

Sale Notice For Sale of Immovable Properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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 constructive/physical/ symbolic possession of which has been taken by the Authorized Officer of the Bank/ Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, 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 Date of E-Auction: 17.07.2026 (Last date of deposit of EMD: 16.07.2026)

Sr No.	Name of the branch; Name of the account; Name & addresses of the borrower/Guarantors account	Description of Immovable Properties/securities mortgaged/Owner's name (Mortgagors of properties)	(a) Date of demand Notice u/s 13 (2) of SARFAESI Act 2002 (b) O/S amount as on date of 13 (2) notice (c) Possession date u/s 13 (4) of SARFAESI Act 2002 (d) Nature of possession symbolic/physical/ constructive	(a) Reserve Price	Date/Time of E-Auction
			(b) EMD		
			(c) Bid Increase Amt.		
1.	Chandrapur Nagpur Rd Sh. Bharat Bhagwan Bhatkar & Smt Jaya Bhatkar	All that piece and parcel of Flat No F-6 Second Floor Vandana Apartment Built up area 58.915 Sq Mtr constructed on Plot No 35&36, out of land of survey No 172/1, 172/3 & 31/5 with undivided to the extent of 50.625 Sq mtrs in the land of Mouza BallarpurNear Gurunanak public School, Bamni kothari State highway Mouja Ballarpur Dist Chandrapur in the name of Shri Bharat Bhagwan bhatkar & Smt Jaya Bharat Bhatkar. Bounded as - East:9 Mtrs Road, West- 6Mtrs road & Flat No F7 & F8, North- 6Mtrs road, South- Layout Plot No 37 & 38	(a) 12/08/2020 (b) Rs.14,35,327.00 as on 30/06/2020 + Intt & other charges w.e.f. 01/01/2020 (C) 09/03/2022 (d) SYMBOLIC	(a) Rs. 21,01,000.00/- (b) Rs. 2,10,100/- (c) Rs. 10,000/-	Date: 17.07.2026 Time: 11:00 am to 4:00 pm
2.	MIDC, Nagpur Shri. Jagan Supchand Gadge (Borrower), Smt Shushila Jagan Gadge (Guarantor)	The Undivided 0.00944% Share and Interest in all that piece and parcel of Plot No 54, admeasuring about 2.40 Acres/Hectors, togetherwith Residential Apartment No 04, Wing II, Block -B, comprising of total 556.72 sq ft i.e 51.74 sq mtrs, Super Built up and 449.71 sq ft i.e 41.78 sq mtrs Built up on the Ground floor of the building named and styled as "RAI TOWN" in KH No 158, Bhupanan No 112/4, Mouza Digidoh, Mouza No 169, P H No 6, Ward No 1, Gram Panchayat House No 1211/1408(New No. 1408/BB/W2/04) with in the limits of Tah Hingna Dist Nagpur in the name of Shri Jagan S Gadge.Boundaries of Plot- East- Plots of Smrutli Co-op Hsg Soc Ltd, West- Open Land, North- Plots of Smrutli Co-op Hsg Soc Ltd, South- Plots of Smrutli Co-op Hsg Soc Ltd.	(a) 30/01/2025 (b)Rs.6,41,462.40 as on 20.01.2025 + further Intt & other charges (c) 21/04/2025 (d) SYMBOLIC	(a) Rs.15,00,000.00/- (b) Rs.1,50,000.00/- (c) Rs. 10,000/-	Date: 17.07.2026 Time: 11:00 am to 4:00 pm
3.	Borgaon (Dist Amravati) Shri Dhiraj Suresh Rao Bobade (Borrower & Mortgagor)	All that Piece and Parcel of land and building bearing Residential House on Plot No 30 admeasuring 1550.00 sq ft, Mouza Parsodi, Survey No 76/1, in the layout of Yashodadevi Nagar, Tah Dhamangaon Railway District Amravati, in the name of Shri Dhiraj Suresh Rao Bobade. Boundaries- East-Plot No 38, West-Road, North-Plot No 29, South- Plot No 21.	(a) 31/01/2025 (b) Rs. 6,80,447.22 as on 28.01.2025 + Intt & other charges. (c) 18/06/2025 (d) SYMBOLIC	(a) Rs. 20,79,000.00/- (b) Rs.2,07,900.00/- (c) Rs. 10,000/-	Date: 17.07.2026 Time: 11:00 am to 4:00 pm
4.	Kamla Nehru, Nagpur Sh. Shekharsingh Subhashsingh Pawar (Borrower / Mortgagor) Smt. Darshana Shekharsingh Pawar (Co-Borrower / Mortgagor)	All that piece & parcel of land & building i.e. Residential House bearing Plot No 37, containing by admeasurment 136.00 Sq Mtrs (1464 Sq Ft) being a portion of entire land bearing Gat No 253/38 of Mouza Parsodi in Tehsil & Dist Bhandara. Bounded as - East: 9 Mtrs wide road, West: Plot No 34, North: Plot No 38, South: Plot No 36. Owner- Sh. Shekharsingh Pawar & Smt. Darshana Pawar	(a) 09/12/2024 (b) Rs.16,40,584.25 as on 30/11/2024 + Intt & other charges w.e.f. 01/12/2024 (c) 10/03/2025 (d) SYMBOLIC	(a) Rs. 23,19,000.00/- (b) Rs.2,31,900.00/- (c) Rs. 10,000/-	Date: 17.07.2026 Time: 11:00 am to 4:00 pm
5.	Achalpur, Amravati M/s Kale Ash Bricks Industries (Borrower) Shri. Santul Ganesh kale (Proprietor) Mrs. Kalpana Uttamarao Ghom (Guarantor & Mortgagor) Mr. Uttam Vinayk Rao Ghom (Guarantor) Mr. Ganesh Bhalya Kale (Guarantor)	All that piece and parcel of Property i.e land & Standing Structure of Residential House No. 943, on Nazul Sheet No. 3, Plot No. 212, Measuring 203.10 Sq. Mtr, (2185.35 Sq.ft) "A" Tenure, situated at Mouza- Kandali, Tq- Achalpur, Dist: Amravati in the Name of Mrs. Kalpana Uttamarao Ghom. Bounded as Under: East- House of Mr. Ramdas V Rawarkar, West- Govt. Raod, North- House of Mr. Vasantrao Ganorkar, South- Open Plot of Mr. Ashok Mehare.	(a) 17/01/2024 (b) Rs.39,83,255.30 as on 31/12/2023 + Intt & Other Charges W.e.f. 01/01/2024 (c) 02/05/2024 (d) SYMBOLIC	(a) Rs. 11,91,000.00/- (b) Rs.1,19,100/- (c) Rs. 10,000/-	Date: 17.07.2026 Time: 11:00 am to 4:00 pm
6.	Branch: Lakadganj, Nagpur Shri. Sebastian S/o Milon Muttahli Thampy (Borrower/Mortgagor) Address: Flat No. 301, Vaishali Apartment, Plot No. 98, Jal Durga Layout, Godhani Road, Zingabai Takli, Nagpur- 440030	The undivided 16.66% share and interest in all that piece and parcel of land bearing Plot No. 98 out of the layout of Jal Durga Co-operative Housing Society, Nagpur, Containing by admeasurment 3032.76 Sq.Ft (281.75 Sq. Mtr) being a portion of entire land bearing Kh No. 30/1 and 30/2 of Mouza- Zingabai Takli, PH No. 11, bearing Corporation House No. 525/98, city survey No. 36, Sheet No. 33, together with the entire R.C.C superstructure comprising Apartment No. 301, covering a super built-up area of 83.61 Sq. Mtrs, along with Garden/Terrace area of 66.42 Sq. mtr on the Third Floor of a Building constructed thereon and known and Styled as "Vaishali Apartments" situated at Zingabai Takali, Nagpur, within the limits of the Nagpur Municipal Corporation ward No. 61, Tahsil & Dist. Nagpur. Bounded as Under: East: Plot No. 74, West: 7.50 Mtrs wide Road, North: Kh. No. 28, South: Plot No. 97. Owner: Smt. Elsamma W/o M. M. Thampy	A) 06/07/2024 (b) Rs. 15,74,579.24 + further interest & Other Charges w.e.f. 01.07.2024 (c) 30.09.2024 (d) SYMBOLIC	(a) Rs. 26,00,000/- (b) Rs. 2,60,000/- (c) Rs. 10,000/-	Date: 17.07.2026 Time: 11:00 am to 4:00 pm

Details of the encumbrances known to the secured creditors - Not known

TERMS AND CONDITIONS OF E-AUCTION SALE

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

- The auction sale will be "online through e-auction" portal <https://baanknet.com/>
- The Intending Bidders/ Purchasers are requested to register 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 e-auction service provider (may take 2 working days), the Intending Bidders/ Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet by 16.07.2026 before the e-Auction Date and time in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction.
- Platform (<https://baanknet.com/>) for e-Auction will be provided by e-Auction service provider M/S PSB Alliance having its Registered office at 4th Floor, Metro House, Mahatma Gandhi Road, Dhobi Talao, Near New Marine Lines, Mumbai 400020 (Support Number: 8291220220). The Intending Bidders/ Purchasers are requested to participate in the e-Auction process at e-Auction Service Provider's website <https://baanknet.com/> This Service Provider will also provide online demonstration/ training on e-Auction on the portal.
- For details General Terms and Conditions of Sale is available / published in the following websites/ webpage portal.
(a) <https://baanknet.com>, (b) www.pnbIndia.in
- The Intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction portal (<https://baanknet.com>).
- The Authorized Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.
- The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".
- Further any statutory dues of Central Govt/ State Govt/ Any other statutory body shall be paid by the Purchaser of IP. Bank will Not bear any types of dues Past/Present/Future.

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

Date: 30.06.2026, Place: Nagpur

Sd/- Authorized Officer Punjab National Bank Secured Creditor

NAGPUR



FINANCE

BAJAJ FINANCE LIMITED

Regd. Office: C/o Bajaj Auto Limited Complex, Mumbai - Pune Road, Akurdi, Pune 411035

Corporate Office: Bajaj Finance Limited, Off Pune-Ahmednagar Road, Viman Nagar, Pune 411014

Branch Office: Bajaj Finance Limited, Riaan House, 3rd 4th Floor, MPL H No 247/0-3, Ward No 65, Mouza Sitabuldi, LIC Square Mohan Nagar Kingsway, Nagpur **Authorized Officer's Details:** Name: Sushil Bhole Email ID sushil.bhole@bajajfinserv.in Mob No. +91 9555943437**APPENDIX - IV-A [See proviso to rule 8 (6)]****e-Auction Sale Notice Under SARFAESI Act 2002****Sale of Immovable Assets Under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("ACT")**

Notice is hereby given to the public in general and to the Borrowers/Co-borrowers/Mortgagor(s) in respect of below mentioned secured asset which is mortgaged with Bajaj Finance Limited ("BFL"), and possession of which had been taken by undersigned Authorised Officer of BFL under the provisions of the ACT will be sold by Auction for recovery of the amount mentioned hereunder and further applicable interest, charges, and costs etc.

The secured asset described below is being sold on **"AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS"** under Rule No. 8 & 9 of the Security Interest (Enforcement) Rules ("the Rules") for recovery of the dues detailed as under:

Particulars of E-auction

Name & Address of Borrower	1. Mo. Aslam Abubakar Ansari S/o Abubakar Ansari R/o. C/o Aslam Abubakar Ansari Flat No 225 Bld No A 2 Hingna Road Near Rose Lawn Krishna Landmark Prabhag No 6 Wanadongri PO Wanadongri Dist Nagpur Maharashtra - 441110 Contact: 7020004986 Also At, R/o. Mz Wanadongari, P H No 46, Flat No 225 Second Floor Building No A-2, Krishna Landmark, Khasra No 133, House/ Malmatta No 19142 Tah Hingana Nagpur Maharashtra 441110, 2. Najrun Nisha W/o Mo Aslam R/o. Maskawana Gonda Uttar Pradesh 271305 Contact: 8888069056 3. Maharashtra Traders thr. Its Prop. Mo. Aslam Abubakar Ansari R/o. Flat No 225 Building No A-2 Hingna Krishna Landmark Ward No 6 Sangam Road Wanadongri Nagpur Maharashtra 441110 Contact: 7020004986 Email id: aslam357777@gmail.com
Loan Account Number	P406PMB16253310/P406PMB16343652/ P406PMB16518479
Statutory Demand Notice u/s. 13(2) Date & Amount	Notice dated : 20.02.2026 Demand amount : Rs.29,42,069/-
Outstanding Amount as on 30.06.2026	Rs.21,49,316/- (Rupees Twenty One Lakhs Forty Nine Thousand Three Hundred Sixteen Only) for LAN P406PMB16253310, Rs.77,160/- (Rupees Seventy Seven Thousand One Hundred Sixty Only) for LAN P406PMB16343652 and Rs.8,73,592/- (Rupees Eight Lakhs Seventy Three Thousand Five Hundred Ninety Two Only) for LAN P406PMB16518479
Description of Immovable Property	All that piece and parcel of Mz Wanadongari, P H No 46, Flat No 225 Second Floor Building No A-2, Krishna Landmark, Khasra No 133, House/Malmatta No 19142 Tah Hingana Nagpur Maharashtra 441110 along with proportionate share in common areas (Area adm. 526.76 Sq.Ft.) Bounded as: As per legal docs: East: Khasra No. 131, 132 & Nagalwadi Pandhan; West: Khasra No. 128/3 & Khasra No. 128/2; North: Khasra No. 135 & 134; South: Khasra No. 129 As per Site Visit: East: Flat No. 224; West: Passage and Staircase; North: Open to Sky; South: Flat No. 226
Reserve Price in INR	Rs.22,75,603/- (Rupees Twenty Two Lakhs Seventy Five Thousand Six Hundred Three Only)
EMD	Rs.2,27,560.3/-
E-auction date & time	04/08/2026 11:00 am to 1:00 pm
E- auction Portal	https://bankauctions.in
Last date of submission of EMD	03/08/2026
Bid Increment Amount in Rs.	Rs.25,000/-
Encumbrance Known to Secured Creditor	Not Known
Date of Inspection of Property	From 02/07/2026 to 03/08/2026 on working day between 9.30 AM to 5 PM with Prior appointment

Public in General and Borrowers in particular please take notice that if in case auction on date scheduled herein fails for any reason whatsoever then secured creditor may enforce security interest by way of sale through private treaty, at the discretion on of the secured creditor. For detailed terms and conditions of the sale, please refer to the link **<https://bankauctions.in>** and **<https://www.bajajfinserv.in/auction-notices>**

Date: 30/06/2026

Place: Pune

Authorized Officer
Bajaj Finance Ltd.



IDBI Bank Ltd., Retail Recovery, 1st Floor, Salasar Prestige, Plot No.-1/A, Off WHC Road, Dharampeth, Nagpur – 440010, Maharashtra

SALE NOTICE

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES APPENDIX IV-A (See proviso to Rule 8(6)/9(1))

E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Mortgage Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6)/9(1) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to Borrower(s) Mortgage(s) and Guarantor(s) that the below described immovable property mortgaged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of IDBI Bank Ltd., Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on dates specified below for recovery of dues (Specified below) to IDBI Bank Ltd., Secured Creditor from Below Borrowers / Guarantors / Mortgagees as indicated against each case respectively. The reserve price and earnest money deposit will be as under:

DESCRIPTION OF BORROWER / MORTGAGOR / GUARANTOR / PROPERTY / E-AUCTION / RESERVE PRICE / EMD

Borrower / Mortgage / Guarantor Details	Property Description	Demand Notice Date & Amount	Reserve Price & EMD	Date of inspection
M/s. Javed Traders- Borrower, Shri Javed Noorali Panjwani - Prop and Mortgage, Shri Noorali Panjwani - Guarantor and Mortgage, Shri Sohel Lalani - Guarantor, Shri Abdulbhai Habibbhai Panjwani (Demised) having Legal Heirs as below Shri. Abdulaziz Abdulbhai Panjwani, Mrs. Salma Jalaluddin Vastani, Mrs. Laila Nasruddin Charamiya, Mrs. Saida Madadali Lalani, Mrs. Noorbanu Sadruddin Lalani, Shri Noorali Abdulbhai Panjwani	Lot1:- All the piece and parcel of land comprised in and forming part of NA land bearing City Survey No. 114/1, Area 0.05 HR (500 Sq.M.) out of 0.51 HR & building constructed thereon, situated at Mouza Kurkheda within the limits of Registration sub-district, Armori and Taluka Armori, District Gadchiroli-441208, Maharashtra, India which is bounded as follows: On the East by: BSNL Office Kurkheda, On the West by: Shriram Nagar, On the South by: Tank, On the North by: Remaining Land of Survey No. 114/1 Together with all and singular the structures and erections thereon, both present and future Lot2:- All that piece and parcel of Land & Building situated at City Survey no. 1579, property No. 2029, Sheet No. 21,14, ward No. 03, B. No. 09, P.H. No. 17 Situated at Mouza Armori, within the limits of Gram Panchayat, Taluka Armori, District- Gadchiroli- 441208, in the state of Maharashtra which is bounded as follows: On the East by: Gram Panchayat Road, On the West by: Agri land of Shri. Sapate, On the South by: House of Wasudeo Lanjewar, On the North by: House of Chintuji Devikar. Together with all and singular the structures and erections thereon, both present and future.	Demand Notice Date 19.04.2023 Demand Notice Published in News Paper on 11.05.2023 Notice Amount Rs. 56,41,235/-	Reserve price : Rs. 23.55 Lakh EMD: Rs. 2.40 Lakh Reserve Price: Rs. 62.15 Lakh EMD: Rs. 6.25 Lakh	Being open Plot, Interested Parties can inspect the property at their own cost anytime. Inspection Date : 14.07.2026 Time : 11:00 AM to 2:00 PM at own cost

Details of Auction: Sale of Bid / Tender Document From 02.07.2026 to 21.07.2026 Last Date for Submitting Bid Document 21.07.2026 up-to 4 PM

Date & Time of Auction : Date of Auction 23.07.2026 Time of Auction 11.00 am -01.00 pm

- For detailed terms and conditions of the sale, please refer to the link provided in www.bankeauctionwizard.com and IDBI Bank's website i.e. www.idbibank.in For any clarification, the interested parties may contact Shri Durgeshkumar Shahu (e-mail) durgeshkumar.shahu@idbi.co.in, Mob – 8956085039 or Vaishali Jambhulkar (e-mail) vaishali.jambhulkar@idbi.co.in, Mob-8856051967, or Shri Manoj Ubale (e-mail) – manoj.ubale@idbi.co.in, phone – 0712-6659111.
- For E-auction support, please contact Miss. B.M.Sushmitha, Mobile No.8951944383, Landline-080-40482100 Email id: sushmitha.b@antaressystems.com and also to Mrs. Pooja M Contact No.9686196751 Email id: pooja.m@antaressystems.com

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6)/9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Borrower / Guarantors / Mortgagees are hereby given this notice under rule 8(6)/9(1) of SARFAESI Act 2002, to pay the outstanding amount as indicated above, together with further interest, charges and costs thereafter within 15 days from the date of this notice, failing to which the E-Auction of the secured assets shall take place.

Dated: 01.07.2026

Place: Gadchiroli / Nagpur

Authorized Officer,
IDBI Bank Ltd



बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
भारत सरकार का चयन
एक परिवार एक बैंक

नागपुर अंचल / Nagpur Zone
"महाबैंक भवन", सिताबुर्डी, नागपुर - ४४००१२ "Mahabank Bhavan", Sitabuldi, Nagpur - 440012
टेलीफोन / Telephone: 0712-2545020/21/29
ई-मेल / E-mail: cmrecovery_nag@mahabank.co.in;

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Sale notice for sale of immovable properties (Appendix - IV -A)

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 properties mortgaged/charged to the Bank of Maharashtra, the possession of which have been taken by the Authorised Officer of Bank of Maharashtra, will be sold on "As is where is", "As is what is", and "Whatever there is" on 15/07/2026 for recovery of the balance due to the Bank of Maharashtra from the Borrower (s) and Guarantor(s) as mentioned in the table. Details of the Borrower/s and Guarantor/s, amount due, Short description of the immovable property and encumbrances known thereon, possession type, reserve price and the earnest money deposit are also given as under-

Sr. No.	Name of Borrower	Name of Guarantor	Amount Due	Short description of the immovable property with known encumbrances	Reserve Price/ Earnest Money Deposit
1.	Branch: Tumsar Borrowers 1. Ms. Anjali Prashant Raut 2. Mr. Prashant Shalikram Raut Both At: SKY Heights Apartments, Apartment No.402, 4th Floor, Plot No. 13& 14, Khat Road, Santaji Road, Gram Panchyat Khokarla, Tah Dist. Bhandara	NA	Rs.1775099.0 plus Unapplied Interest Rs.290638.70 i.e Total Dues of Rs.2065738.00 plus other charges at applicable ROI w.e.f. 08/05/2026	All that entire residential apartment No.402, 4th floor, SKY Heights Apartments, Plot No. 13& 14, having buildup area 62.625 sq mtrs, parking Area 18.580 Sq mtrs., super build up area 116.128 sq mtrs, carpet area 79.432 Sq mtrs along with 11.593% undivided share, within Limits of Grampanchyat Khokarla, Panchyat Samiti, Zilla Pardishad Bhandara, Mouza Khokarla, PH No.12, Khasra No.168/3/14 (oldkhasaraNo.168), Ganga Nagar, Bhojpur Canal Road, Tah & Dist. Bhandara. Bounded, as Towards East-Plot No.2 & 1, Towards West -Layout Road, Towards North-Layout Road, Towards South-Plot No.12 (Physical Possession) KNOWN ENCUMBRANCE NA	Reserve Price Rs.19,76,000.00(Rupées Nineteen Lakhs Seventy Six Thousand Only) Earnest Money Deposit Rs.1,97,600.00 (Rupees One Lakh Ninety-Seven Thousand Six Hundred Only)
2.	Branch: Hudkeshwar Borrowers 1. Ms. Manisha Satish Meshram 2. Mr. Satish Hansraj Meshram Both R/o. residing at Khamla Road, Nr. Budh Vihar, Sonegadh Nagpur, Nagpur, 440025	NA	Rs. 19,67,559.00 (Rupees Nineteen Lakhs Sixty Seven Thousand Five Hundred Fifty Nine only) plus other charges at applicable ROI w.e.f. 25/05/2026	All that the R.C.C. Superstructure comprising Residential Apartment/Flat No. 204. covering a Carpet area 43.17 Sq. Mtrs. on the second floor, of in Building to be known as Orchid - 4. Wing A. out of the Complex to be collectively known and styled "Green City-3", together with 0.413% undivided share and interest in all that piece and parcel of land bearing Khasra No. 33/1, 33/2/1, containing by admeasuring 8120.96 Sq. Mtrs. P.H. No. 42, of MOUZA- Gausi Manapur within the limits of in Tahsil Nagpur (Rural) and District Nagpur and said property is bounded as under. - On The North :- Kh. No. 42, On The East :- 18.00 Mtrs. Wide Road, On The West - Balance Portion of Kh. No. 33/1, 33/2 On The South :- 12.00 Mtrs. Wide Road Apartment No. 204 bounded as under:- North - Stairs & Lobby, East - Flat No. 301; West - Open Space; South - Open Space Together with buildings and structures constructed to be constructed thereon and all furniture and fixtures standing lying or being thereon.	Reserve Price Rs.18,42,300.00(Rupees Eighteen Lakhs Forty-Two Thousand Three Hundred Only) Earnest Money Deposit Rs.1,84,230.00 (Rupees One Lakh Eighty Four Thousand Two Hundred and Thirty Only)

Note: as above. Interested bidders may enquiry independently regarding same.

For detailed terms and conditions of the sale, please refer to the link <https://bankofmaharashtra.in/asset-for-sales-search> provided in the Bank's website and also on RSB Alliance Banknet portal <https://baanknet.com/eauction-psb/home>

Possession Type: as above; Bid increase Amount Rs.25,000/- (Rupee Five Twenty-Five Thousand Only)

Date & time of E-auction: 15/07/2026, From 11.00 a.m. to 03.00 p.m.

The last date for submission of online bid form 14/07/2026 upto 04.00PM

Date & Time for inspecting the property 06/07/2026 between 11.00 a.m. to 4.00 p.m. with prior appointment. Payment Details: - Successful bidder shall have to deposit 25% (Twenty Five percent) of the bid amount, less EMD amount deposited on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction.

(1) Auction sale/bidding would be only "Online Electronic Bidding" process. (2) This publication notice is also Thirty (30) days' statutory notice under SARFAESI Act to the above mentioned accounts' borrowers/guarantors/mortgagors. (3) For additional information please contact on 0712-2545021/ 9425864342/ 8384893938 /9834143830; e-mail: cmrecovery_nag@bankofmaharashtra.bank.in.

(4) This notice is also being published in vernacular language. The English version shall be final if any question of Interpretation arises.

Date: 29/06/2026, Place: Nagpur

(Kailash Ahirwar), Authorised Officer



Ujjivan Small Finance Bank

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.

PUBLIC AUCTION NOTICE

PUBLIC NOTICE FOR SALE UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT (SARFAESI Act) 2002, READ WITH PROVISOR RULE 8(6) & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES 2002.

The undersigned as authorised officer of Ujjivan Small Finance Bank Ltd., has taken possession of the following property in exercise of powers conferred under section 13(4) of the SARFAESI Act. The Borrower in particular and public at large are informed that Public auction of the mortgage property in the below mentioned account for realisation of dues of the Bank will be held on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" on the date as prescribed as here under.

Sl. No.	Loan A/c No./ Branch	Name of Borrower/ Co-Borrower/ Guarantor/ Mortgagor	13(2) Notice Date/ Outstanding Due (in Rs.)	Date of Possession	Reserve Price in INR EMD in INR
1	449621003000 0024/ 4496-C A ROAD	1. Pravin Manohar Choudhary, 2. Ranjana Pravin Choudhary Both Add.: R/AT: Ward No. 1, New Bina, Bhanegaon, Khaperkheda Nagpur, Maharashtra - 441102. Sr. No.2 Also at : R/AT: House No. 30, Ward No. 1, Mouza Bhanegaon, Tal. Saoner, Nagpur	04.11.2022/ Rs.744121.16 as on 20.09.2022	22.10.2024	Rs.689000/- Rs.68900/-

Description of the Immovable Property: All that piece and parcel of residential property admeasuring 900 Sq.Fts. (86.12 Sq Mtrs.) situated Eastern side Portion House No. 30, as per Tax receipt House No. 713, Ward No. 1, Mouza Bhanegaon, within the limits of Grampanchayat Bhanegaon Taluka- Saoner, Dist- Nagpur which was owned by You by virtue of Gift Deed dated 18/07/2019 vide Reg. No. 2890/2019

Date & Time of Inspection of the property(ies) :: 02-07-2026 & 31-07-2026 Between 11.00 AM to 4.00 PM
Date for Submission of Bid & EMD :: 02-08-2026, Between 11.00 AM to 5.00 PM
Date and Time of Auction :: 03-08-2026 From 11:00 AM to 2:00 PM
Earnest Money Deposit (EMD) in INR (Should be paid through Demand Draft in favour of "Ujjivan Small Finance Bank Ltd.")

Place of submission of bids & Auction :

Ujjivan Small Finance Bank Ltd., Chitnavis layout Opposite ICICI Bank Gondwana Square, Byramji Town Nagpur, Maharashtra-440013.
(Contact : Deepak Mantri - 9561157757, Gaurav Giri - 9960615990)

Terms & Conditions:- The e-Auction is being held on "AS IS WHERE IS", "AS IS WHAT IS" and "whatever there is" BASIS".

- To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ ies put on auction and claims/rights/ dues/ effecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.
- It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property/ies put on auction will be permitted to interested bidders at sites as mentioned against each property description.
- The Interested Bidders shall submit their Bid before the Authorised officer undersigned one day before the auction date as mentioned above.
- The E-Auction will be conducted through Ujjivan Small Finance Bank approved E-auction service provider - M/s C1 India Pvt. Ltd., Contact person - Prabakaran M - (Mob. No. 7418281709). The intending bidders are advised to visit <https://www.bankeauctions.com> or <https://www.ujjivansfb.in/e-auctions> for the details of the properties in the website and for taking part in the bid they should register their names at portal <https://www.bankeauctions.com> and get their user-id and password free of cost. Prospective bidders may avail online training on E-Auction from the service provider M/s, C1 India Pvt. Ltd., Helpline Number's-7291918824, 25, 26 support email id:- support@bankeauctions.com, Auction portal - <https://www.bankeauctions.com>.
- Property shall be sold to the highest bidder / offered, subject to acceptance of the bid by the secured creditor, i.e., Ujjivan Small Finance Bank Ltd. However, the undersigned has the absolute discretion to allow inter-se bidding if deemed necessary. The Authorised officer has the discretion to accept or reject any offer/Tender without assigning any reason.
- The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within 24 hours of the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15 th day of sale or within such extended period in any case not exceeding 3 months as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting Purchaser shall have no claim/right in respect of property/ amount.
- The publication is subject to the force major clause.
- Bidding in the last moment should be avoided in the bidders own interest as neither the Ujjivan Small Finance Bank nor Service provider will be responsible for any lapse/failure (Internet failure/power failure etc.). in order to ward-off such contingent situations bidders are requested to make all necessary arrangements/alternatives such as power supply back-up etc, so that they are able to circumvent such situation and are able to participate in the auction successfully.

This is also a notice to the above named borrowers/Guarantor's/Mortgagors about public auction scheduled for sale of mortgaged properties.

Place: Maharashtra, Date : 01.07.2026

Sd/- Authorized Officer, Ujjivan Small Finance Bank

NAGPUR