Bank of Maharashtra

Zonal Office, Amravati
Corporate Of ce: Montclaire, 134/1, Baner- Pashan Link Road, Pashan, Pune 411021
Zonal Office: Doorsanchar Bhavan, BSNL Office, Shyam Chowk, Amravati 444601
Email: pln_ama@bankofmaharashtra.bank.in Phone no – 0721-2671452 www.bankofmaharashtra.bank.in

AX-14/SARFAESI-13(4)/ Gauri Krishi kendra / loni takali br /2026-27 Date: 22/10/2026

POSSESSION NOTICE (Rule -8(1) For Immovable Property)

WHEREAS, the undersigned being the Authorized Officer of Bank of Maharashtra under the Securitisation and Reconstruction of Financial Assets and Enforcement 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 mentioned on below column calling upon the Borrowers to repay the amount mentioned in the notice being and interest thereon and other charges within 60 days from the date of receipt of the said notice. The notice was sent by Regd post AD/Speed Post. The borrower and guarantor having failed to repay the amount, notice is hereby given to the Borrower/Guarantor 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 SARFAESI Act read with rule 8 of the said rules
The 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 Bank of Maharashtra for an amount and interest thereon.
The borrower's attention is invited to the 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.	**LONI TAKALI BRANCH** **1) GAURI KRISHI KENDRA AND HARDWARE LONI TAKALI** **Address-** LONI TAKALI TQ.- NANDGAON KHADESHWAR DIST-AMRAVATI - 444701 **PARTNERS- a) RAVINDRA SHIVDAS KAJE** **ADDRESS :** AT SULTANPUR POST PIMPARI NIPANI TQ NANDGAON KH. DIST AMRAVATI PIN CODE-444701 **b) PANKAJ VITHOBA KAJE** **ADDRESS:** AT PARVATI NAGAR, DIST AMRAVATI PIN CODE-444601 **Guarantors:- 2) MADAN KESHAVRAO KAJE** **ADDRESS:** AT SULTANPUR POST PIMPARI NIPANI TQ NANDGAON KH. DIST AMRAVATI PIN CODE-444701	Collateral Security-Mortgage All those piece and parcel of of Residential Property at part of plot 72 F.S No 5/1 admeasuring Plot area 1260 sq ft(117.10 sq mt) Build up area 36.68 Sq.Mtr situated at Parvati Nagar Mouja- Mahajanpur ,. taluka Amravati Dist Amravati land owned by Mr. Ravindra Shivdas Kaje East- remaining part of this plot, West-plot no. 71, North- road, South – service lane 2) Hypothecation of FERTILIZER AND SEEDS STOCK	Rs . 12,36,882.00 /- (Rupees Twelve Lakh Thirty Six Thousand Eight Hundred Eighty Two only) plus interest thereon @ 11.25% with monthly rests w. e. f. 13/08/2026 apart from penal interest, cost and expenses	12/08/2026 **Possession Date** 22/10/2026 Symbolic

Date: 22/10/2026, Place: Amravati **Chief Manager & Authorised Officer, Bank of Maharashtra, Zonal office, Amravati**

JANA SMALL FINANCE BANK

(A Scheduled Commercial Bank) | Registered Office: The Fairway, Ground & First Floor, Survey No.10/1, 11/2 & 12/2B, Off Domlur, Koramangla Inner Ring Road, Next to EGL Business Park, Challaghatta, Bangalore-560071.

NOTICE OF SALE THROUGH PRIVATE TREATY

SALE OF IMMOVABLE ASSETS CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002. (SARFAESI ACT)

The undersigned as Authorized Officer of **Jana Small Finance Bank Limited** has **taken over Physical Possession** of the schedule property under the SARFAESI Act.
The Authorized Officer of **Jana Small Finance Bank Limited,** had already conducted multiple public auctions for selling the property, but they turned out to be unsuccessful as no bids were received. Hence please be informed that if the total outstanding dues in the aforesaid loan account are not paid within **Fifteen (15) Days** from the date of this publication of this notice, then the Authorized officer will proceed for sale via private treaty of the property as stated below.
Public at large is informed that the secured property as mentioned in the Schedule are available for sale through Private Treaty, as per the terms agreeable to the Bank for realization of Bank's dues.
Standard terms & conditions for sale of property through Private Treaty are as under:
1. Sale through Private Treaty will be on **"AS IS WHERE IS BASIS"** and **"AS IS WHAT IS BASIS".**
2. The purchaser will be required to deposit 100% of the sale consideration on the expiry of publication of this notice.
3. In case of non-acceptance of offer of purchase by the Bank, the amount if any paid along with the application will be refunded without any interest with in the stipulated time.
4. The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer / Secured Creditor in this regard at a later date.
5. The Bank reserves the right to reject any offer of purchase without assigning any reason.
6. The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties, society dues in respect of purchase of the property.
7. Sale shall be in accordance with the provisions of SARFAESI Act / Rules.

Sr. No.	Loan Account Number	Name of Borrower/ Co-Borrowers	Amount as per 13(2) Demand Notice under SARFAESI Act.	Reserve price for private treaty
1	30339420000562 47559430001480 30339410000559	1) Mr. Surendra Hauslal Banothe, 2) Mrs. Jiranabai Hauslal Banothe	**Rs.17,59,885.04** (Rupees Seventeen Lakh Fifty Nine Thousand Eight Hundred Eighty Five and Four Paise Only) **as of 09.02.2026**	**Rs.6,00,000/-** (Rupees Six Lakh Only)
	Details of Secured Assets: All that R.C.C. super structure comprising Flat No.201, on Second Floor of the Wing-K in Cluster-1, Type No.2, having built up area of 41.80 Sq.mtrs. & having Carpet area 36.00 Sq.mtrs., in the building known as "Kanchanganga", along with proportionate undivided share in the land bearing Khasara Nos.121, 175, 194/1, 194/2, 194/3, 194/4 & 194/5 admeasuring about 6.89 Hr. (68900 Sq.mtrs.), P.H. No.49, Grampanchayat Malmatta No.1092, Ward No.3, situated at Mauza Mondha, within the limits of Grampanchayat Mondha, Tehsil Hingana & District Nagpur. **Bounded by: East by:** Khasara No.176, 177, **West by:** Khasara No.195, **North by:** Road and **South by:** Khasara No.188 & 189.			

The aforesaid Borrower's/ Co-borrower's attention is invited to provisions of section 13(8) of SARFAESI Act for redemption of secured assets mentioned herein above by tendering the aforementioned outstanding dues together with all costs, charges and expenses incurred by the bank before the sale of secured assets.
Correspondence Address: Mr. Ranjan Naik (Mob No. 9590858249) email: ranjan.naik@jana.bank.in. Jana Small Finance Bank Limited, (formerly known as M/s. Janalakshmi Financial Services Ltd.), having Branch Office at: 101 & 102, Ground Floor, Perfect Plaza (Prasadam), Plot No. 97, Cement Road, Telegraph Colony, Pratap Nagar, Nagpur (MH) - 440022
Date: 23.10.2026, Place: Nagpur **Sd/- Authorized Officer, Jana Small Finance Bank Limited**

SHIKSHAK SAHAKARI BANK LTD.

(SCHEDULED BANK) **Head Office -** Gandhisagar, Mahal, Nagpur.-440018

Section 13(2) & 13 (4) of the Securitisation and Reconstruction of Financial Assets Enforcement of Security Interest Act 2002 read with Rule 8 & 9 of Security Interest (Enforcement) of Rules 2002.

PROPERTY FOR SALE

Whereas, the undersigned had issued notice to following borrower's, under section 13 (2) of the Act to pay the dues of the Bank (secured creditor) and where as the borrower has failed to Pay the amount as demanded together costs, charges, interest etc. The undersigned, in pursuance of above, hereby order for sale the under mentioned property on "AS IS WHERE IS BASIS" by inviting offer in sealed envelope from interested parties in satisfaction of the dues of the Bank. The prescribed blank tender form can be obtained by depositing Rs.200.00 (Rupees Two Hundred only) plus G.S.T. @ 18% in cash (Non- refundable) at Head office Gandhisagar, Mahal,Nagpur. Possession Status of Property is Physical.

Sr. No.	Name of Borrower/ Mortgagor	Liability of the Borrower towards the Bank	Discription of Mortgaged Property	Date of Auction & Time, E.M.D. & Reserve Price
1	CHANDRAPUR BRANCH MR Vijay Purushottam Bhanse (Borrower/Mortgagor)	Outstanding As on dt 31/01/2026 Rs.20,57,974.20 Plus Interest from 01/02/2026 @ 9.90% & other expenses.	All that piece and parcel of land bearing diverted Survey No. 122,Lay out plot No. 50, Area 164.40 Sq.Mtrs (1769.60Sq.ft), and construction of 104.60 Sq.Mtrs (1125.91 Sq.ft.) , of a Duplex No.22 on Ground and First Floor (Duplex Bunglow) T.S. No.10 Situated at Mouza Bor Rith, Tah & Dist Chandrapur	Dt. 27.11.2026 At 1.00 P.M. Reserve Price Rs. 26.00 Lakh EMD Rs. 0.50 Lakh Tender Form must be received upto 26.11.2026 Before 5.00 P.M.

The said bid should be accompanied by an Earnest Money which mention above by way of Pay Order/DD/Electronic Transfer (IFSC Code for Electronic Transfer:- SKSB0000002 & A/c No.099150000000394) (Adjustable/ Refundable) payable at Nagpur favouring Shikshak Sahakari Bank Ltd, Nagpur. The bids received after this date will be summarily liable for rejection. The bids must be received by Authorised Officer at Shikshak Sahakari Bank Ltd., Head Office, Nagpur . The bids received as above will be opened on at the time of auction at Shikshak Sahakari Bank Ltd. Chandrapur Branch, Chandrapur, and thereafter the bidders will given sufficient opportunity to improve upon their bids. The bid will Finalized on the very same day. The successful bidder will have to pay 25% of the offer amount immediately i.e. Same Day by way of Cash/Cheque/Electronic Transfer. And balance amount i.e. 75% of the offer amount within 15 days from the date of acceptance of final bid. In respect of the above property and hence all the charges levies, Taxes and all other liabilities and statutory dues if any accruing on account of above shall be borne by the purchaser. Stamp Duty, Registration Fee etc for execution of Sale Certificate will be borne by auction purchaser. It is a responsibility of purchaser to obtain necessary No Objection Certificate from CMC/Nazul/Gram Panchayat/Society or any competent authority etc. required for execution of Sale Certificate. The documents of property available with Bank will be handed over to the purchaser, but the Bank is not responsible for documents not available with it. The undersigned reserves the right to accept or reject any or all bids without assigning any reasons whatsoever. The Authorised Officer can be contacted on mobile No. 8329782901, during the office hours.

Place: Nagpur **Authorised Officer**
Date: 23/10/2026 **Shikshak Sahakari Bank Ltd, Nagpur**
M..NO. 8329782901

SBFC Finance Limited

Registered Office: - Unit No. 103, First Floor, C&B Square, Sangam Complex, Village Chakala, Andheri- Kurla Road, Andheri (East), Mumbai-400059. Branch Address: SBFC Finance Limited, 2nd Floor, Rahangdale Building, Above Canara Bank, Near Bus Stand Road, Bhandara, Dist. Bhandara, Maharashtra-441904.

PUBLIC NOTICE FOR AUCTION CUM SALE

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of **SBFC Finance Limited (Erstwhile SBFC Finance Pvt. Ltd.)** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") for the recovery of amount due from below borrower/s, offers/Bids are invited by the undersigned in sealed covers for purchase of immovable property, as described hereunder, which is in the possession of the secured creditor, on **'AS IS WHERE IS BASIS', 'AS IS WHAT IS BASIS' and 'AS IS WHATEVER THERE IS BASIS',** The Reserve Price for the Auction will be against the each property as mentioned below in respective column and the Earnest Money Deposit (EMD) will be 10% of the reserve price accordingly which shall be required to be submitted by way of DD/PO in favor of "SBFC Finance Limited" along with the Bid by the intended bidder(s)/purchaser(s) at SBFC Branch Office **"SBFC Finance Limited, 2nd Floor, Rahangdale Building, Above Canara Bank, Near Bus Stand Road, Bhandara, Dist.Bhandara, Maharashtra-441904." on or before 5:00 PM of 01/12/2026 (last date for bid submission) .** The successful bidder/purchaser shall pay a deposit of at least 25% of the Sale Consideration [inclusive of EMD amt. paid with the Bid] either on the same day of Sale Confirmation or not later than next working day. Balance sale consideration shall be required to be deposited within 15 days from Sale confirmation date. Particulars of which are given below: -

Address of Borrower(s) / Co-Borrower(s)	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price (RP)	Earnest Money Deposit (EMD) (10% of RP)	Total Loan Outstanding as on 21st October, 2026
1. DHYANESHWAR JANARDHAN TELMASARE, 2. MRS JAYASHRI DHYANESHWAR TELMASARE, 3. SHUBHAM DHYANESHWAR TELMASARE **Add:** Ward No 1. Kdurli Mata Mandir Parisar Koutou Pawani Mata Mandir Pavani Maharastra 441910. **And Also, At: 1A. DHYANESHWAR JANARDHAN TELMASARE Add;** Milkat No. 88, Ghat No. 538/1/2/5, Cts No. 30, Mouje Pavani, Tal. Pavani, Dist Bhandara – 441910	**Demand Notice Date: 25th November 2025 Rs. 2040908/-** (Rupees Twenty Lakhs Forty Thousand Nine Hundred And Eight Only) as on 19th NOVEMBER 2025 plus unapplied interest from the date of 20th NOVEMBER 2025,	All That Property Situated At Within The Local Limits Of Municipal Council Pauni, And Within The Juridiction Of Sub Registrer Pauni, New Milkat No. 88, Ghat No. 539/1/2/5, Cts No. 30, Plot No .07 Mouje Pavani, Tal. Pavani, Dist Bhandara – 441910. **Bounded By:** East: House Of Narayan Bawankar,West: House Of Premanand Telmasare, North: Road, South: Plot No 8 & 9.	**Rs. 25,38,550/-** (Rupees Twenty-Five Lac Thirty-Eight Thousand Five Hundred and Fifty Only)	**Rs. 2,53,855/-** (Rupees Two Lac Fifty-Three Thousand Eight Only)	**Rs. 23,01,907/-** (Rupees Twenty Three Lac One Thousand Nine Hundred and Seven Only)

1. Last Date of Submission of Sealed Bid/Offer in the prescribed tender/Bid forms along with EMD and KYC (Self-attested) is **01/12/2026 on or before 05:00 PM** at the Head/Branch Office address mentioned herein above. Tenders/Bids that are not filled up or tenders received beyond last date will be considered as invalid and shall accordingly be rejected. **2.** EMD amount should be paid by way of Demand Draft/Pay order payable at, Bhandara/Maharashtra-441904. in favour of "SBFC Finance Limited" which is refundable without interest to unsuccessful bidders. **3.** Date of Inspection of the Property is on **30/11/2026 between 11.00 AM to 4.30 PM. 4.** Date of Opening of the Bid/Offer (Auction Date) for Property is **02/12/2026** at the above-mentioned branch office address at **12:30 PM.** The tender/Bid will be opened in presence of the Authorized Officer along with all bidders. **5.** The bid starts from the incremental value of Rs. 50,000/- (Rupees Fifty Thousand Only). Further all the bids shall be increased in multiple of incremental value. **6.** Property will be sold to bidder quoting the highest bid amount. Inter-se bidding will be at sole discretion of Authorized Officer. However, the Authorized Officer has the absolute power and right to accept or reject any tender/bid or adjourn/ postpone the sale without assigning any reason whatsoever thereof. The property will not be sold below Reserve Price. **7.** Further interest will be charged as applicable, as per the Loan Agreement on the amount outstanding in the notice and incidental expenses, costs, etc., is due and payable till its realization. **8.** The detail terms and conditions of the auction sale are incorporated in the prescribed tender form. Tender forms are available at the above-mentioned Head/Branch office. **9.** Any fees, charges, taxes including but not limited to transfer/conveyance charges, unpaid electricity charges, Municipal/local taxes, Stamp duty & registration charges shall have to be borne by the purchaser only. **10.** The Auction Purchaser/Highest Bidder shall deposit the applicable TDS as per Income Tax rules (as of now 1%) against the Sale in PAN of SBFC Finance Limited (SBFC), and submitted the requisite Form/Documents (as of now called form 26QB) with RFL prior issuance of Sale Certificate. The said TDS amount will be deducted by Auction purchaser form the Sale Consideration. **11.** All dues/arrears/unpaid taxes including but not limited including sales tax, property tax, etc. or any other dues, statutory or otherwise on the secured property shall be borne by the purchaser separately. **12.** Encumbrances known to the secured creditor: NIL **13.** The successful bidder shall deposit 25% of bid amount (after adjusting EMD) immediately and balance 75% amount must be payable within 15 days. On failure to pay the sale price as stated all deposits including EMD shall be forfeited without further notice. However, extension of further reasonable time to make the balance 75% payment in exceptional situations shall be at sole discretion of authorized officer. **14.** The particulars given by the Authorized officer are stated to the best of his knowledge, belief and records. Authorized officer shall not be responsible for any error, mis-statement or omission etc. **15.** The bid is not transferable, the purchaser(s)/successful bidder(s) and/or any person claiming through or under them shall have no right to initiate any proceedings against the authorized officer/secured creditor in relation to the sale of the secured asset. **16.** The Banker's Cheque or Demand Draft should be made in favor of 'M/s. SBFC FINANCE LIMITED' payable at, Bhandara/Maharashtra-441904. Only. **17.** The Borrower/ Co-Borrower are hereby given 30 DAYS STATUTORY SALE NOTICE UNDER THE SARFAESI ACT, 2002 to pay the sum mentioned as above before the date of Auction failing which the immovable property will be auctioned and balance, if any, will be recovered with interest and costs. If the Borrower pays the amount due to SBFC Finance Limited (Erstwhile SBFC Finance Pvt. Ltd.) in full before the date of sale, auction is liable to be stopped. **18.** The notice is hereby given to the Borrower, Co-Borrower to remain present personally at the time of sale and they can bring the intending buyers/purchasers for purchasing the immovable property as described herein above, as per the particulars of Terms and Conditions of Sale. **19.** The interested parties may contact the Authorized Officer for further details/ clarifications and for submitting their application/Bid. **Authorised Officer: Miss. VAISHNAVI TAYADE, Mobile No. +91 8484042083. E-mail Id: vaishnavi.tayade@sbfc.com, Authorised Officer: Mr. VIKAS VYAS Mobile no. +91 9920202799, E-mail Id: vikas.vyas@sbfc.com 20.** In case of discrepancy in the Vernacular language publication, the English newspaper will prevail over vernacular newspaper.

Place: Bhandara/Maharashtra-441904. **Sd/- (Authorized Officer)**
Date: 24th October, 2026 **M/s. SBFC FINANCE LIMITED**

SBI | स्टेट बैंक ऑफ इंडिया State Bank of India

BRANCH - WANI MAIN

Tagour Chowk, Wani, District Yavatmal - 445304

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

Appendix IV-A [See Proviso to Rule 8(6)]

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.
Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the **"Physical Possession"** of which has been taken on **10/07/2026** by the Authorised Officer of State Bank of India, the Secured Creditor, will be sold on "AS IS WHERE IS", "AS IS WHAT IS", and "WHATEVER THERE IS" basis.
The details of Borrower(s), Guarantor(s) and Description of Property and Terms & Conditions of the e-Auction specified as under.

Sr. No.	Name Of Borrower(s) & Name Guarantor (s)	Outstanding Dues for Recovery of which Property/ies is/are being Sold	Description of the Property/ ies	Details	E-Auction of Date & Time
1	Mr. Nitin Rajkumar Nakshane (Borrower), **Add:** "Rukhmini Villah", "Sai leela" Township, Mukutban Road, Wani, Tah. Wani. Dist. Yavatmal.	**Rs. 22,72,568.63 (Rupees Twenty Two Lakhs, Seventy Two Thousand and Five Hundred, Sixty Eight and Sixty Three Paisa Only)** as on 03/10/2025 Plus further interest and cost	All That Piece and Parcel The Property Situated at Row House No. 06, Survey No. 113/01A, "Rukhmini Villah", "Sai leela" Township, Mukutban Road, Wani, Tah. Wani. Dist. Yavatmal. **Boundaries: East :** Plot No. 15, **West:** 9 Mtr. Layout Road, **North:** Row House No. 05, **South :** Row House No. 07.	Reserve Price: **Rs. 22,34,790/-** Earnest Money Deposit (EMD) 10% of the Reserve price : **Rs. 2,23,479/-** Bid increment amount **Rs. 10,000/-**	**30/10/2026** between 11.00 AM to 04.00 PM with unlimited extensions of 10 minutes each.

Note: The payment of all statutory/non-statutory dues, taxes, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only. Successful bidder will required to pay 1% TDS extra on property having Reserve Price more than Rs.50.00 Lakhs.
The intending Bidders/Purchasers are requested to get themselves registered on portal (https://Baanknet.com) using their Mobile Number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by the e-auction service provider (which may take 2 working days), the intending Bidders/purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet before the last date for submission of online application for BID with EMD. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. Only after having sufficient EMD in his wallet, the interested bidder will be able to bid on the date of e-auction.
EMD Submission Date : 29/10/2026, till 05.00 pm
Date and Time for Inspection of the properties: **26/10/2026 from 11:00 pm to 5:00 pm**
For more details please contact on Mobile Nos. **Mr. Vinod Subhedar, Mo. 7276246645 & Mr. P.K. Bawankar Mo. 9637051020, E-mail: sbi.00504@sbi.co.in.** For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the secured Creditor website **https://bank.sbi & E-auction site URL: https://baanknet.com**

Date : 24/10/2026 **Sd./- Authorized Officer**
Place : Yavatmal **State Bank of India**
Wani Main Branch, Yavatmal

यूनियन बैंक ऑफ इंडिया Union Bank of India

REGIONAL OFFICE, AMRAVATI

1ST FLOOR, AYUR MALL, NEAR VIDHARBHA AYURVEDIC COLLEGE, DASTUR NAGAR, FARSHI STOP ROAD, AMRAVATI- 444606

Please scan QR Code for Property details

Sale Notice for Sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rule, 2002

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor (s) that the below described immovable property mortgaged / charged to the Secured Creditor, the **SYMBOLIC POSSESSION** of which has been taken by the Authorized Officer of Union Bank of India (secured creditor), will be sold on "As is where is", "As is what is" and "Whatever there is" on the date mentioned below, for recovery of dues as mentioned hereunder to Union Bank of India from the below mentioned Borrower(s)& Guarantor(s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder:

Branch: Station Road Akola
Dhagekar Complex, Opp. Akola Cricket Club, Station Road, Near Tower Chowk Akola- 444001 Mr. Shankar Dongre (B.M.), Mob. No. 96578 84649.

1.	Name of the Borrower : Mr. Saddik Shah Dilavar Shah & Mrs. Zeenat Parveen Saddique Shah	Amount Due Rs. 25,84,589.20 and further interest cost & expenses.
1.1	Property No. 1 (Symbolic Possession) All that piece & parcel of **Flat No F 1**,1st floor N. Sheet no. 35-C N. Plot No 5.17 Mouje Naygaon Hayat Orbit Akbar Plot, Akola Tq Dist Akola Total area 85.00 sq m. **Bounded as-East-**Road, **West-**Road, **North-**Part of same plot, **South -** Flat No. F 2. **Reserve Price: Rs. 9,23,000.00, Earnest money to bedeposited: Rs. 92,300.00**	
2.	Name of the Borrowers : Mr Praksh Premchandra Yelwankar Name Of Guarantor : Mr. Balu Natthusa Yelwankar	Amount Due Rs. 40,31,673.58 and further interest cost & expenses.
2.1	Property No. 1 (Symbolic Possession) All That Piece & Parcel Of **Flat No C-1**, 3rd Floor, Maa Vaishnavi Residency 7, Plot No -38, Survey no- 50/1 Part, Goenka layout, Near Jawahar Nagar, Mauje – Umari, Akola Maharashtra. **Bounded By: East-** Ravi nagar Plot, **West-** Plot No 37, **North-**Flat no – C-2 and then Service Line, **South-** Road. **Reserve Price: Rs. 40,80,000.00, Earnest money to bedeposited: Rs. 4,08,500.00**	

Date & Time of E-Auction: 26/11/2026 (12 noon to 5 pm) | EMD shall be deposited before participation in the auction process

For detailed terms and condition of the sale and Registration and Login and Bidding Rules visit
https://baanknet.com

Note: All bidders are requested to visit the above site & complete the registration, KYC updation & payment 2 to 3 days before date of E-auction to avoid last minute rush. The details of encumbrances, if any known to the Secured Creditors: NOT KNOWN TO THE BRANCH
Bid Increment Amount: 1% of the Reserve Price
Date: 24/10/2026 **Authorized Officer**
Place: Amravati **UNION BANK OF INDIA**

Bank of India

Relationship beyond banking

Zonal Office: 4th Floor, S.V.Patel Marg, Kingsway, Nagpur
Tel: 0712-2557596 E-mail: arb.nagpur@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. **26.11.2026**
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 **https://BAANKNET.com**

Last date and time of submission of EMD and document on or before:
25.11.2026 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 E auction: 26.11.2026 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: Asset Recovery Branch BORROWER : Veerbhadra Trading Co. Proprietor : Mr. Nikit Prakash Dalal**	Commerical cum residential unit No. 3A & 4A, First Floor of building "Dalal Mansion", on House No. 956, Circle No. 13/19, City Survey no. 488, Ward No. 44, Situated at Sambaji Kasar Road, Maskasath Itwari, Nagpur. Shop No. 3A Build up area 160.69 Sq ft Shop No. 4A Build up area 205.51 Sq ft. Google Map Location : Latitude 21.157134, Longitude 79.110812	**Rs. 86,91,253/- + uncharged interest & other expense**	**Demand Notice : 27.03.2023 Possession Notice: 15.06.2023 (Symbolic) (Physical) 24.01.2025**	**Reserve Price : Rs.24,50,000/- EMD : 2,45,000/-**	**Mr.Abhay Kumar Singh No. 7759809720**
2.	**Branch: Asset Recovery Branch BORROWER : M/s. Bhattad Food Product Prop : Mr. Santosh Murlidhar Bhattad**	1)Industrial Sheds on Plot No. A-35, Gadchiroli Industrial Area, Kotgal , Near MIDC Gadchiroli Ground, within the limts of Grampanchayat Navegaon, Mouza-Navegaon, Tahsil-Gadchiroli & District-Gadchiroli. Area Of Plot 32,076.00 Sq Ft., Built-up of Ground Floor 6,525.00 Sq Ft Owned by M/s Bhattad Food Products through its Prop: Mr. Santoshkumar Murlidhar Bhattad. Google Map Location Latitude 20.172990, Longitude 79.960744 2)Plant & Machinery situated at Plot No. A-35, MIDC, Gadchiroli consist of Diesel Operated Rotary Rack oven with Automation and steaming Facility-Capacity, Dough Sheeted Foldable with Detachable Table, Maxi Molder 06 Cylinder fully automatic, Bread Slicer, Hewer-100, Spiral kneader, Fully PLC Controlled Cookies Machine, Flour Shifter with SS pot, CCEPHS 60 Planetary Mixture, Trolleys, Electriciation System.	**Rs. 59,03,000/- + uncharged interest & other expenses**	**Demand Notice : 29.07.2022 Possession Notice: 07.10.2022 (Symbolic) 20.12.2022 (Physical)**	**1) Reserve Price : Rs.50,00,000/- EMD : Rs 5,00,000/- 2) Reserve Price : Rs. 7,78,000/- EMD : Rs.77,800/-**	

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 **25.11.2026** up to 5.00 P.M. by own wallet Registered with PSB Alliance Pvt. Ltd. On its e-auction site **https://BAANKNET.com** jsp by means of RTGS/NEFT.
4) Date and time of E- Auction on **26.11.2026 between 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 valld 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 Step (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 been 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 **15 Day**s 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 encumbrances whether known or unknown to bank. The authorized officer / Secured creditor shall not be responsible in any way for any third party claims / right / dues.
16) Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194-1 A of Income TaxAct 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75% of the bid amount.
17) Any dispute/ differences arising out of sale of the asset offered for sale shall be subjects to the exclusive jurisdiction of the Courts/ Tribunals at Nagpur only.
18) Bidders should visit **https://BAANKNET.com** for registration and bidding guidelines.
19) In the event of inconsistency or discrepancy between English version and Marathi version of the notice the English version shall prevail
20) In case where in Plant & Machineries is one of the secured assets the sale of immovable properties Associated with Plant & Machineries would be effective only if there is valid sale/bid for plant & machineries.
21) The interested bidder have to Bid above the reserve price since sale of assets at reserve price is subjected to concern of owner of assets.
22) Date of Inspection of Property **23.11.2026** from 11 am to 04 pm

SPECIAL INSTRUCTION / CAUTION

Bidding in the last minutes / seconds should be avoided by the bidders in their own interest. Neither Bank of India northe Service provider will be responsible for any lapses / failure (Internet failure, Power failure, etc.) on the part of the vendor, in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements/ alternatives such as back -up power supply and whatever else required so that they able to circumvent such situation and are able to participate in the auction successfully.

Date: 24/10/2026, **Authorized Officer, Bank of India,**
Place: Nagpur **Nagpur Zone**