PUBLIC NOTICE

This is to inform the public in general that Environment Clearance of Proposed Industrial Shed at Plot No. A-1/2, Shirdi MIDC Industrial Area, Tal. Kopargaon and Rahata, Dist. Ahilyanagar, Maharashtra, by Nibe Limited have been accorded by State Level Environment Impact Assessment Authority (SEIAA), Environment & Climate Change Department, Mantralaya, Mumbai, vide EC Identification No. EC26C3806MH5412664N dated 17/07/2026. This clearance is in accordance with the provisions of EIA Notification, 2006.

The copy of this letter is available at the website http://parivesh.nic.in

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Asset Reconstruction Company (India) Ltd.
Fusion Arcil
REGISTERED OFFICE: The Ruby, 10th Floor, 29 Senapati Bapat Marg, Dadar (W) Mumbai - 400028, Tel: 022-66581200 www.arcil.co.in
CIN-U65999MH2002PLC134884, Website: www.arcil.co.in

DEMAND NOTICE

Whereas the Authorized Officer of **Asset Reconstruction Company (India) Limited** hereinafter referred to as "Arcil" is a Securitisation and Reconstruction company incorporated under the companies Act, 1956 and registered with the Reserve Bank of India under section 3 of Securitisation and Reconstruction of Financial Assets and Enforcement of security Interest Act, 2002 (hereinafter referred to as 'the Act') and whereas the Borrower/Co- Borrower as Mentioned of the below chart obtained loans from **Visaar Financial Services Private Limited**, and whereas Arcil has acquired the financial assets relating to the loan accounts mentioned to the below chart and whereas Arcil, being the secured creditor under the Act and in exercise of powers conferred under section 13(2) of the said Act read with Rule 2 of the security interest (Enforcement) Rules 2002, issued demand notice calling upon the Borrower/ Co-Borrowers as to repay the amount mentioned in the notices with further interest thereon within 60 days from the date of notice, but the notices could not be served upon some of them for various reasons.

Account No.	Name of the Borrowers and Co-Borrowers	Total Loan Outstanding (in INR) / as on	Demand Notice Date
01813SBML0 1363	Omshankar Uttamrao Kalkote Vaishali Omshankar Kalkote Uttam Nivrutti Kalkote	Rs.6606430,54/- 12/05/2026	14/07/2026

Description Of Secured Assets: All that piece and parcel of a Flat bearing Flat No. 103, N.P. No. 3-2-6/1 Old 3-2-10/1 new, Milkat No. 3-2-6/1 old 3-2-10/1 new, M.C. House No. 3-2-6/1 (Old) 3-2-10/1 (New), Plot/Survey No. 231, Survey No. 0, admeasuring 435 Sq. Ft. owned by Omshankar Uttamrao Kalkote, Uttam Nivrutti Kalkote, and Vaishali Omshankar Kalkote, situated at Udgir, Taluk Udgir, District Latur, State Maharashtra - 413517, registered at the Sub Registration Office, Udgir. North: Lift and Lobby South: Remaining Space East: Flat No. 102 West: Flat No. 104

SD/- Authorised Officer
Place: Latur, Maharashtra **Asset Reconstruction Company (India) Limited**
Date : 24-07-2026 (Trustee of Arcil - Trust -2026 - 033)

"IMPORTANT"

Whilst care is taken prior to acceptance of advertising copy, it is not possible to verify its contents. The Indian Express (P) Limited cannot be held responsible for such contents, nor for any loss or damage incurred as a result of transactions with companies, associations or individuals advertising in its newspapers or Publications. We therefore recommend that readers make necessary inquiries before sending any monies or entering into any agreements with advertisers or otherwise acting on an advertisement in any manner whatsoever.

सेन्ट्रल बैंक ऑफ़ इंडिया
Central Bank of India
1911 से अग्रणीय सिंह "सेंट्रल बैंक" "CENTRAL" TO YOU SINCE 1911

Central Bank of India

REGIONAL OFFICE SOLAPUR
Sai Ved Divine, Near Shivdare Arts and Commerce College, Jule Solapur Dist.Solapur, (MH) Pin-413004
Phone No.0217-2728133 E-mail : recvsolaro@centralbank.bank.in

APPENDIX- IV-A [See proviso to rule 8 (6)]

SALE CUM E-AUCTION NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 read with provison 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), Co-borrower (s) and Guarantor(s) that the below described immovable properties are mortgaged/ charged to the Secured Creditor, the **Symbolic Possession** of which has been taken by the Authorized Officer of **Central Bank of India** (Secured Creditor), will be sold on **"As is Where is", "As is What is", and "Whatever there is"** (Exclusive of Furniture & Fixture / Stocks / Movables) on **29/08/2026** through online web portal **(https:// www.ebkray.in/eauction -psb)**, for recovery of below mentioned amount due to the Central Bank of India, Secured Creditor from the below mentioned Borrowers and Guarantors/Mortgagors. To the best of knowledge and information of the Authorized Officer, there are no encumbrance on the property apart from Central Bank of India. However, the intending bidders should make their own independent enquiry regarding the encumbrances, title of property/ies put on auction and claims/rights/dues affecting the property, prior to submitting their bid. The Reserve Price and Earnest Money Deposit (EMD) is also mentioned below against each asset.

Sr. No.	Name of Branch, Borrowers and Guaranters	Total dues for recovery	Description of the immovable properties	Reserve Price (in Rs.)	Earnest Money Deposit (EMD) (in Rs.)	Date & Time for inspection of the properties
1)	**Branch : Dharashiv (Osmanabad) Mrs. Mangal Madhav Survase (Borrower), Address :** M.C.H.No.1/751, North side of Sant Narhari Maharaj Mandir, Infront of Bhosale Highschool, Dharashiv, Taluka and Dist.Dharashiv -413501. **Mr. Madhav Baliram Survase, (Co-Borrower), Address :** M.C.H.No.1/751, North side of Sant Narhari Maharaj Mandir, Infront of Bhosale Highschool, Dharashiv, Taluka and Dist.Dharashiv -413501. **Mr. Mahesh Madhav Survase (Guarantor), Address :** M.C.H.No.1/751, North side of Sant Narhari Maharaj Mandir, Infront of Bhosale Highschool, Dharashiv, Taluka and Dist. Dharashiv -413501. **Mr. Digmber Vishwnath Kadam (Guarantor), Address :** Rayban Niwas, Shekapur,Osmanabad, Tal and Dist.Osmanabad -413501.	**Rs.8,06,390.74/- (Rupees Eight Lakhs Six Thousands Three Hundred Ninety and Seventy Four Paisa Only) (which represents the principal plus interest due as on the 28/07/2025), plus further interest incidental expenses, and costs etc. thereon minus further recovery if any.**	All Piece and parcels of land and building in CTS No.8056 Out of Survey No.13/1 Municipal Corporation House No.1/751 Area- 139.29 Sq.mt situated at Dharashiv (Osmanabad), Tal and Dist.Dharashiv-413501 Owned By Mangal Madhav Survase (Borrower). **Boundaries of Plot- (Actual as per Sale Deed) : On or towards the East by :** Open Space, **On or towards the West by :** House property belonging to Shri Gundale, **On or towards the North by :** RoadOn **or towards the South by :** House property belonging Shri Raut. **Possession : Symbolic**	**Rs.58,07,000/- (Rupees Fifty Eight Lakhs Seven Thousand Only)**	**Rs.5,80,700/- (Rupees Five Lakhs Eighty Thousand Seven Hundred Only)**	**From 25/08/2026 10:00:00 To 25/08/2026 17:00:00**
2)	**Branch : Dharashiv (Osmanabad) M/s Utkarsh Agencies-Prop.Mr.Ramakant Kishanrao Kulkarni(Indapurkar) (Deceased) through legal heirs Mr. Hemant Ramakant Indapurkar (Kulkarni) (Son of Mr. Ramakant Kishanrao Kulkarni) and Mr. Jayant Ramakant Indapurkar (Kulkarni) (Son of Mr. Ramakant Kishanrao Kulkarni), Address :** At.Radhai, Bank Colony, Shrinagari, Dharashiv. Tal and Dist. Dharashiv-413501. **Guarantors - 1) Mr. Hemant Ramakant Indapurkar (Kulkarni), Address :** At.Radhai, Bank colony, Shrinagari, Dharashiv. Tal and Dist.Dharashiv -413501. **2) Mr. Jayant Ramakant Indapurkar (Kulkarni) Address :** At.Radhai, Bank Colony, Shrinagari, Dharashiv. Tal and Dist.Dharashiv-413501. **3) Mr. Pradeep Bhaskarrao Keshkar (Guarantor), Address :** At. R/R/o 26/108, Bank Colony, Shrinagari. Dharashiv Tal and Dist. Dharashiv-413501.	**Rs.52,32,097/- (Rupees Fifty Two Lakh Thirty Two Thousand and Ninety Seven Only) (which represents the principal plus interest due on the 26/12/2023), Plus further interest incidental expenses, and costs etc. thereon minus further recovery if any.**	**Property : Two adjacent Plots along with common construction there on.** **1)** The piece and parcel of land and building at Plot No.51 out of Survey No.156/1, City Survey No.5421, admeasuring 135 Sq.Mtrs. situated at Dharashiv within the Municipal Limits of Dharashiv Tal.Dharashiv, Dist. Dharashiv, Owned by Mr. Ramakant Kishanrao Kulkarni. **Boundaries : East :** Remaining portion of Survey No **West :** Road, **South :** City Survey No. 5304, **North :** City Survey No 5568 **2)** The piece and parcel of land and building at Plot No.52, out of Survey No 156/1, City Survey No.5304, admeasuring 135Sq.Mtrs. situated at Dharashiv within the Municipal Limits of Dharashiv. Tal.Dharashiv, Dist. Dharashiv owned by Mr. Ramakant Kishanrao Kulkarni. **Boundaries : East : City Survey No.5920, West : Road, South : City Survey No.5832, North :** City Survey No.5588 **Possession : Symbolic**	**Rs.57,90,000/- (Rupees Fifty Seven Lakhs Ninety Thousand Only)**	**Rs.5,79,000/- (Rupees Five lakh Seventy Nine Thousand Only)**	**From 25/08/2026 10:00:00 To 25/08/2026 17:00:00**

This may also be treated as notice under Rule 8(6) of security (Enforcement) Rules, 2002 to the Borrower/s and Guarantor/s of the said loan about the holding of e-Auction sale on the above date.

For participating in the E-auction sale, the intending bidders should register their details with the service provider **https:// www.ebkray.in/eauction-psb** well in advance and shall get user ID & password. Intending bidders advised to change only the password. Bidder may visit **https:// www.ebkray.in/eauction-psb** for educational videos. For detailed terms & conditions of sale, please refer to the link provided Bank's website; **www.centralbankofindia.bank.in.**

Bidder will register on website **https:// www.ebkray.in/eauction-psb** and upload KYC documents and after verification of KYC documents by the service provider, EMD to be deposited in E wallet through NEFT/transfer (after generation for Challan from **https:// www.ebkray.in/eauction-psb.**

For further details contact -Dr. Rakesh Kumar Rai Mobile No. 9679632560

The Terms & conditions shall be strictly as per the provisions of the security interest Rules (Enforcement) Rules, 2002.

STATUTORY 30 DAYS SALE NOTICES UNDER RULE 8(6)/RULE OF SECURITY INTEREST (ENFORCEMENT) RULES 2002 FOR PROPERTIES

Date : 22/07/2026
Place : Solapur

Authorized Officer/Chief Manager
Central Bank Of India

सेन्ट्रल बैंक ऑफ़ इंडिया
Central Bank of India
1911 से अग्रणीय सिंह "सेंट्रल बैंक" "CENTRAL" TO YOU SINCE 1911

Jalgaon Regional Office

E-AUCTION SALE NOTICE

Appendix-IV-A [See Provisio to Rule 8 (6)]
SALE CUM E-AUCTION NOTICE FOR IMMOVABLE PROPERTY

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 provisio to Rule 8 (6) of the Security Interest (Enforcement Rules, 2002.)

Notice is here by given to the public in general and in particular to the Borrower (s) and Guarantor (s) that below described immovable properties mortgaged/charged to the Secured Creditor, the **Symbolic possession** of which has been taken by the Authorized Officer of Central Bank of India, (Secured Creditor), will be sold on **"As is where is", "As is what is", and "Whatever there is"** (Exclusive of Furniture & Fixture financed by central Bank of India, Exclusive of Stocks/Movables) basis **on Date 12/08/2026** through online web portal **(www.baanknet.in/eauction-psb)** for recovery of below mentioned amount due to the Central Bank of India, (Secured Creditor) from the below mentioned Borrowers and Guarantors/Mortgagors. To the best of knowledge and information of the Authorized Officer, there are no encumbrance on the property apart from Central Bank of India. However, the intending bidders should make their own independent enquiry regarding the encumbrances, title of property/ies put on auction and claims/rights/dues affecting the property, prior to submitting their bid. The Reserve Price and Earnest Money Deposit (EMD) is also mentioned below against each asset.

Name of the Borrower & Guarantors /Mortgagors	Amount Outstanding	Description of Asset	Reserve Price (RP) EMD Amount Bid Increase Amount	Date and Time of Visit & Contact Person Details
Mrs. Neha Paresh Phalak (Borrower) Proprietor - M/s. Aai Bhavani Enterprises	₹ 3867092.58/- + Interest From Date of NPA	**Factory Shed :-** P. No. A-68 admeasuring 800 Sqm. in Bhusawal Industrial area within the village limit of Kinhi and within the limit of grampanchayat kinhi Taluka-Bhusawal District- Jalgaon. **Boundaries - North :** P.No. A-69, **South :** P.No. A-67, **East :** P.No. A-96, **West :** Road 18 mtr wide	₹ 1928500/- ₹ 192850/- ₹ 19285/-	04/08/2026 from 10:00 AM to 2:00 PM, **Mr. Pratap khemnar** Senior Manager, Bhusawal Branch Mobile No. 9595254871 **Mr. Rama Kant Verma,** **Chief Manager,** Jalgaon Regional Office, Mobile No. 9474998111

▪ Date & Time of e-auction - 12/08/2026 from 11:00 am to 6:00 pm **▪ Date & Time of submission of EMD** - on or before 12/08/2026 before 5:00 pm

This may also be treated as notice under Rule 8(6)/ Rule9 (1) of Security (Enforcement) Rules, 2002 to the Borrower/s and Guarantor/s of the said loan about the holding of e- Auction sale on the above date. For participating in the E- auction sale, the intending bidders should register their details with the service provider **(www.baanknet.in/eauction-psb)** well in advance and shall get user ID & password. Intending bidders advised to change only the password. Bidder may visit **(www.baanknet.in/eauction-psb)** for educational videos. For detailed terms & conditions of sale, please refer to the link provided Bank's website; centralbankofindia.co.in The Terms & conditions shall be strictly as per the provisions of the security interest Rules (Enforcement) Rules, 2002. STATUTORY **15 DAYS** SALE NOTICE UNDER RULE 8(6)/RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002 FOR ASSETS

Date : 21.07.2026 Place : JALGAON

Sd/-
Authorised Officer
CENTRAL BANK OF INDIA

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invent **Invent Assets Securitization and Reconstruction Pvt. Ltd.**
Regd. Office: Bakhtawar, Suite B, Ground Floor, Backbay Reclamation Block III, 229, Nariman Point, Mumbai - 400021.

[Appendix – IV-A] [See proviso to rule 8 r/w rule 9]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES - DATE & TIME OF AUCTION 24th August, 2026 AT 10:00 AM

PUBLIC AUCTION CUM SALE NOTICE **(UNDER SWISS CHALLENGE METHOD)** FOR SALE OF IMMOVABLE PROPERTIES ("SECURED ASSETS") Of **Samadhan Uttam Jogi, Mangalbai Bhausaheb Patil,** UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISO TO RULE 8 AND RULE 9 OF THE SECURITY INTEREST ENFORCEMENT RULES, 2002,

Notice is hereby given to the public in general and to the Borrower(s), Co-Borrower(s) and/or Mortgagor(s) in particular that the under mentioned property(ies) was mortgaged to Altum Credo Home Finance Limited (hereinafter referred to as "ACHFL") and subsequently, the dues of the below mentioned Borrower(s), Co-Borrower(s) and/or Mortgagor(s) along with underlying security interest were assigned in favour of Invent Assets Securitisation & Reconstruction Private Limited (hereinafter referred to as "INVENT") by ACHFL vide registered Assignment Agreement dated 29.12.2025, Physical / Symbolic possession of under mentioned property(s) had been taken by the Authorised Officer of INVENT under section 13(4) of the SARFAESI Act, 2002 and now will be sold on "As is where is", "As is what is", and "Whatever there is" and "No recourse Basis" on 23/07/2026, 20/07/2026 for the recovery of dues detailed as under.

The public auction is through Swiss Challenge Method and based on an existing offer in hand (Existing Offer/Anchor Bidder). Parties interested to buy the property may increase their bid by the Bid Increase Amount mentioned below than the existing offer in hand/Reserve Price. The first right to refusal to match the higher offer will be with the Anchor Bidder and in case the Anchor Bidder fails to match the higher price, the property may be sold to such bidder who has submitted a higher offer.

The description of Borrower(s), Co-Borrower(s) and/or Mortgagor(s) with description of the immovable property(s), known encumbrances and known liabilities (if any) are as under:

Sr. / Lot No.	Loan Code / Borrower(s) / Co-Borrower(s) / Guarantor(s)	Demand Notice Date and Amount	Total Outstanding Amount	Reserve Price (RP) / EMD (10% of RP) / Bid Increase Amt.	Property in Symbolic or Physical Possession	Date and Time of Property Inspection
1.	Loan Code No. S11520000054, Samadhan Uttam Jogi (Borrower), Anita Samadhan Jogi (Co-Borrower 1), Jeevan Uttam Jogi (Co-Borrower 2)	Dt: 18/9/2025, Rs. 8,09,311/- together with further interest thereon from the date of default at contractual/documented rates and other incidental expenses, etc.	Rs. 8,09,311/-	Rs. 14,34,510/- / Rs. 1,43,451/- / Rs. 10,000/-	Physical	18-08-2026 Between 12.00 Noon to 4.00 PM

Description of Immovable Property(ies) with known encumbrances and known liabilities, if any: All that piece and parcel of the property bearing Gat No.612/3, Plot No. 21, total admeasuring area 180.00 sq. meters, out of which northern side admeasuring area 90.00 sq. meters, situated within the local limits of Municipal Council Bhadgaon, Taluka Bhadgaon, District Jalgaon, State Maharashtra, together with all rights, titles and interests attached thereto. **East:** Colony Road, **West:** Open Space, **South:** Remaining area of said plot. **North:** Plot No.22

Sr. / Lot No.	Loan Code / Borrower(s) / Co-Borrower(s) / Guarantor(s)	Demand Notice Date and Amount	Total Outstanding Amount	Reserve Price (RP) / EMD (10% of RP) / Bid Increase Amt.	Property in Symbolic or Physical Possession	Date and Time of Property Inspection
3.	Loan Code No. S11520000006, Mangalbai Bhausaheb Patil (Borrower), Bhausaheb Santosh Patil (Co-Borrower 1)	Dt: 9/7/2025, Rs. 10,00,762/- together with further interest thereon from the date of default at contractual/documented rates and other incidental expenses, etc.	Rs. 10,00,762/-	Rs. 19,15,650/- / Rs. 1,91,565/- / Rs. 10,000/-	Symbolic	18-08-2026 Between 12.00 Noon to 4.00 PM

Description of Immovable Property(ies) with known encumbrances and known liabilities, if any: All that piece and parcel of land being the East side portion of Plot No. 42 from Gat No. 5, admeasuring 111.48 Sq.Mtr. out of total area 376.93 Sq. Mtrs., situated at Village Tanashi, Taluka Bhadgaon, District Jalgaon, Maharashtra - 424105. **East:** Remaining portion of said Plot, **West:** Remaining portion of Said Plot, **South:** Usage, **North:** Plot No. 41

Last Date & Time for submission of 29A Declaration alongwith Self Attested KYC:	**20,08,2026, upto 4,00 PM**
Last Date & Time for submission of bid:	**22,08,2026, upto 12,00 PM**
Date & Time of bid opening:	**22,08,2026, at 3,00 PM**
EMD Remittance Account Details:	Earnest Money Deposit (EMD) shall be paid either through Demand Draft/ Pay Order in favour of "Invent Assets Securitisation & Reconstruction Pvt. Ltd. Payable at Mumbai" or deposited through RTGS/NEFT fund transfer to credit Account No. 006200300142304, Name of the Beneficiary Invent Assets Securitisation & Reconstruction Pvt. Ltd. Name of the Bank. Punjab National Bank, IFSC Code PUNB0062020,
Address at which the tender to be Submitted and Place of Auction:	Bakhtawar, Suite 'B', Ground Floor, Backbay Reclamation Scheme Block III, 229, Nariman Point, Mumbai - 400021.

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 refer to the link provided on www.inventarc.com Secured Creditors (INVENT) website.

Date: 24.07.2026
Place: Jalgaon

Sd/-
Authorised Officer
Invent Assets Securitisation & Reconstruction Private Limited

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LIC HFL LIC HOUSING FINANCE LTD

LIC Housing Finance Ltd

POSSESSION NOTICE

Back Office: "Jeevan Shree", 1109, University Road, Shivaji Nagar, Pune-16.

Whereas the undersigned being the Authorized Officer of **LIC Housing Finance Ltd (LICHFL)**, under Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (said Act) & in exercise of powers conferred under Section13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 (said Rules) issued Notices under Section 13 (2) of the said Act, calling upon the concerned borrowers, as per details given below, to repay the amount mentioned in the respective Notice within 60 days from the date of the respective notice**.** The Concerned Borrowers / Property Holders having failed to repay the respective due amounts, notice is hereby given to the Concerned Borrowers / Property Holders in particular and the public in general that the undersigned has taken **Symbolic Possession** of the properties described herein below in exercise of powers conferred on her under Section 13 (4) of the said Act on the date mentioned below**.** The Concerned Borrowers / Property Holders in particular and the public in general are hereby cautioned not to deal with the concerned properties and any dealing with the said properties will be subject to the charge of **LIC Housing Finance Ltd** for amounts mentioned below**.**

Sr. No	Name of Borrowers & Account Numbers	Demand Notice Date	Symbolic Possession Date	Outstanding Amount (Rs.) as on date	Description of Immovable Secured Assets
1.	**Mr. Nitin Shriram Rathod, Mrs. Savita Nitin Rathod Loan A/c No. 620600006842**	**13.08.2024**	**21.07.2026**	5,227,388.96	Row House no. 34, "Sahyadri Hills Phase -1", Sr. no. 53/ 2/ 1 and 53/2/2, Garkheda (Shahari), Tal. Aurangabad, Dist.Aurangabad
2.	**Mr. Pankaj Harish Shelke and Mrs. Tahira Pankaj Shelke Loan A/c No. 620600006912**	**23.01.2024**	**21.07.2026**	2,400,933.44	Flat No. 6, 2nd Floor, Project Name- Hamid Residency, CTS No. 2054 at village Aurangabad City, Aurangabad, Maharashtra- 431001

Date : 24.07.2026
Place : Pune

Authorised Officer
LIC Housing Finance Ltd.

TJSB SAHAKARI BANK LTD. MULTI-STATE SCHEDULED BANK

Registered Office : TJSB House, Plot No. B5, Road No. 2, Wagle Industrial Estate, Thane (West) - 400 604. **Ph.** 022-2587 8500

Regional Recovery Office: - Shop No 1-2 Keshar Plaza, DGP Nagar, Near Mauli lawns, Ambad, Nashik - 422010 **Ph.** 0253-2374351

PUBLIC AUCTION

Rule 6 & 8 amongst others

TJSB Sahakari Bank Ltd. has initiated recovery action against the following defaulted borrowers through the **Authorized Officer of the Bank, appointed under, the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002** and the rules made there under has issued **Demand Notice on 03/07/2025 under section 13(2)** of the said Act, to **Mrs. Baphana Jewellers Pvt. Ltd. (Borrower) & Others.**

The Borrower, Mortgagors & Guarantors have not repaid the amounts of **Rs. 41,90,28,896.00 (Rupees Forty One Crore Ninety Lakhs Twenty Eight Thousand Eight Hundred Ninety Six Only) as on 03/07/2025** with further Interest from **04/07/2025** mentioned in the said **Demand Notice** within stipulated period; hence the Authorized Officer has taken the **physical possession of the Movable / Immovable properties** mentioned herein below u/s **13(4) and Section 14 of the SARFAESI Act, 2002.**

I, the undersigned as the **Authorized Officer of TJSB Sahakari Bank Ltd.,** have decided to sell the below mentioned properties on **"AS IS WHERE IS BASIS"**, in public Auction by inviting Tenders as laid down in prescribed laws.

Name of the Borrower(s)/Mortgagor(s) / Guarantor(s)

1. M/s. Baphana Jewellers Pvt. Ltd.
(A Pvt. Ltd. Company through Its Directors) :
i) Mr. Baphana Nilesh Subhash.
ii) Mr. Baphana Subhash Lakhichand,
iii) Mrs. Baphana Prabhavati Subhash,
iv) Mrs. Baphana Namrata Nilesh
...Borrower & Mortgagor
2. Mr. Baphana Nilesh Subhash ...Mortgagor & Guarantor

3. Mr. Baphana Subhash Lakhichand .. Mortgagor & Guarantor
4. Mrs. Baphana Namrata Nilesh ...Mortgagor & Guarantor
5. Mrs. Baphana Prabhavati Subhash ... Mortgagor & Guarantor
6. Mr. Baphana Kantilal Lakhichand ...Mortgagor & Guarantor
7. Mrs. Baphana Sarla Parasmal ...Mortgagor & Guarantor
Sharanpur Road branch, Nashik
M/s. Baphana Jewellers Pvt. Ltd.
Loan Account Nos. : CC/016130100000002

Description of Movable / Immovable Property(ies)

A. Hypothecation of Stock lying in the premises of M/s. Baphana Jewellers Pvt. Ltd. Situated at Shop Showroom No. 4, Suyojit Sankul, Sharanpur Road, Next to Rajiv Gandhi Bhavan, Nashik- 422 002, **Description of Movable items:** i. Silver Glass (One Box), ii. S, Gulabdani (One Box), iii. S. Payal (One Box), iv. Baby Kada (One Box), v. Silver Articles (One Box), vi. Silver Articles (Two Box), vii. Silver Articles (One Box), viii. Silver Articles (Two Box), ix. Silver Articles (One Box), x. Silver Articles (One Box)
Reserve Price : Rs. 25,19,250,000, EMD Amount : Rs. 2,51,925,00

B. All that piece and parcel of the Shop with mezzanine floor i.e. Shop Showroom No. 4, on Property bearing CTS No. 6808 to 6813 and 6814 to 6819 measuring 4224.80 Sq. Mtrs. corresponding to Final plot no. 249 [part] and S. NO. 646/1B. Municipal House no. 1366 A [part] on the said premises a building is constructed known as SUYOJIT SANKUL, out of the said constructed building a ground floor premises No. G-4, measuring 1600 Sq. Ft. Built up area i.e. 148.70 sq. mtrs (126 Sq. mtrs. carpet area) and 600 Sq. Ft. Built up area i.e. 74.34 Sq. Mtrs. (63 Sq. mtrs. carpet area) Mezzanine floor, situated at Tilakwadi Signal, Near Rajiv Gandhi Bhavan, Nashik within the limits of Nashik Municipal Corporation on Sharanpur Road Nashik **Owned by M/s. Baphana Jewellers Pvt. Ltd.**
Reserve Price : Rs. 11,10,37,000,00, EMD Amount : Rs. 1,11,03,700,00

C. All that piece and parcel of land bearing no. CTS No. 6764 and 6765 lying at Nashik within the limits of Nashik Municipal Corporation and urban Agglomeration limits Nashik in Gaothan measuring 1442.33 Sq. Mtrs. on the said property the building is constructed known as RIDDHI PARK. out of the said building in "D" wing premises known as Gala No. 8, basement measuring 23.23 Sq. Mtrs. Built up area & Gala No 7, basement measuring 28.35 Sq. Mtrs. (Built up area) **Owned by M/s. Baphana Jewellers Pvt. Ltd.**
Reserve Price : Rs. 94,35,000,00, EMD Amount : Rs. 9,43,500,00

D. All that piece and parcel of land bearing no. CTS No. 6764 and 6765 lying at Nashik within the limits of Nashik Municipal Corporation and urban Agglomeration limits Nashik in Gaothan measuring 1442.33 Sq. Mtrs. on the said property the building is constructed known as RIDDHI PARK. out of the said building in "D" wing premises known as Shop No. 5, on Ground Floor, measuring total built up area 37.63 Sq. meters (404.80 sq. ft.) including mezzanine floor Owned by M/s. Baphana Jewellers Pvt. Ltd.
Reserve Price : Rs. 1,09,32,000,00, EMD Amount : Rs. 10,93,200,00

E. All that piece and parcel of land bearing no. CTS No. 6764 and 6765 lying at Nashik within the limits of Nashik Municipal Corporation and urban Agglomeration limits Nashik in Gaothan measuring 1442.33 Sq. Mtrs. on the said property the building is constructed known as RIDDHI PARK. out of the said building in "D" wing premises known as Office no. 1, on First floor, measuring 920 Sq. ft. Built up (64.126 Sq. mtrs, Carpet area) Owned by Mr. Baphana Subhash Lakhichand
Reserve Price : Rs. 1,83,99,600,00, EMD Amount : Rs. 18,39,960,00

F. All that piece and parcel of land bearing Gat / S. no. 437/1 + 437/7 + 792 + 437/4/2A/3, B-2 out of it Bunglow at plot no. 2 measuring 530 Sq. Mtrs. situated at Pimpalgaon Baswant, Tal. & Dist. Nashik. **Owned by Mr. Baphana Kantilal Lakhichand.**
Reserve Price : Rs. 1,36,23,000,00, EMD Amount : Rs. 13,62,300,00

G. All that piece and parcel of Flat admeasuring area BUA- 1500 Sq. Ft. and open terrace 1500 Sq.ft. on second floor on front side In the building known as Datar Apartment, constructed upon S. no. 600B/2 & 3, situated at Vakilwadi, Nashik, within the limits of Nashik Municipal Corporation Nashik **Owned by Mrs. Baphana Sarala Parasmal and Mrs. Baphana Prabhavati Subhash.**
Reserve Price : Rs. 1,15,00,000,00, EMD Amount : Rs. 11,50,000,00

H. All that piece and parcel of Office - known as Hall B and C measuring 620.03 Sq. Ft. i.e. 57.62 Sq. Mtrs. (Built- up area) along with the terrace area measuring 461.30 Sq. Ft. i.e. 42.87 Sq. Mtrs. (Built- up area) out of the said building in "D" wing premises, bearing no. CTS No. 6764 and 6765 building is constructed known as RIDDHI PARK, Front of Bank of Maharashtra, Near Tilakwadi Signal, Tilakwadi Road, Nashik **Owned by M/s. Baphana Jewellers Pvt. Ltd.**
Reserve Price : Rs. 98,21,000,00, EMD Amount : Rs. 9,82,100,00

I. All that piece and parcel of Godown at Premises bearing no. L-2A admeasuring 45,49 sq. meters (Built- up), No. L-2B admeasuring 45,49 sq. meters (Built- up), No. L-2C admeasuring 45,49 sq. meters (Built-up) and No. L-13 admeasuring 26,00 sq. meters (Built- up) on lower ground in the building known as Suyojit Utility Apartment constructed on property bearing CTS No. 6792 and 6781 part, bearing S. No. 57/1A/1A/1[part], final plot no. 384, CTS No. 6793 and 6781, S. No. 657/1A/1A/1, final plot no. 385, total measuring 2846.91 Sq. Mtrs., Front of Rajiv Gandhi Bhawan, BI/ICICI Bank, Sharanpur Road Nashik. **Owned by M/s. Baphana Jewellers Pvt. Ltd.**
Reserve Price : Rs. 98,41,500,00, EMD Amount : Rs. 9,84,150,00

Place of Auction : Nashik Recovery Department, Shop No. 1-2, Keshar Plaza Apartment, DGP Nagar, Near Mauli lawns, Ambad, Nashik- 422010

Sr. No.	Properties Details	Date & Time of Inspection	Date & Time of Auction
a.	Stock at Shop No G-4, Suyojit Sankul	10.08.2026 11.00 A.M. TO 3.00 P.M.	31.08.2026 at 10.00 A.M.
b.	Shop No G-4 with mezzanine floor, Suyojit Sankul	10.08.2026 11.00 A.M. TO 3.00 P.M.	31.08.2026 at 01.00 P.M.
c.	Gala No 7 & 8, Riddhi Park	11.08.2026 11.00 A.M. TO 5.00 P.M.	31.08.2026 at 03.00 P.M.
d.	Shop No 5, Riddhi Park	11.08.2026 11.00 A.M. TO 5.00 P.M.	31.08.2026 at 04.00 P.M.
e.	Office No 1, Riddhi Park	11.08.2026 11.00 A.M. TO 5.00 P.M.	31.08.2026 at 05.30 P.M.
f.	Bunglow at Pimpalgaon	12.08.2026 11.00 A.M. TO 5.00 P.M.	01.09.2026 at 10.30 A.M.
g.	Flat at Datar Apartment	13.08.2026 11.00 A.M. TO 3.00 P.M.	01.09.2026 at 12.00 NOON
h.	Office at Hall B & C, Riddhi Park	11.08.2026 11.00 A.M. TO 5.00 P.M.	01.09.2026 at 2.30 P.M.
I.	Godown at Suyojit Utility Apartment	14.08.2026 11.00 A.M. TO 3.00 P.M.	01.09.2026 at 4.30 P.M.

Terms & conditions: -

1. The offer to be submitted in a sealed envelope super scribed, **"Offer for purchase of Movable & Immovable properties i.e. A. Stock at Shop No G-4, Suyojit Sankul, Tilakwadi Signal, Nashik or B. Shop No G-4 with mezzanine floor, Suyojit Sankul, Tilakwadi Signal, Nashik or C. Gala No. 7 & 8, Riddhi Park, Tilakwadi Signal, Nashik or D. Shop No.5, Riddhi Park, Tilakwadi Signal, Nashik or E. Office No. 1, Riddhi Park, Tilakwadi Signal, Nashik or F, Bunglow Plot No 2, at Pimpalgaon, Nashik or G, Flat at Datar Apartment, Vakilwadi, Nashik or H, Office at Hall B&C, Riddhi Park, Nashik or I. Godown at Suyojit Utility Center, Sharanpur Road, Nashik"** separately and bring/send the said offer sealed cover envelope at the above-mentioned auction venue **on or before 29/08/2026 before 5.00 P.M.** by the prospective bidder & EMD amount to be transfer by **NEFT/RTGS to Account No. 00199520000003, IFSC Code TJSB0000001 on or before 29/08/2026 before 5:00 P.M.**
2. Offers so received by the undersigned will be opened and considered **on 31/08/2026 & on 01.09.2026** at the above-mentioned auction venue at the time of Auction of each property.
3. The undersigned reserves his right to accept or reject any offer and/modified to cancel and/or postpone the Auction.
4. In case, the market rate of silver rises as against the reserve price fixed on the date of auction, then the reserve price shall be considered at that prevailing market rate or the rate whichever is higher.
5. The Undersigned hereby Informs to the Borrower/ Mortgagor/s, and/or legal heirs, Legal representative(s) (whether known or unknown), executor(s), administrator(s), successor(s) and assign(s) of the respective borrower(s)/ Mortgagor(s) (since deceased) or absconding, as the case may be, to pay entire dues within 30 days from the date of the notice; otherwise Authorized officer shall proceed to sell the secured asset mentioned herein above in accordance with the **Rule 8(5) of Security Interest (Enforcement) Rules, 2002.**
6. All or any such person(s) having any share, right, title, benefit, interest, claim, or demand in respect of the said properties or to any part thereof by way of sale, allotment, exchange, mortgage, let, sub-let, lease, lien, charge, maintenance, license, gift, inheritance, share, possession, easement, trust, bequest possession, assignment or encumbrance of whatsoever nature or otherwise are requested to intimate to the undersigned in writing at the address mentioned below of any such claim accompanied with all necessary and supporting documents within **15 Days** from the date of publication hereof, failing which transaction shall be completed without reference to such claim, and any such person shall be deemed to have waived of his rights and the same shall not be binding on **TJSB Sahakari Bank Ltd.**
7. T