

OFFICE OF THE RECOVERY OFFICER - I

DEBTS RECOVERY TRIBUNAL, AURANGABAD

Ground Floor, "Jeevan Suman" L.I.C. Building, Plot No.3, N-5, CIDCO, Aurangabad - 431 003

Notice for Settling a Sale Proclamation under Rule 53 of the Second Schedule to the Income Tax Act, 1961 read with the Recovery of Debts & Bankruptcy Act, 1993

RC/32/2015

Bank of Maharashtra

Exh. 112

V/s.

23-09-2026

To,

Tejrao Balke

Tejrao Nagaro Balke,

Vaibhav Nagaro, Taroda (Bk), Nanded, **OR** : Sangviumar, Post Tamalur, Tq, Deglur, Dist Nanded.

(CD2) Prabhakar Datta Babale,

At Lathi (Kh.), Taroda (Bk), Nanded, **OR** : House No.10-3-490, Gut No. 59, Plot No. 1 & 2, Vitthal Nagar, Nanded.

(CD3) Anuradhabal Nagorao More,

Behind Civil Court Lohia, Tq. Lohia, Dist. Nanded.

Whereas you the **Mr. Tejrao Nagaro Balke** and Others was ordered by the Presiding Officer of Debts Recovery Tribunal, Aurangabad, who had issued Recovery Certificate dated **18/08/2015** in **OA/72/2013** to pay to the Applicant Bank(s)/Financial Institution(s) Name of applicant, the sum of **Rs.14,68,561.00** (Rupees Fourteen Lakhs Sixty Eight Thousands Five Hundred Sixty One only) along with future interest **> 11.20%** per annum with monthly rests w.e.f. **20/03/2013** till realization and costs of **Rs.22,900/-** (Rupees Twenty Two Thousand Nine Hundred Only), and whereas the said has not been paid, the undersigned has ordered the sale of undermentioned immovable / Immoveable property.

2. You are hereby informed that the **16/11/2026** at **10.30 A.M.** has been fixed for drawing up the proclamation of sale and settling the terms thereof. You are requested to bring to the notice of the undersigned any encumbrances, charges, claims or liabilities attached to the said properties or any portion thereof.

SPECIFICATION OF THE PROPERTY

All the piece and parcel of land situated at being and lying at Village Vitthal Nagar, CIDCO, New Nanded in the registration District Nanded, admeasuring 1000 Sq. feet and bearing CTS / Survey No. 10-3-490, Gat No.59, Plot No.01 and part Plot No.02, bounded as under :
East : House of Gopal Chandanshiv
South : Part of Plot No.1
West : 12 feet wide Road
North : Plot No.3
Sd/-

[Sharad Bawiskar]

Recovery Officer-I

Debts Recovery Tribunal, Aurangabad,

Given under my hand and seal of the Tribunal on this date : 23/09/2026.

Ujjivan

UJJIVAN SMALL FINANCE BANK LIMITED

Registered Office: Grape Garden, No.27, 3rd "A" Cross, 18th Main, 6th Block, Koramangala, Bengaluru-560095, Karnataka.

Regional Office: 7th Floor, Almonte IT Park, Sr.No. 8, Kharadi-Mundhwa Bypass, Village Kharadi, Pune 411014.

POSSESSION NOTICE

WHEREAS, the Authorised officer of **Ujjivan Small Finance Bank**, 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 3 of the Security Interest (Enforcement) Rules 2002 issued demand notices to the borrower(s)/ Co-borrower(s) calling upon the borrowers to repay the amount mentioned against the respective names together with interest thereon at the applicable rates as mentioned in the said notices within **60 days** front the date of receipt of the said notices, along with future interest as applicable, incidental expenses, costs, charges etc incurred till the date of payment and/or realisation

Loan No.	Name of Borrower/ Co-Borrower/ Guarantor/ Mortgagor	13(2) Notice Date / Outstanding Due (In Rs.)	Date & Type of Possession
442321 005000 0047 & 442321 017000 0070	1. Shobha Kailas Bhoi, 2. Kailas Sukalal Bhoi Both At: Flat No.-9, 198/51, Patwa Complex Near Bus Stand, Dindori, Nashik, M.H.- 422202 Both Also at: Flat No.- 6, Patwa Complex Near Dindori Bus Stand, Dindori, Nashik, M.H.- 422202 Sr. No.1 Also at : Shobha Farsan Centre Attkraman Grampanchayat Bazar, Near Bus Stand Dindori Nashik Maharashtra- 422202 AND Vijay Nagar, At Post Ta. Dindori, Nashik, Maharashtra - 422202. Sr. No.2 Also at : Vijay Nagar Galli N3, At Post Tal. Dindori, Nashik, Maharashtra- 422202 AND Hotel Shivam Nagar Parishad Saman Bajar Peth Dandori Nashik Maharashtra - 422201	21.07.2026 / Rs. 14,73,753.15 (Rupees Fourteen Lakh Seventy Three Thousand Seven Hundred Fifty Three and Paisa Fifteen Only) as on 17.07.2026	22-10-2026

Description of the Immoveable Property: All that piece and parcel of the property bearing Flat No. 6 area adn. 622.40 Sq. Ft. built up on Second Floor having Grampanchayat Property No. 1998/39, Milkat No. 1981/39 in the scheme known as "Savva Arcade" (Patwa Complex) constructed on Gat No. 928/11A (P) (Old Gat No. 1232) adn. 00 H 14 R at village Dindori, Tal. Dindori, Dist. Nashik and bounded as: East- Flat No. 05, West- Flat No. 07, South - Property of Mr. Patil, North - Property of Mahendra Somnath Gaikwad. **Property owned by Shobha Kailas Bhoi & Kailas Suklal Bhoi.**

Sd/- Authorized Officer,

Ujjivan Small Finance Bank,

Place: Maharashtra

Date : 24.10.2026

DEENDAYAL NAGARI SAHAKARI BANK LTD, AMBAJOGAI

Ref. No. SARFAESI/16/7002-214/89/2026-27

DT:-22.10.2026

BY REGISTERED POST/A.D

TO,

1) M/s. New Kople Offset Printers Prr. Ajay Dnyanoba Kople (Borrower)
Address:- Main Road Ahmedpur Tal Ahmedpur Dist Latur 413 513
2) Mr. Vinod Bhagvat Gundre (Guarantor)
Address:- Dhalegaon, Ahmedpur Tal Ahmedpur Dist Latur 413 513
3) Mr. Anand Dnyanoba Kople (Guarantor)
Address:- Phule Nagar, Ahmedpur Tal Ahmedpur Dist Latur 413 513
(Borrower/s as defined u/s 2(1)(f) of the Act)

DEMAND NOTICE u/s 13 (2) OF SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002

Dear Sir,

SUBJECT: DEMAND OF LIQUIDATION OF DUES UNDER NON- PERFORMING ACCOUNT AT OUR BRANCH : AHMEDPUR

NOTICE u/s 13(2) OF SECURITIZATION & RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002.

1) That, you Notice No.1 have been sanctioned the following Credit facilities by us at your request.

2) That, Your loan Account has turned NPA with effect from **20.07.2026**

3) That the details of the Credit facilities, Securities Charged in favour of the Bank and present outstanding dues are as under:

Nature & Amt of Credit facility.	Particular of Security/ Property Mortgaged	Present Outstanding Dues
TERM LOAN AC NO. 7002-214 Rs. 10,00,000/-	(Property Owner Name Ajay Dnyanoba Kople & Anand Dnyanoba Kople) All that piece and parcel of the Plot No.19 Out of Land Survey No.119/1/2 of Village Ahmedpur, having Municipal House Property As on 30.09.2026 & No. A-3047/1, Admeasuring in East-West 40 Ft. And South-North 33 Ft. Totally admeasuring 1320 Sq.Ft. Situated within the limits of Municipal Council of village Ahmedpur Tq. Ahmedpur, Dist Latur, which is specifically bounded as Under:On or Towards East-Plot No.20 of Mr.Shivaji Vitthalrao Bhikane On or Towards West-Plot No. 18of Bhagyashri Bhalkhandane Bane On or Towards South - Road, On or Towards North - Plot No.15 of Vidya Vinod Gunte ("As is Where is", "As is what is" and "Whatever there is")	Principal + Interest+Penal & Other Charges Total Rs.9,58,655/- As on 30.09.2026 & Further Interest @ 12.25% & Other, Penal Charges w.e.f. 01.10.2026

If found any difference between above details, please consider as per original documents of property

Don't know the Unknown Charges if any.

4) That, in consideration of the Credit facilities availed, you have executed following document in favour of the Bank & also Created Security Interest in favour of the Bank as mentioned above. b) Promissory Note, Agreement, Letter of Lien Of dt. 18.03.2025 Deed of Mortgage (Regd) dt. 20.03.2025 (Regd No.1139/2025) Against the Said Property. 5) That, you have failed to adhere to the Terms & Conditions of Sanctioned and made defaults and according your account has been classified by the Bank as NPA in Accordance with the prescribed Norms issued by the Reserve Bank of India. In spite of our repeated Demands, you have not paid the outstanding amount in your account. 6) That, in exercise of powers conferred on the Bank under the Act referred to above, you therefore hereby called upon to repay in full the amount of Term Loan A/c No. 7002-214 Principal Interest Total Rs. 9,58,655/As on 30.09.2026 Further Interest @ 12.25% & Other Penal Charges w.e.f. 01.10.2026 as referred above with effect within 60 days from the date of receipt of this notice failing which, in addition to without prejudice to other rights available to the bank, the bank shall exercise any and/or all of the powers under section 4 of section 13 of above Act in respect of securities/ properties enforceable under this Act in which case will also be liable to further pay all costs, charges & expenses of other incidental charges thereof. The powers available under the Act interalia includes:
(a) To take possession of the secured assets wherein the security interest has been created as above mentioned together with the rights to transfer by way of lease, assignment or Sale
(b) To take over the management of the secured assets including right to transfer by way of lease, assignment or Sale
(c) To appoint any persons as manager to manage to the secured assets, the possession of which will be taken over by us and the manager shall manage be secured assets and any transfer of Secured Assets shall vest in the transferee all rights in or in relation to, the secured assets as if the transfer has been made by you.
(d) To write to or issue notice in writing to any person, who has acquired any of the secured assets which security interest has been created from whom any money is due or may become due to you to pay us the money.
7) Please take a note that as per Section 13 (13) of the Act, after receipt of this notice, you are restrained from disposing off or dealing with this security without our prior written consent.

Mr. Mahesh Ramrao Tathode

Authorized Officer(Secured Creditor)

Deendayal Nagari Sah.Bank Ltd.Ambajogai

Head Office, Ambajogai, Mob. 7972535051

Place: Ambajogai

SMFG

Grihashakti

Nayi Khasi, Nayi Vahan

Corporate Off. : 503 & 504, 5th Floor, G-Block, Inspire BKC, BKC Main Road, Bandra Kurla Complex, Bandra (E), Mumbai - 400051.

Regd. Off. : Commertone IT Park, Tower B, 1st Floor, No.111, Mount Poonamallee Road, Porur, Chennai – 600116, TN

POSSESSION NOTICE FOR IMMOVABLE PROPERTY [(Appendix IV) Rule 8(4)]

WHEREAS the undersigned being the Authorized Officer of **SMFG India Home Finance Co. Ltd.** a Housing Finance Company (duly registered with National Housing Bank (Fully Owned by RBI)) (hereinafter referred to as "**SMHFC**") under Secutisation and Reconstruction of Financial Asssets and Enforcement of Security Interest Act, 2002 (54 of 2002), and in exercise of the powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated mentioned below under Section 13(12) of the said Act calling upon you being the borrowers (names mentioned below) to repay the amount mentioned in the said notice and interest thereon within 60 days from the date of receipt of the said notice. The borrowers mentioned herein below having failed to repay the amount, notice is hereby given to the borrowers mentioned herein below and to the public in general that the undersigned has **Taken Possession** of the property described herein below in exercise of powers conferred on me under sub-section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002. The borrowers mentioned here in above in particular and the public in general are hereby cautioned not to deal with said property and any dealings with the property will be subject to the charge of "**SMHFC**" for an amount as mentioned herein under and interest thereon.

Sr. No.	Name of the Borrower(s) / Guarantor(s) LAN	Description of Secured Assets (Immovable Property)	Demand Notice Date & Amt.	Date of Possession
1	LAN :- 604907210455874 1.Sanjay Dinkar Patil 2.Pratibha Sanjay Patil	House Admeasuring 37.14 Sq. Ms. Constructed / To Be Constructed on Grampanchayat House Property No. 160/2 Admeasuring 110.55 Sq. Mts. Situated At Fuphani Shivar Tal. & Dist. Jalgaon, Within The Limits of Fuphani Grampanchayat Having Grampanchayat Sr. No. 185, Within The Limits of Sub-Registration Office Jalgaon. > The Subject Property Is Bounded As Under - East : Road; West : Road; North : Property of Subhash Baburao Patil; South : Property of Arun Dinkar Patil	21.07.2026 Rs. 6,53,467.70 (Rs. Six Lakh Fifty Three Thousand Four Hundred Sixty Seven & Paise Seventy Only) along with interest as on 21.07.2026	22.10.2026

Place : Jalgaon, Maharashtra.

Date : 22.10.2026

Sd/- Authorized Officer,

SMFG INDIA HOME FINANCE CO. LTD.

THE YAVATMAL URBAN CO-OP. BANK LTD.YAVATMAL

(Regd. No.YML/BNK / 114) Head Office: Garden Road, L.I.C. Chowk, Yavatmal.

Branch : PUSAD, Adhars – Kaman Chowk, Near Medhya Maroti, Pusad Dist-Yavatmal.

O.W.No.YUCBL/...../2026-2027

DT:- 19/10/2026

Appendix IV [Rule 8 (1)]SYMBOLIC POSSESSION NOTICE (For Immovable Property)

Whereas,

The undersigned being the Authorised Officer of The Yavatmal urban Co-op. Bank Ltd., Yavatmal 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 3 of the Security Interest (Enforcement) rules,2002 issued a demand notice dated calling upon the A/c No

A/c.No./Borrower & Guarantor Name	Demand Notice Date, & Outstanding	Symbolic Possession Date	Property Particular
A/C.No:-170/12, Branch: Nanded (1)Tuljai Enterprises Prop. Dipak Prabhakar Sabale R/O. Wadi (B) Near Saibaba Mandir, Nanded (2) Shri Ajay Laxmikant Khare (Guarantor) Vasant Nagar Umakhed Tq. Umakhed Dist Yavatmal (3) Shri Ashok Ganpatrao Suryavanshi (Guarantor) Bhagavats Ward, Umakhed Tq. Umakhed Dist, Yavatmal	Demand Notice Date 04/08/2026 A/c.No:-170/12 Principal :- Rs, 31,97,446/- Int :- 2,16,342/- Total – Rs. 34,13,788/-	Symbolic Possession Date :- 19/10/2026 Time :- 2.00 P.M to 2.30 P.M	(1) (1) Mauja Umakhed Dist-Yavatmal Gat No.340/2/3 Umk 245 Ward on. N.17 Area 209.10 Sq.Mt. Ground Floor Area 113.62 Sq Mt All Construction Boundries East- Road, West-Shri Shinde /Kambale North- P. D. Sabale /Gaikwad, South - P. D. Sabale (2) Mauja Wadi (B) Nanded Dist-Nanded Sheet No. S.N.216/C/1 Canal Road Bajaj Nagar Plot No. :- 55.56.63.34 Building Construction 3rd Floor Flat No. 301 Area 960 Sq.Ft. Builtup Area 1310 Sq.Ft. Boundries:-East:-25Ft.Road, West:- Lift And Space, North:- 25 Ft. Road, South-Flat N. 302

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken Possession of the property described above in exercise of the powers conferred on him/her under section 13(4) of the said Act read with Rule 8 of the said rules. The borrower 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 Yavatmal Urban Co-op. Bank Ltd., Yavatmal Branch Nanded for an amount Demanded. The borrowers 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.(JAYANT S.JOSHI) Authorised Officer (Secured Creditor) The Yavatmal Urban Co-op. Bank Ltd, Yavatmal Branch Pusad,Div Pusad Mob No.9067579417.

OMKARA

ASSETS RECONSTRUCTION PRIVATE LIMITED

Corporate Office: Kohinoor Square, 47th Floor, N. C. Kelkar Marg, R. G. Gadkari Chowk, Dadar (West), Mumbai – 400028.

Tel: 022-69231111 | www.omkaraarc.com |

[Appendix - IV A]

[See proviso to Rule 8 (6) with Rule 9(1)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Asset under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) read with Rule 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 that the below described immovable property mortgaged/charged to the Secured Creditor Khamgaon Urban Co-Operative Bank Limited ("KUCBL") in exercise of the powers conferred under the SARFAESI Act and Security Interest (Enforcement) Rules, 2002. ("KUCBL") had issued a Demand Notice dated 28.08.2023 under Section 13(2) of SARFAESI Act thereby calling upon Borrower/Mortgagor/Guarantor i.e. M/s. Nirmala Agro Industries, Mrs. Swati Ajay Chaudhari, Mr. Raghunath Girdhar Chaudhari, Mr. Pravin Ramkrushna Mahajan and Mrs. Nirmala Raghunath Chaudhari for repayment of outstanding amount aggregating to **Rs. 1,43,91,414/-** (Rupees One Crore Forty Three Lakh Ninety One Thousand Four Hundred Fourteen) as on 31.07.2023 plus accrued interest/unrealized interest thereon, at the contractual rate(s) together with incidental expenses, costs, charges, etc. till the date of payment within 60 days from the date of the notice. Subsequently loan account was assigned to Omkara Assets Reconstruction Pvt. Ltd. ("OARPL") (acting in its capacity as Trustee of Omkara PS 25/2021-22 Trust vide assignment agreement dated, 28.12.2021.

Accordingly, OARPL has stepped into the shoes of the assignor and is empowered to recover the dues and enforce the security. The Authorized Officer of OARPL has taken the physical possession of secured assets on 18.06.2026 and 03.09.2026 for Factory Land and Residence respectively. NOW THEREFORE, the Authorized Officer of OARPL hereby intends to sell the below-mentioned secured property for the recovery of dues. The property shall be sold in exercise of the rights and powers under the provisions of Sections 13 (2) and (4) of SARFAESI Act; on "As is where is", "As is what is", and "Whatever there is" and "without recourse basis" on 01/12/2026 (last date and time for submission of bids is 30/11/2026 by 5:00 pm).

The description of the Immoveable Properties, reserve price and the Earnest Money Deposit (EMD) are as under:

Description of immovable property	Reserve Price	EMD	BID INCREMENT AMOUNT
Lot 1: All that piece and parcel of land and factory at MIDC, Plot No. A-123, situated at – Khadke, Tal. Bhusawal, Dist. Jalgaon, admeasuring land 1800 sq.mt. i.e. (19368 sq. ft.)	46,00,000/-	4,60,000/-	1,00,000/-
Lot 2: All that piece and parcel of Survey No. 226/1+2+227/5B+6B+7B/ 1+2+3 +7C+7D/1+2+3+4/1+3+4/2, out of which plot No. 54, admeasuring 235.46 sq. mts. M.H. No. 2723, which is 2192 sq.ft. along-with construction thereon at Nanardanvan Colony, Bhusawal, Tal. Bhusawal, Dist. Jalgaon.	1,02,00,000/-	10,20,000/-	1,00,000/-

Date and Time of E- Auction

Lot 1 01/12/2026 at 11.00 am

Lot 2 01/12/2026 at 11.30 am

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:

30/11/2026 by 5:00 pm

Date of inspection

27/11/2026 3:00 pm to 5:00 pm

Known Encumbrance Details

Not Known

For detailed terms and conditions of the sale please refer to the link provided in secured creditor website i.e. https://omkaraarc.com/auction.php Bidder may also visit the website https://www.bankerauction.com

The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact e-Auction Service Provider "M/s. C1 India Pvt. Ltd., Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankerauctions.com, Mr. Bhavik Pandya, Mobile: 8866682937, E mail maharashtra@c1india.com and for any property related query contact the Authorised Officer, Mr. Satish Naidu, Mobile: +91 8879545079, Mail: satish.naidu@omkaraarc.com. At the time submission of the bid, bidder should submit affidavit in the spirit of Section 29A of Insolvency and Bankruptcy code, 2016

Sd/- Authorized Officer,

For Omkara Assets Reconstruction Pvt Ltd.

(Acting in its capacity as a Trustee of Omkara PS 25 /2021-22 Trust)

MAHARASHTRA GRAMIN BANK

(Sponsored by Bank of Maharashtra, Central & State Government)

Website: www.mahagramin.in

HEAD OFFICE: Plot No. 42, Gut No. 33 (Part), Gohwadi Village, Growth center, Waluj Mahanagar IV, CIDCO, Chh. SambhalInagar 431136 REGIONAL OFFICE – Pune

Krish Edge One, Opp. Hpcl Petrol Pump, Kharadi By-pass, Near Bank Of Baroda, Kharadi, Pune -411014

PUBLIC NOTICE FOR AUCTION - CUM - SALE NOTICE

In exercise of powers conferred under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 and pursuant to the possession of the secured assets of the borrower(s)/ mortgagors mentioned herunder, the public and all concerned including the concerned borrowers/mortgagors, their legal heirs/representatives, as the case may be are hereby informed that offers are invited by the Bank for purchase of the properties listed below.

Whereas the Authorized Officer of the bank has decided to sell the properties described herein below on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" under rules of said Act, through online public auction. Maharashtra Gramin Bank is a secured creditor and any pending litigation from any other creditors of the borrower firm/partners shall not adversely affect the purchaser's right and title to the property purchased through e-auction. Moreover, there is no stay on sale of property from any Court.

Sr. No.	Name of Borrower & Guarantor / Branch Name / Loan A/c No.	Total Dues Rupees	Reserve Price Rs. EMD Bid Increase Amt. Rs.	Date of Possession
1.	Borrower- Mr. Ashok Baban Sonawane (Borrower) Mrs. Vaishali Ashok Sonawane (Co-Borrower) Address : Laxminagar township, Ghulewadi, Tal- Sangamner, Dist : Ahmednagar , 422608. Loan AC No. : Housing Loan: 80080749061 Property ID MAHG80808749061	Rs 2789351/-Plus Unapplied Interest and charges w.e.f 01/05/2026	Rs. 3500000/- Rs.350000/- Rs.10000/-	06/08/2026

Description Of Property : Row house number 2, adm area-68.40 Sq.mt, Survey number-255/36/3, plot number-3, milkat number – 4592/2, at Village Ghulewadi, Tal- Sangamner, Dist- Ahmednagar, 422605.

Bounded as under:- East- Row House No-03, West:- Row House No-01, North – Survey No. 255/54/55 out of, South – 9 mtr road

Last Date of submission of KYC and EMD: 25/11/2026 upto 05:00 pm

Inspection date and time 23/11/2026 up to 05:00 pm prior appointment

Date & Time Of E-Auction (With Auto Extensions of 5 Minutes In Case Bid Is Placed Within Last 5 Minutes):

26/11/2026; 11:00 AM to 1:30 PM

TERMS & CONDITIONS:

1) The auction sale will be online E-Auction/Bidding through website <https://baanknet.comon> E-Auction date as mention with auto extensions of 5 minutes duration each in case bid placed within last 5 minutes.

2) Bidders have to log in on the website <https://baanknet.com> and get themselves registered. Deposit Pre Bid EMD amount before the close of E auction. Credit of Pre-Bid EMD shall be given to the bidder only after receipt of payment and updation of the same in the website. This may take some time as per banking process and hence bidders in their own interest are advised to submit the Pre-Bid EMD amount well in advance, that is at least 24 hours before the e-auction date to avoid last minute rush.

3) For detailed terms and conditions of sale , please refer to the link provided in website of Maharashtra Gramin Bank i.e. <andhttps://baanknet.com> , Prospective bidders can contact: 1) Mr.Mahesh Sasane Regional Manager, Maharashtra Gramin Bank, Regional Office,Pune OR 2)Mr.Bharat Mali, Branch Manager, Maharashtra Gramin Bank, Branch- Alpehata,8386588423,Pune, email: recoverypune@mahagramin.co.in 3) Helpline no. 8291220220 and email: support.baanknet@psballiance.com email: support.baanknet@psballiance.com 4) The successful bidder shall have to deposit 25% of the purchase amount (including Earnest Money already paid), immediately on closure of the e-auction sale proceedings on the same day of the sale. The balance of the bid amount shall have to be deposited within 15 days of acceptance/confirmation of sale conveyed to them.

5) The bid price to be submitted shall be above the Reserve Price and bidders shall improve their further offers in multiple of Rs.15000/- (Rs. Fifteen Thousand and only).

6) The EMD of the unsuccessful bidders will be returned on the closure of the e-auction sale proceedings by PSB Alliance.

7) The sale is subject to confirmation by the Bank. If the borrower/guarantor pays the amount due to the bank in full before date of sale, no sale will be conducted.

8) The property is sold on subject strictly on "As is where is basis" and "As is what is basis" and the intending bidders should make discreet inquiries as regards to any claim, charges on the property of any authority, besides the Bank's charges and should satisfy themselves about the title, extent, quality and quantity of the property before submitting their bid. No claim of whatsoever nature regarding the property put for sale, charges/encumbrances over the property or on any other matter, etc., will be entertained after submission of the online bid.

9) The Bank has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and condition of the sale without any prior notice and assigning any reason.

10) The purchaser shall bear the stamp duties, charges including those of sale certificates, registration charges, all statutory dues payable to government, taxes and rates and outgoings, both existing and future relating to the properties. The sale certificate will be issued only in the name of the successful bidder.

11) The intending purchasers can inspect the property with prior appointment at his/her expenses on the time and date mentioned above. For inspection of the properties, please contact the contact persons mention in (3) above.

12) The sale is subject to the conditions prescribed in the SARFAESI Act/Rules 2002 and the conditions mentioned above.

Sd/- Authorized Officer,

Maharashtra Gramin Bank

Place: Ahmednagar

Date: 24-10-2026

PHYSICAL POSSESSION NOTICE

ICICI Bank

Branch Office: ICICI Bank Ltd. Office Number 201-B, 2nd Floor, Road No. 1 Plot No. B3, VIFI IT Park, Wagle Industrial Estate, Thane (West)- 400604.

The Authorised ICICI Bank Officer under the Securitisation, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued Demand Notices to the borrower(s) mentioned below, to repay the amount mentioned in the Notice within 60 days from the date of receipt of the said Notice.

Having failed to repay the amount, the Notice is issued to the borrower and the public in general that the undersigned has taken possession of the property described below, by exercising powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned dates. The borrower in particular and the public in general are hereby cautioned not to deal with the property. Any dealings with the property will be subject to charges of ICICI Bank Limited.

Sr. No.	Name of the Borrower(s) / Loan Account Number	Description of Property/ Date of Physical Possession	Date of Demand Notice/ Amount in Demand Notice(Rs)	Name of Branch
1.	Meena PremChand Sancheti/ Darshana Pritesh Sancheti/ Sancheti Marketing/ Harshit Pritesh Sancheti (Through its Legal Guardian Darshana Pritesh Sancheti)/ Namish Pritesh Sancheti (Through its Legal Guardian Darshana Pritesh Sancheti)/ 109605005306	Property No:-1 Flat No.B-302, Third Floor, Jay Anand Residency, B Wing, Property No.11774, Survey No.111, Jalna Road, Kazi Nagar, Mouje Wasanwadi, Taluka and District Beed, Maharashtra- 431122/ Property No:-2 Flat No. B-303, Third Floor, Jay Anand Residency, B Wing, Property No. 11774, Survey No.111, Jalna Road, Kazi Nagar, Mouje Wasanwadi, Taluka and District Beed, Maharashtra 431122/ October 21, 2026	April 20,2026 Rs. 21,94,306.00/-	Beed

The above-mentioned borrowers (s)/guarantors (s) is/are hereby issued a 30 day Notice to repay the amount, else the mortgaged properties will be sold after 30 days from the date of publishing this Notice, as per the provisions under Rules 8 and 9 of Security Interest (Enforcement) Rules 2002.

Date: October 24, 2026,

Place: Beed

Sincerely Authorised Officer

For ICICI Bank Ltd.

Phoenix ARC Limited

(formerly known as Phoenix ARC Private Limited)

Regd. Office:3rd Floor, Wallacea Tower 138-140B/1, Crossing of Sahar Road and Western Express Highway Via Parle (East) Mumbai-400 057 Tel: 022- 8840 2450, Fax: 022- 6741 2313 CIN: U67190MH2007PLC168303 Email: info@phoenixarc.co.in, Website: www.phoenixarc.co.in

PUBLIC NOTICE FOR E-AUCTION CUM SALE

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned property mortgaged to Phoenix ARC Limited (formerly known as Phoenix ARC Private Limited) pursuant to assignment of debt by Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited - Assignor) will be sold on "AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS", by way of "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002) through website : www.phoenixarc.co.in as per the details given below

Date and time of E-Auction 17-11-2026 11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each)			
Last date of EMD Deposit : 16-11-2026			
Borrower(s) /Co-Borrower (s) Guarantor(s) / Loan Account	Demand Notice Date and Amount	Description of the Immoveable property	Reserve Price, EMD & Last Date of Submission of EMD
LAN: LXNAS00316-170039620 Branch: Nashik Borrower: Pawan Bhaskar Ahire Co-Borrower: Shraddha Pawan Ahire Guarantor : Amol Raju Gaikwad	14-08-2018 For Rs: 876594/- (Rupees Eight Lakh Seventy Six Thousand Five Hundred & Ninety Four Only)	Flat No.1 & 2, Bharati Tara Apt, Ashwini Nagar, Mannad S.No.256/1, Plot No.59 To 60, Mannad Dist-Nashik Near Kekan Nagar 423104 Nashik Maharashtra	Reserve Price: Rs.350000/- (Three Lakh Fifty Thousand Only) EMD: Rs. 35000/- (Thirty Five Thousand Only)

1. The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may visit to the Web Portal: <https://www.auctionbazaar.com/> of our e-Auction Service Provider, **M/s. ARCA EMART PRIVATE LIMITED** for bidding information & support, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online. The interested buyers may go through the auction terms & conditions and process on the same portal and may contact to **Sandip Ukharda Ranit 776876778 & Shailesh Chandrakant Kamble 9049692269, Sailesh Jyengar 9833801159** , details available in the above mentioned Web Portal and may contact their Centralised Help Desk: + 91 83709 69966, E-mail ID: contact@auctionbazaar.com. All the intending purchasers/bidders are required to register their name in the portal mentioned above as <https://www.auctionbazaar.com/> and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid. 3. For participating in the e-auction, intending purchasers/ bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured asset along with copies of the PANCARD, Board Resolutions in case of Company and Address Proof on or before the Last date for submission of EMD mentioned above. **Intending purchasers/bidders are required to submit separate EMDs for each of the Items/ Properties detailed herein above.** 4. At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the bid/ offer or post-notice the auction without assigning any reason thereof and without any prior notice. 5. The successful purchaser/ bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the secured asset conveyed/delivered in his/her/its favour as per the applicable law. 6. The intending bidders should make their own independent enquiries regarding encumbrances, title of secured asset put on auction and claims/rights/dues affecting the secured assets, including statutory dues, etc. prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of Phoenix. The authorized officer of Phoenix shall not be responsible in any way for any third-party claims/rights/due. 7.The prospective/intending bidder shall furnish an undertaking that he/she is not dis-qualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code,2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she bid will be rejected.

Sd/- Authorized Officer,

Phoenix ARC Limited

(formerly known as Phoenix ARC Private Limited)

Place : Maharashtra / Date : 24.10.2026

TATA

TATA CAPITAL HOUSING FINANCE LIMITED

Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai 400013.

Branch Address: Office no. 41, 4th Floor, Business Bay, Kute Marg, Tidke Colony, Nashik, Maharashtra - 422002</