the further interest thereon until payment in full.**

The borrower's attention is invited to the provisions of subsection (8) of Section 13 of the Act, in respect of time available to redeem the secured asset.

Place: Amravati, Nagpur Date: 10-07-2026 Authorised Officer, Home First Finance Company India Limited



Relationship beyond banking

Zonal Office: 4th Floor, S.V.Patel Marg, Kingsway, Nagpur
Tel: 0712-2557596 E-mail: ard.nagpur1@bankofindia.bank.in

E-AUCTION PUBLIC NOTICE FOR SALE OF MOVABLE AND 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 provision of Rule 8 (6) of the security Interest (Enforcement) Rules 2002 notice is hereby given to the public in general & in particulars to the Borrower(s) & Guarantor (s) that the below described Immovable properties mortgaged /charged to the secured creditor, the constructive possession of which has been taken by the Authorised Officer Bank of India, secured creditor, will be sold on As is where is, As is what is & Whatever there is on DT. 28.07.2026 for recovery of the amount as tabulated below due to Bank of India, Secured Creditor from the Borrowers & Guarantors. The Reserve Price of Respective Properties & the earnest money deposit are as mentioned below. Detailed terms and conditions of the sale are mentioned below /refer to website a) <https://www.bankofindia.co.in> b) <https://BAANKNET.com>

Last date and time of submission of EMD and document on or before: 28.07.2026 up to 5 pm by bidders own wallet registered with M/s PSB Alliance Pvt. Ltd. Id its e-auction site <https://BAANKNET.com>

Date & Time of E Auction: 28.07.2026 from 11 am to 5 pm

Sr. No.	Name of the Borrowers/ Guarantors & Branch Contact No.	Description of the property	Outstanding Dues	Date of Demand Notice & Possession Date	Reserve Price & Earnest Money Deposit (EMD) Rs.	Name of Branch Officer & Contact No.
1.	Branch : Dharampeth Borrower: Mr. Kiran Suresh Hedau	The UNDIVIDED 0.673 PERCENT share and interest in ALL THAT PIECE and Parcel of Non-Agricultural Land admeasuring 5883.43 Sq.Mtrs. being a portion of the entire land bearing Khasra/Survey No 18/3- A(New), Out of Old Kh No 18/3(total admeasuring 8100 Sq.Mtrs.) of Mouza Pipla, Patwari Halka No 38, TOGETHERWITH the entire RCC Superstructure comprising Apartment No 808,covering a Carpet area of 51.265 Sq.Mtrs., Built up area of 56.512 Sq.Mtrs., Open Balcony area of 7.213 Sq.Mtrs., Terrace area of 7.836 Sq.Mtrs., share in Parking area of 9.799 Sq.Mtrs., on the Eight Floor in PLATINUM Building/Tower of "SHREE LAXMI ESTATE-II", within the limits of Grampanchayat Pipla(Ghogli), in Tahsil Nagpur(Rural) and District Nagpur. Property is owned by Mr. Kiran Suresh Hedau	Rs. 29.84 Lakh + unchanged interest & other expenses	Demand Notice : 17.09.2025 Possession Notice: 11.12.2025 (Symbolic) 30.04.2026 (Physical)	Reserve Price : Rs. 32,03,000/- EMD : Rs. 3,20,300/-	Ms Kripali Mishra Mobile no. 9926616613
2.	Branch : Kadbi Chowk Borrower: Mrs. Asha Nirmalkumar Fagwani and Mr Nirmalkumar Chandumal Fagwani	Apartment No P23/A3,441, on Fourth Floor scheme known as "PMAY HOUSING SANKUL" on Khasra No 12/1 & 2 by NIT, Mouza Wanjari, Situated at Durga Shakti Geeta Chowk, Automotive Sq. Ring Road, Near Guru Govind Singh Stadium, within the limit of NMC & NIT, Tah & District Nagpur. Carpet Area 28.53 sq.mtrs. Property is owned by Mrs. Asha Nirmalkumar Fagwani and Mr Nirmalkumar Chandumal Fagwani	Rs. 7.92 Lakhs Plus intnt. and other expenses	Demand Notice : 28.10.2025 Possession Notice: 31.12.2025 (Symbolic) 12.05.2026 (Physical)	Reserve Price : Rs. 9,13,000/- EMD : Rs. 91,300/-	Ms. Seema Jain Mobile no. 6264611710
3.	Branch: Kadbi Chowk BORROWER : Mr. Awais Ahmad Abdul Karim	Tenement No E-121, on First Floor, Building "E" LIG Nandanwan Gharkul Housing Scheme, Wathoda Street Scheme, on NIT Leasehold land bearing Kh No 319/1, 2, City Survey No 101, Sheet No 248, Mouza nagpur, Situated at Vyankatesh Nagar, KDK College Road, Nandanwan Nagpur,Tah & Dist Nagpur. Property is owned by Mr. Awais Ahmad Abdul Karim. Build up area 32.510 Sq.ft(350 Sq.ft.)	Rs. 17.14 Lakhs + unchanged interest & other expenses	Demand Notice Dt. 01.09.2025 Possession Notice : 31.12.2025 (Symbolic) 12.05.2026 (Physical)	Reserve Price: 12,79,000 /- EMD : Rs. 1,27,900 /-	Ms. Seema Jain Mob. no 6264611710
4.	Branch : Rabindranath Tagore Road Borrower: Mr. Sudhakar Manikrao Akhare	Open Plot No 33 out of Field Sr No 157/1, Adm area 267 Sq.mtr. i.e. 2840.64 Sq.ft., Situated at Mouza Selu-Kate, Mouza No 149, PC No 34, Tah & Dist Wardha. Both Plot owned by Mr. Sudhakar Manikrao Akhare.	Rs. 18.11 lakhs + unchanged interest & other expenses	Demand Notice : 04.10.2025 Possession Notice: 29.12.2025 (Symbolic)	Reserve Price : Rs. 7,85,000 /- EMD : Rs. 78,500 /-	Mr Rahul Rai Mobile no. 7879320266

Terms & Conditions:
1) E-Auction is being held on AS IS WHERE IS, AS IS WHAT IT IS, WHATEVER IS THERE IS AND WITHOUT RECOURSE BASIS with all the known and not known encumbrances and the Bank is not responsible for title, condition or any other fact affecting the asset. The details shown above are as per records available with the Bank. The auction bidder should satisfy himself about actual measuring and position of assets. The actual measures and position of asset may differ and authorized officer may not be held responsible for that. Auction sale /bidding would be only through "Online Electronic Bidding" process through the website <https://BAANKNET.com>
2) E-Auction Tender document containing online e-auction bid form, declaration, General Term & conditions of Online auction sale are available in websites: (a) <https://www.bankofindia.co.in> (b) <https://BAANKNET.com>
3) The intending purchasers/ bidders are required for Online bid submission of documents with EMD amount on or before 28.07.2026 up to 5.00 P.M. by own wallet Registered with PSB Alliance Pvt. Ltd. On its e-auction site <https://BAANKNET.com> by means of RTGS/NEFT.
4) Date and time of E- Auction on 28.07.2026 from 11.00 AM to 5.00 PM. (IST). Unlimited extension of 5 Minutes each.
5) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs. 10,000/-
6) The intending bidders should hold a valid e-mail id and register their names at portal <https://BAANKNET.com> and get their User ID and password from PSB Alliance Pvt. Ltd. whereupon they would be allowed to participate in online e-auction
7) Prospective bidders may avail online training on E-Auction from support.BAANKNET@psballiance.com and support.ebkray@procure247.com or Contact +918291220220
8) Earnest Money Deposit (EMD) 10% of reserve price shall be payable through RTGS/NEFT/Fund Transfer to 1)Bidder/Purchaser Registration bidder to register on - Auction portal (link given above) <https://BAANKNET.com> using his mobile number and E-mail id. Step 2): KYC Verification Bidder to upload requisite KYC documents, KYC documents shall be verified by e-auction service provider (may take 2 working days) Step (3): Transfer of EMD amount to his Global EMD Wallet Online/Off-line transfer of funds using NEFT/Transfer, using Challan generated on E-auction portal. <https://BAANKNET.com>
9) The BID Forms should be uploaded online along with acceptance of terms and conditions of this notice and EMD remittance details (UTR No.), the copy of PAN card issued by Income Tax Department and bidders identity proof and proof of residence such as copy of the passport, election commission card, ration card, driving license etc, on or before last date of submission.
10) The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with PSB Alliance Pvt. Ltd. The bidder has to place a request with PSB Alliance Pvt. Ltd. for refund of the same back to his bank account. The bidders will not be entitled to claim any interest, costs, expenses and any other charge (if any).
11) The highest / successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, immediately/latest by the next working day of the acceptance of the bid price by the officer and the balance 75% of the sale price to be deposited on or before 15th day of the sale or within such an extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer. In case of default in payment by the successful bidder, the amount already deposited by the bidder shall be liable be forfeited and assets shall be put to re-auction and the defaulting bidder shall have no claim right in respect of asset/amount
12) The highest bidder shall be declared to be the successful bidder / purchaser of the assets mentioned herein provided otherwise he is legally qualified to bid.
13) Nothing in this notice constitutes or will be deemed to constitute any commitment or representation on the part of the Bank to sale the above asset/s. Bank / Authorized Officer reserves the right to cancel the sale for any reason it may deem fit or even without assigning any reason and such cancellation shall not be called in question by the bidders.
14) The purchaser shall bear the applicable stamp duties/additional stamp duty / transfer charges, fee etc. and also all the statutory / non statutory dues, taxes, assessment charges, fees etc. owing to anybody.
15) The intending bidders should make their own independent inquiries regarding the encumbrances, title of the asset/s put on auction and claims / rights / dues / effecting the asset, before submitting bid. The asset is being sold with all the existing and future