

PUBLIC NOTICE

I, **Aniket Waman Didare**, S/o Shri Waman Namdeo Didare, resident of aged about 25 years, resident of at. Post, sawarganon, taluka-nagbhid, district-chandrapur, Maharashtra- 441221, hereby declare that my name appearing in my SSC record as "**Didare Aniket Wamanrao**" and my name appearing in other documents as "**Aniket Waman Didare**" are the names of one and the same person i.e myself.

There is no change in my identity. Both names refer to me, **Aniket Waman Didare**. Henceforth, I shall use "**Aniket Waman Didare**" as my name for all purpose.

Any person having any objection to the above declaration my communicate the same to the undersigned within 7 days from publication of this notice.

Aniket Waman Didare
S/o Waman Namdeo Didare
At: Post Sawarganon, Taluka - Nagbhir.
District - Chandrapur,
Maharashtra - 441221
Date: 15/09/2026
Place: Sawarganon



MAS RURAL HOUSING & MORTGAGE FINANCE LIMITED

4th Floor, Narayan Chambers, B/h. Patang Hotel,
Ashram Road, Ahmedabad – 380009

POSSESSION NOTICE

(FOR IMMOVABLE PROPERTY) Rule 8(1) of
Security Interest (Enforcement) Rules 2002)

Whereas the undersigned being the authorized officer of the **MAS Rural Housing & Mortgage Finance Ltd.**, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act-2002 (54 of 2002) and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated **12.09.2025** calling upon the Borrower/Co-borrower/Guarantor to repay the amount mentioned in the notice being within Sixty Days from the date of receipt of the said notice.

The Borrower/being failed to repay the amount, notice is hereby given to the Borrower/Co-borrower/Guarantor and the public in general that the undersigned has taken **Physical Possession** of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of the said [Act] read with Rule 8 of the Security Interest (Enforcement) Rules 2002, on this **12.09.2025**.

The Borrower/Co-borrower/Guarantor 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 **MAS Rural Housing & Mortgage Finance Ltd.**, as on **14.08.2025** and interest thereon.

The Borrower/Co-borrower/Guarantor 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.

Borrower & Co-Borrower, Guarantor Name	Description of the Immovable Property	Loan A/C No Date of Possession	Date & Amount of Demand Notice
1. Pratul Pilioti Dhote (APPLICANT).	PROPERTY BEARING ALL THAT PIECE AND PARCEL OF THE LAND BEARING OLD HOUSE NO.556 & NEW HOUSE NO.559, TOTAL ADMEASURING AREA 900 SQ. FTS. (83.64 SQ. MTRS.) ALONG WITH CONSTRUCTION AREA 572 SQ. FT. (53.15 SQ. MTR.) THEREON OF MOUZA - KARAMBHAD SITUATED AT ROAD NO.1 WHICH IS SITUATED WITHIN THE LIMITS OF GRAM PANCHAYAT KARAMBHAD WITHIN THE JURISDICTION OF SUB REGISTRAR PARSHIVANI TASHIL PARSHIVANI AND DISTRICT NAGPUR. BOUNDED AS FOLLOWS : AS PER TECHNICAL EAST- HOUSE OF ILADAHAR GAJBHIVE, WEST- GRAMPANCHAYAT ROAD NORTH- HOUSE OF RAJU KUMBHARE SOUTH- GRAMPANCHAYAT ROAD BOUNDED AS FOLLOWS: AS PER SALE DEED / AS PER DOCUMENTS EAST- HOUSE OF ILADAHAR GAJBHIVE, WEST- GRAMPANCHAYAT ROAD NORTH- HOUSE OF RAJU KUMBHARE, SOUTH- GRAMPANCHAYAT ROAD.	Loan Account Number: 12151 12.09.2026	Rs.78,692.00 in Words Seven Lakhs Eighty Six Thousand Seven Hundred Ninety Two Rupees Only as on date 14.08.2025.
2. Shubham Pilioti Dhote (CO-APPLICANT).			
3. Pilioti Pandhari Dhote (CO-APPLICANT).			
4. Asha Pilioti Dhote (CO-APPLICANT).			
5. Pratik Ganpat Wandhare (GUARANTOR).			

Date : 17.09.2026

Place: Nagpur.

Sd/- Authorized Officer,
MAS Rural Housing & Mortgage Finance Ltd.

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PNB Pragati Tower, 1st Floor, Plot No. C-9, G-Block, Bandra-Kurla Complex, Bandra (East), Mumbai-400 051, Email : ZS8356@pnb.bank.in

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 PROVISION TO RULE 8(S) OF THE SECURITY INTEREST (ENFORCEMENT) RULES,2002.

Notice is hereby given to the **Public in General** and in particular to the Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged / charged to the Secured Creditor, the **SYMBOLIC / PHYSICAL POSSESSION** (Orders Received from CJM court for Physical Possession) of which has been taken by the **Authorised Officer** of the Bank / Secured Creditor, will be sold on **"As is where is", "As is what is", and "Whatever there is"** on **06.10.2026 From 11:00 A. M. to 4:00 P. M.** with 10 minutes extension if necessary, through e-auction 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						
Sl. No.	Name of the Branch	Description of the Immovable Properties Mortgaged / Owner's Name (Mortgagors of Property)(ies)	A) Dt. Of Demand Notice U/s 13(2) of SARFESI ACT 2002	A) Reserve Price (Rs.)	Date / Time of E-Auction	Details of the encumbrances known to the secured creditors
	Name of the Account		B) O/s. Amt. as on 30.06.2025	B) EMD (Rs.)		
	Name of the Borrower / Guarantor's Account		C) Possession Date U/s 13(4) of SARFESI ACT 2002	C) Bid Increase Amount (Rs.)		
	SAMB, Mumbai	➤ PROPERTY 1 : Residential Building on Plot No. 28 (Eastern Part) admeasuring 1542.60 Sq. Ft., bearing Field Survey No. 7/2 & 25/2, Mouza : Rajapeth, situated Near Sewani Maternity Hospital, Dastur Nagar Road, Daulat Deep Nagar, Bapu Colony, Amravati, Tahasil and District Amravati. Owner : Shri. Pramod Motiramji Rathod.	A) 13.02.2025 B) Rs. 27.65 Cr. + further interest and charges from date of NPA. C) 04.06.2025 D) Symbolic Possession (Orders received from CJM Court for Physical Possession)	A) Rs. 77,71,000/- B) Rs. 7,77,100/- C) Rs. 50,000/-	06.10.2026 11.00 a. m. to 4:00 p. m.	Not known
	PNB Pragati Tower, 1 st Floor, G-Block, C-9, Bandra Kurla Complex, Bandra (E), Mumbai-400 051. Mail : Zs8356@Pnb.bank.in	➤ PROPERTY 2 : Residential Apartment No. 202 on First Floor of "Saraswati Vas Apartments" with 10% undivided share in Plot No. 30 Admeasuring 4230 Sq. Ft. (392.979 Sq. Mtrs.), Survey No. 81, Mouza Rajapeth, situated Nr. Ice Factory, Amravati, Tahasil & District Amravati. Owner : Shri. Dilipkumar Ridhomal Hirwani	A) 13.02.2025 B) Rs. 27.65 Cr. + further interest and charges from date of NPA. C) 04.06.2025 D) Physical Possession	A) Rs. 25,09,000/- B) Rs. 2,50,900/- C) Rs. 50,000/-	06.10.2026 11.00 a. m. to 4:00 p. m.	Not known
1.	(i) M/s. Sindh Garments (Borrower) (ii) Shri. Sanjay Premchand Harwani (Partner / Mortgagor & also Legal heir of Late Mr. Premchand Narumal Harwani, Mortgagor since deceased) (iii) Shri. Sankalp Sanjay Harwani (Partner) (iv) Mr. Anil Premchand Harwani (Guarantor / Mortgagor & also Legal Heir (v) Mr. Shyamal Chandanmal Notwani (Guarantor / Mortgagor) (vi) Mrs. Rekha Shyamal Notwani (Guarantor / Mortgagor) (vii) Mr. Pramod Motiramji Rathod (Guarantor / Mortgagor) (viii) Mr. Dilip Ridhomal Harwani (Guarantor / Mortgagor) (ix) Mrs. Bhavana Anil Kapoor (Guarantor)	➤ PROPERTY 3 : Commercial Shop No. 118 on 1st floor of Shri Balaji Market Complex, Municipal Corporation House No. 342 A (Part), Ward No. 26A with built up area of 236.174 Sq. ft. (21.941 Sq. Mtrs.) and bearing Shop Premises No. 222 on 2nd Floor of Shri Balaji Market Complex, Municipal Corporation House No. 342 T (Part), Ward No. 26A with built up area of 209.064 Sq. Ft. (19.422 Sq. Mtrs.), on Plot No. 77/2 & 77/2/ABC, within the limits of Municipal Corporation, situated Nr. Hotel Amrapali, Jawahar Road, Amravati, Tah. & Dist. Amravati. Owner : Dr. Shri Anil Premchand Harwani ➤ PROPERTY 4 : Commercial Shop bearing No. 401 to 420 situated on the 4th Floor and having built up area of 363.82 Sq. Mtrs. of building named and styled as "Dreamz Landmark", on Plot No. 127/4, 123(Part), 127/5, 124/2, 122(Part), situated at Amravati : Badnera Main Road, Near Rajkamal Chowk, Amravati, Tahasil & District : Amravati. Owner: M/s. Dreamz Infrastructure through its partners Shri. Sanjay Premchand Harwani & Shri. Narendra Gopichand Harwani ➤ PROPERTY 5 : Commercial Shop No. B6-001 to B6-040 having Total carpet area admeasuring 3468.80 Sq. Mtrs. and built up Area admeasuring 3762.14 Sq. Mtrs. (40495.67 Sq. Ft.) on Ground & First Floor (which includes Mezzanine / First) out of Wing-B, "Dreamland Business Park", situated at Mouje : Bargaon, Pragane : Nandgaon Peth, Tehsil & District : Amravati. All the Shops are internally connected to each other & it is being treated as single unit / showroom. Owner : Shri. Premchand Narumal Harwani, Shri. Sanjay Premchand Harwani (Through Power of Attorney Holder Shri. Vicky Roopchand Shadi)	A) 13.02.2025 B) Rs. 27.65 Cr. + further interest and charges from date of NPA. C) 04.06.2025 D) Physical Possession	A) Rs. 22,18,000/- B) Rs. 2,21,800/- C) Rs. 50,000/-	06.10.2026 11.00 a. m. to 4:00 p. m.	Not known
			A) 13.02.2025 B) Rs. 27.65 Cr. + further interest and charges from date of NPA. C) 04.06.2025 D) Physical Possession (Orders received from CJM Court for Physical Possession)	A) Rs. 2,86,10,000/- B) Rs. 28,61,000/- C) Rs. 1,00,000/-	06.10.2026 11.00 a. m. to 4:00 p. m.	Not known
			A) 13.02.2025 B) Rs. 27.65 Cr. + further interest and charges from date of NPA. C) 04.06.2025 D) Physical Possession (Orders received from CJM Court for Physical Possession)	A) Rs. 9,89,00,000/- B) Rs. 98,90,000/- C) Rs. 5,00,000/-	06.10.2026 11.00 a. m. to 4:00 p. m.	Not known

TERMS AND CONDITIONS : The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:

1. The properties are being sold on **"AS IS WHERE IS BASIS"** and **"AS IS WHAT IS BASIS"** and **"WHATEVER THERE IS BASIS"**
2. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.
3. **The Sale will be done by the undersigned through e-auction platform provided at the Website : <https://baanknet.com> on 06.10.2026 from 11.00 a. m. to 04:00 p. m.**
4. It is further informed that Securitization applications No. 198/2025 and various IAs under this SA filed by the Borrower at Hon'ble DRT - Nagpur are pending before Hon'ble DRT, Nagpur :
5. The auction sale will be **"online through e-auction"** portal <https://baanknet.com>.
6. For detailed term and conditions of the sale, please refer <https://baanknet.com>

Date : 16.09.2026
Place : Mumbai

Sd/-
Authorized Officer,
Punjab National Bank
Secured Creditor

STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002