

AAVAS FINANCIERS LIMITED (CIN:L65922RJ2011PLC034297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020		 Aavas FINANCIERS LTD SAFAL AAPKE SAATH HAMARA
Demand Notice Under Section 13(2) of Securitisation Act of 2002		
As the Loan Account Became NPA therefore The Authorised Officer (AO) Under section 13 (2) Of Securitisation And Reconstruction of Financial Assets And Enforcement of Security Interest Act 2002 had issued 60 day demand notice to the borrower as given in the table. According to the Notice if the Borrower does not deposit the Amount within 60 days, the amount will be recovered from Auction of the security as given below. As the Demand Notice send to the borrower/guarantor has not been served, copy of demand notice has also been affixed on the secured assets as given below. Therefore you the borrower is informed to deposit the loan amount along with future interest and recovery expenses within 60 days, otherwise under the provisions of section 13 (4) and 14 of the said Act, the AO is free to take possession of the Security as given below.		
Name of the Borrower	Demand Notice Date and Amount	Description of Property
Harish Ramaji Hingnekar , Rupali Arjunrao Mendhekar, Rekha Bharat Hingnekar, Bharat Ramaji Hingnekar (A/C NO.) 171207600506252 & 171207600552436	6 Oct 26 Rs. 469869/- & Rs. 346129/- 5 Oct 26	Plot No 58 East Side Portion Phno 10, Kharsa No. 100/3, Ward No 42, Vrundavan Nagar Shahu Mouza Binakhi, Nagpur, Maharashtra Admeasuring 53 Sq.Mtr.
Rakesh Purushottam Rangari , Nikita Rakesh Rangari (A/C NO.) 2412205053494261 & 2512205050777557	6 Oct 26 Rs. 2576101/- & Rs. 130275/- 5 Oct 26	Plot No. 85, Kh. No. 17, 18/1, 19/1, P.H.No. 11, Cts No. 14 And 15, Mouza Nara, Nagpur, Maharashtra Admeasuring 92.90 Sq.Mtr.
Place: Maharashtra	Date: 09.10.2026	Authorised Officer Aavas Financiers Limited



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CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED

Corporate Office: "CHOLA CREST" C 54 & 55, Super B - 4, Thiru Vi Ka Industrial Estate, Guindy, Chennai - 600032. Branch Office: Cholamandalam Investment and Finance Company Limited, Branch Office: Cholamandalam Investment and Finance Company Limited, ADDRESS: Plot No.12, rd Floor, L∓T Building, Opposite to Wockhardt Hospital, Beside Karan Kothari Jewellers, Shankar Nagar, Nagpur-440010 Contact No: Mr. Ajay Tiwari, Mob.No. 9765416141

E-AUCTION 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 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower / Co-Borrower/ Mortgagor (s) that the below described immovable properties mortgaged to the Secured Creditor, the **Physical Possession** of which has been taken by the Authorised Officer of Cholamandalam investment and Finance Company Limited the same shall be referred herein after as **Cholamandalam investment and Finance Company Limited**. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis through E-Auction. It is hereby informed to General public that we are going to conduct public E-Auction through website <https://auctionfocus.in/chola-lap>.

E-Auction Date and Time: 20-10-2026 at 11:00 am to 1:00 PM (with unlimited extension of 3 min each),	EMD Submission Last Date: 28-10-2026 (Up to 5.30 P.M.)	Inspection Date : 16-10-2026
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Sr. No.	Account No. and Name of borrower, co-borrower, Mortgagors	Date & Amount as per Demand Notice U/s 13(2)	Reserve Price, Earnest Money Deposit & Bid Increment Amount (In Rs.)	Notice Period/ Possession Type
1.	LAN: HE01NAG00000024798 1. Hemant Arjundas Thutheja, 2. Shivshakti Cloth Stores, 3. Arjun Kundaandas Thutheja, 4. Bimala Arjundas Thutheja All Above R/o. Flat No.402, Angel Paradise, Tulsi Nagar, Near Shanti Nagar, Near Kali Mata Mandir, Nagpur, Maharashtra-440002	15/07/2023, Rs.45,52,129/- as on 07/07/2023	Rs. 24,00,000/- Rs. 2,40,000/- Rs. 25,000/-	15 Day Physical Possession

Descriptions Of The Property: The Undivided 4.749% Share And Interest In All That Piece And Parcel Of The Land, Bearing Plot No. 96 & 97, Total Admeasuring- 879.59 Sq. Mtrs., Together With The Entire RCC Superstructure Comprising Apartment No. FF-402, Covering Built Up Area Of 674.53 Sq. Feets. (I.E. 62.666 Sq. Mtrs.) And Super Built Up Area 869.28 Sq. Feets. (I.E. 80.758 Sq. Mtrs.) Of Building Standing Thereon Known And Styled As "angels Paradise." Of Mouza- Chikhili (Deosthan), Ward No.22, Corporation House No. 1098/96 & 1098/97, Within The Limits Of N.I.T. And N.M.C. Nagpur, Tal. & Dist. Nagpur And The Boundaries As Under- On The East: Plot No. 93 & 94, On The West: Plot No. 98, On The North: Road, On The South: Road.

ENCUMBRANCES/LIABILITIES KNOWN TO CIFCL: NOT KNOWN

- All Interested participants/bidders are requested to visit the website www.auctionfocus.in/chola-lap & www.cholamandalam.com/news/auction-notices. For details and support, prospective bidders may contact - Mr. Muhammed Rahees - 8124000030 / 6374845616, Email Id: CholaAuctionLAP@chola.murugappa.com. For E-auction training alone, contact Mls_AuctionFocus@prachi-trivedi.com -9016641848.
- For further details on terms and conditions please visit www.auctionfocus.in/chola-lap & www.cholamandalam.com/news/auction-notices to take part in e-auction.

THIS IS ALSO A STATUTORY 15 DAYS SALE NOTICE UNDER RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES,2002

Date: 09-10-2026 Place: NAGPUR	Authorized Officer, Cholamandalam Investment and Finance Company Limited.
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HDFC BANK

HDFC Bank Ltd

Regd. Office: HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400013

Tel: 07122662057 CIN L65920MH1994PLC080618 Website: www.hdfcbank.com

POSSESSION NOTICE

Whereas The Authorised Officer of HDFC Bank Limited (erstwhile HDFC Limited having amalgamated with HDFC Bank Limited by virtue of a Scheme of Amalgamation approved by Hon'ble NCLT-Mumbai vide order dated 17th March 2023) (HDFC), under the Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("said Act") and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notices under Section 13 (2) of the said Act, calling upon the following borrower(s) / Legal Heir(s) and Legal Representative(s) to pay the amounts mentioned against their respective names together with interest thereon at the applicable rates as mentioned in the said notices, within 60 days from the date of the said Notice/s, incidental expenses, costs, charges etc till the date of payment and / or realisation.

Sr. No.	NAME OF BORROWER(S)/ GURANTOR(S)/LEGAL HEIRS /LEGAL REPRESENTATIVE(S)	TOTAL OUTSTANDING DUES (RS)	Date of Demand Notice	Date of Possession	Description of Immovable Property (ies) / Secured Asset
	(A)	(B)	(C)	(D)	(E)
1.	MR. MISHRA RAJU KUMAR (BORROWER)	Rs. 46,74,066/- (Rupees Forty-Six Lakh Seventy-Four Thousand Sixty-Six Rupee) due as on 31-JAN-2025	28-Feb-25	03-10-2026 (SYMBOLIC POSSESSION)	PREMIER ESTATE, PLOT-232, S NO 67A/67B/68, KATOL ROAD, KALMESHWAR, NEAR ASARAM, BAPU ASHRAM, MOUZA- GOHNI (KHU) NAGPUR-440013
2.	MR. DAHIWALE TATHAGAT DEVIDAS (Borrower) & MRS. DAHIWALE SHRIMATI INDIRA DEVIDAS (Co- Borrower)	Rs. 24,69,239.17 (Twenty-Four Lakh Sixty-Nine Thousand Two Hundred Thirty-Nine and Seventeen Paise Only) due on 31-01-2025	21-Feb-25	07-10-2026 (SYMBOLIC POSSESSION)	ATHARVA NAGARI - VI -WING E, PARTMENT-907, FLOOR-9, S NO KH 150/1/A, WING E, MOUZA- PIPLA BESA-PIPLA ROAD, NAGPUR(RURAL), NAGPUR-440034.

*with further interest as applicable, incidental expenses, costs, charges etc incurred till the date of payment and / or realisation.

However, since the borrower mentioned hereinabove have failed to pay the amounts due, notice is hereby given to the borrower mentioned hereinabove in particular and to the public in general that the Authorized Officer/s of HDFC have taken **Symbolic possession** of the immovable property (ies) / secured asset(s) described herein above in exercise of powers conferred on him/ them under Section 13 (4) of the said Act read with Rule 8 of the said Rules on the dates mentioned above.

The borrower(s) mentioned hereinabove in particular and the public in general are hereby cautioned not to deal with the aforesaid Immovable Property(ies)/ Secured Asset(s) and any dealings with the said Immovable Property (ies) / Secured Asset(s) will be subject to the mortgage of HDFC.

Borrower 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 asset/s.

Copies of the Panchanama drawn and Inventory made are available with the undersigned, and the said Borrower is requested to collect the respective copy from the undersigned on any working day during normal office hours.

Place: Nagpur, Date: 09.10.2026

For HDFC Bank Ltd,
Sd/- Authorised Officer



भारतीय स्टेट बैंक
State Bank of India

Home Loan Centre (HLC) II - Nagpur
Administrative Office, 3rd Floor, Sardar Vallabhai Patel Marg,
Nagpur - 440001, Tel No: 0712-6137397, Email: sbi.64219@sbi.co.in

E-AUCTION 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 Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, read with provision to Rule 8 (6) of the Security Interest (Enforcement) Rule, 2002.

Notice is hereby given to the public in general and to the Borrower(s) & Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the "Physical Possession" of which has been taken by the Authorized Officer of **State Bank of India, H.L.C.-II, Nagpur**, the secured creditor, will be sold on "As is Where is", "As is What is" and "Whatever there is" and "Without Recourse" basis on **28/10/2026**. The details of Borrower (s), Guarantor (s) and Description of property & Terms & Conditions of the E-Auction specified as under:

Sr No	Name of the Borrower (s) & Guarantor (s)	Description of Property Mortgaged	D/O Dues for Recovery of which Property/ies are being sold	Reserve Price (in Rs.)	Details
1	Mr. Arvind Prabhakarrrao Nimje & Mrs. Suvarna Arvind Nimje	R.C.C Superstructure comprising Residential Apartment No. 202, situated on Second Floor of a building known and styled as " NARMADA TULSI APARTMENTS ", having built up area admeasuring about 49.84 Square Meters, together with 18.29% undivided proportionate share and interest in All THAT piece and parcel of land bearing Plot No. 64, admeasuring about 185.806 Square meters, situated at Mouza: Manewada , in the layout of Dobi Nagar Co-Operative Housing Society Ltd, Nagpur, bearing Khaska No. 39, 40, 41/1-2,3-P, H. 39, bearing City Survey No. 567, Sheet No 417/30, Municipal corporation House No. 6580/64, Ward No. 14, situated at Nalk Nagpur within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust and bounded as under: On East: Road, On West: Plot No. 39, On South: Nallah, On North: Plot No. 63	Rs. 29,17,288.00/- As on 24/08/2026 + Further interest, charges and costs thereafter	Rs. 16,88,000/-	Earnest Money Deposit (EMD): Rs. 1,68,800/- Bid Increment Amount: Rs. 10,000/-
2	Mr. Nayyar Abbas S/o Wajid Ali	ALL THAT R.C.C. structure comprising of Residential Apartment No. 201, admeasuring 46.28 Sq. Mtr. Carpet Area or 720 Sq. Ft. (66.91 Sq. Mtrs.) Super built-up area ON SECOND FLOOR in a building known and styled as "BALAJI APARTMENT" constructed on the land bearing Municipal House No. G-7, Sheet No. 6, Block No. 59 at Modi Padma Kamptee, within the limits of Municipal Council Kamptee, Tahsil Kamptee, District Nagpur and the said Apartment are bounded as under:- Towards East: House No. G-1, Towards West: Staircase & Flat No. 204, Towards North: Modi Padma Road, Towards South: Flat No. 202	Rs. 24,72,412.00/- As on 24/08/2026 + Further interest, charges and costs thereafter	Rs. 14,00,000/-	Earnest Money Deposit (EMD): Rs. 1,40,000/- Bid Increment Amount: Rs. 10,000/-

Note: The payment of all statutory/non-statutory dues, taxes, rate, assessment, charges, fees etc, owing to anybody shall be the sole responsibility of successful bidder only. Successful bidder will be required to pay 1% TDS extra on property having Reserve Price more than Rs. 50.00 Lakhs. Date & Time of submission of Request Letter for participation/KYC Documents/Proof of EMD amount deposited etc. on Date 28/10/2026 before 11 A.M.

1) Interested bidder may deposit Pre-Bid EMD with MSTC before **28/10/2026** Credit of pre-bid EMD shall be given the bidder only after receipt of payment in MSTC's Bank account and updating of such information in the E-Auction website. This may take some time as per banking process hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last-minute problem.

2) The successful bidder shall immediately pay 25% of the sale price (inclusive of the earnest money already deposited) on the same day or not later than next working day from the date of confirmation of sale in favor of Secured Creditor in the accounts as mentioned herein above. The balance 75% of sale price shall be paid on or before 30 days of confirmation of sale in case of default of payment within the prescribed time mentioned above, the amount deposited by the purchaser shall be forfeited by the Secured creditor and the property shall be resold by the Secured creditor.

Date & Time of E-Auction: **28/10/2026 from 11.00 A.M. to 5.00 P.M.** with unlimited extensions of 10 minutes each.

Date & Time of Inspection of the properties: **26/10/2026 & 27/10/2026 from 11.00 A.M. to 5.00 P.M.**

The interested persons for inspecting the above properties, please contact For **Property No. 1) Ajinkya Fating Mob: 8208985239** and **Property No. 2) Mr. Amar Nakhal Mob: 9767446453** or **E-mail: sbi.64219@sbi.co.in**. For **DETAILED TERMS & CONDITIONS OF THE SALE**, please refer to the link provided on website <https://sbi.bank.in/web/sbi/in-the-news/auction-notices/bank-e-auctions>, & E-Auction Site URL: <https://baanknet.com>

sd/-
(AUTHORISED OFFICER)

PLACE : NAGPUR
DATE : 08/10/2026

STATE BANK OF INDIA, H.L.C. - II, NAGPUR

	भारतीय स्टेट बैंक State Bank of India	Home Loan Centre (HLC) I - Nagpur Administrative Office, 1st Floor, Sardar Vallabhai Patel Marg, Nagpur - 440001			
BRANCH - PBB, RAMDASPETH, NAGPUR (04101)					
A notice is hereby given that the following Borrower(s) Mr. Gajanan Laxman Gaikwad have defaulted in the repayment of principal and interest of the loans facility obtained by them from the Bank and the loans have been classified as Non-Performing Assets (NPA). The notices were issued to them under Section 13(2) of Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 on their last known addresses, but they have been returned unreserved and as such they are hereby informed by way of this public notice.					
Sr No	Name of the Borrower(s)	Details of Properties /Address of Secured Assets to be Enforced	Date of Notice	Date of NPA	Amount Outstanding (As on date of Notice)
1	MR. GAJANAN LAXMAN GAIKWAD ADDRESS 1: C/O DEVPRABHU DAMEKAR, PLOT NO. 92, VANRAI NAGAR, MANEWADA SO. BESA ROAD, BUDDHA VIHAR, NAGPUR 440034 ADDRESS 2: PLOT NO. 8, APARTMENT NO. 507, FIFTH FLOOR, "SHREE SHIVGAURI RESIDENCY" NAME OF BUILDING: "CAMELLIA" NEAR PIONEER TULIP APARTMENTS JAITALA NAGPUR TERM LOAN (HOUSING LOAN) TERM LOAN (SURAKSHA LOAN)	FIRST SCHEDULE (Description of the Project Land) All that piece and parcel of land bearing Plot No. 08, containing by admeasurement 4277.200 sq. mtrs, being a part or portion of the entire land bearing Kh. Nos. 78, 166, 167 & 168, of Mouza - Jaitala, P.S.K.No. 44, bearing City Survey Nos. 489 & 648, and Sheet Nos. 37 (57) & 44 (572), situated at Jaitala, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74, Tahsil and District Nagpur and bounded as under: To the East by: Plot No. 7, To the West by: Kh. No. 165 & 169, To the North by: Plot No. 2, To the South by: 12 mtrs. wide road SECOND SCHEDULE ABOVE REFERRED TO (Description of the Apartment) The Flat No. 507 on the Fifth Floor, Building Name "Camellia", Complex Name "Shree Shivgauri Residency", with carpet area 54.439 sq. mtrs, Balcony area 10.02 sq. mtrs, parking area 12.5 sq. mtrs, undivided share in land 0.469%, and bounded as under: To the East by: Apartment No. 512, To the West by: Plot Boundary of Kh. No. 165 & 169, To the North by: Apartment No. 508, To the South by: Apartment No. 506	29.09.2026	28.09.2026	Rs. 54,03,100/- as on 29/09/2026 with further interest and incidental expenses, costs, charges, etc
The steps are being taken for substituted service of notice. The above Borrower(s) and/or their Guarantor(s) (whenever applicable) are hereby called upon to make payment of outstanding amount within 60 (sixty) days from the date of publication of this notice, failing which further steps will be taken after expiry of 60 days from the date of this notice under sub-section (4) of Section 13 of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The borrowers' attention is invited to provisions of sub-section (8) of Section 13 of the SARFAESI Act, in respect of time available, to redeem the secured assets.					
PLACE : NAGPUR DATE : 29/09/2026			AUTHORISED OFFICER, STATE BANK OF INDIA, HLC - 1, NAGPUR		



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 PROVISIO 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 Acc. No. / Branch	Name of Borrower/ Co-Borrower / Guarantor/ Mortgagor	13(2) Notice Date/ Outstanding Due (in Rs.) As on	Date of Possession	Reserve Price in INR / EMD in INR
1	4495310170000041 & 4495310170000054 /4495-BYRAMJI TOWN	1) Rajesh Narayanrao Lakhe, 2) Seemati Rajesh Lakhe At Avduth Wadi Daryapur, Amravati, Maharashtra - 444803	01.12.2025 / Rs.3006000.01 as on 29.11.2025	11.03.2026	Rs.29,14,000/- / Rs.2,91,400/-

Description of the Immovable Property: All that piece and parcel of land bearing Nazul Plot No. 3316 out of which layout Plot No. 28 out of which north south division eastern side portion total admeasuring 1119 sq. ft. (104.00 sq. mtr.) and house constructed thereon, from sheet No. 60, Survey No. 122/2 situated at Mouje - Daryapur, Tq. Daryapur & Dist. Amravati, within the limits of Nagar Parishad, Daryapur (Hereinafter called as the subject property), Bounded as: East - Layout Road, West - Remaining portion of this Plot of Ramekar, North - Plot No. 29, South - Layout Road. Property owned by Rajesh Narayanrao Lakhe.

Date & Time of Inspection of the property(ies)	:: 15.10.2026 to 07.11.2026 Between 11.00 AM to 4.00 PM
Date for Submission of Bid & EMD	:: 11.11.2026 between 11.00 AM to 05.00 PM
Date and Time of Auction	:: 12.11.2026 from 02:00 PM to 5:00 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 : Ujjivan Small Finance Bank Ltd., Chinraivasi Opposite ICICI Bank Gondwana Square, Byramji Town Nagpur, Maharashtra-440013
 (Contact - **Deepak Mantri - 9561117572, 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 properties/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 should 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 4CLOSURE**. Contact person - Mr.Vithal Rathod (Mob. No.8142000725). The intending bidders are advised to visit <https://bankauctions.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://bankauctions.in> 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 4CLOSURE**. Helpline Number's-814200061/8263/64 support email id - info@bankauctions.in, Auction portal <https://bankauctions.in>.
- 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 situations and are able to participate in the auction successfully.

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

Place: Nagpur, Date : 08.10.2026
Sd/- Authorised Officer,Ujjivan Small Finance Bank



बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
एक सार्वजनिक संस्था
एक नॉन-प्राइवेट बँक

नागपूर अंचल / Nagpur Zone

“महाबैंक भवन”, सिताबडी, नागपूर - ४४००१२ “Mahabank Bhavan”, Sitabuldi, Nagpur - 440012

टेलीफोन / Telephone: 012-2545020/21 टु-मेल / E-mail: zmnagpur@mahabank.co.in; dzmnagpur@mahabank.co.in;



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AX7/Sale/E-Auction/ARB/2026-27
Date: 07/10/2026

15 days' Sale Notice for sale of immovable properties (Appendix - IV -A)

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 provision 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/ies mortgaged/charged to the Bank of Maharashtra, the Symbolic Possession of which has been taken by the Authorized Officer of Bank of Maharashtra, will be sold on "As is where is", "As is what is", and "Whatever there is" on **30/10/2026** for recovery of the dues 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 and Guarantors	Total Amount Due	Short description of the Immovable property with known encumbrances	Reserve Price/ Earnest Money Deposit
1.	Borrower- 1. M/s. Unique Developers Partners a) Mr. Milind Madhukar Kulkarni b) Mrs. Asmita Atul Gharote Both a & b Residing At: 168, Bhagyasree, Chhatrapati Nagar, Wardha Road Nagpur 440015 Off. Add: Janai Balaji Apartment, Plot No. E, Survey No. 33-35-3, CTS No. 492/2, Mouza Somalwada Near Raddison Blu, Chhatrapati Nagar, Wardha Road Nagpur. 440015 Guarantors: 2.Mr. Milind Madhukar Kulkarni 168, Bhagyasree, Chhatrapati Nagar, Wardha Road Nagpur 440015 3. Mrs. Asmita Atul Gharote Add: Plot No.45, Shital Apartments, Wardha Road, Chhatrapati Nagar, Vivekanand Nagar Nagpur 440015 Landowners/ Principes of Power of Attorney holder Mr. Milind Madhukar Kulkarni 4.Mrs. Mukta Namdeo Khode Add: Zenda Chowk Road, Dharampeth, Nagpur 440010 5.Mrs. Meera Suryabhan Dhole Add: Zenda Chowk Road, Dharampeth, Nagpur 440010 6.Mr. Dattatraya Namdeo Khode Add: Zenda Chowk Road, Dharampeth, Nagpur 440010 7.Mr. Sanjay Namdeo Khode Add: Zenda Chowk Road, Dharampeth, Nagpur 440010 8.Mr. Vijay Namdeo Khode Add: Zenda Chowk Road, Dharampeth, Nagpur 440010 9.Ms. Amrutra Vijay Ghormade Add: H/6, Flat No. 10, Giridhar Co-op Housing Society, Pratiksha Nagar, Sion (East) Mumbai 400022 10.Mr. Sanket Vijay Ghormade Add: H/6, Flat No. 10, Giridhar Co-op Housing Society,Pratiksha Nagar, Sion (East), Mumbai 400022 Area	Rs.3,96,40,066.50/- (Rupees Three Crores Ninety-Six Lakhs Forty Thousand Sixty-Six and Fifty Paise Only) Applicable ROI w.e.f 07-10-2026 + Charges and Other Expenses	All that Residential Comprising Apartment having total 37 Apartments having total admeasuring area 1546.611 Sq. Mtrs (16647.72581 Sq. Fts) in the building known and styled as "JANAI BALAJI APARTMENTS" to be constructed on the land bearing Plot No. E containing by Adm. Area about 2254.700 Sq Mtrs. being a partition of the entire land bearing Kh No.33-35/3, Mouza - Somalwada, PSK No. 44, bearing corporation House No. 1232/K/E, CTS No 492/2 and Sheet No. 671 and 672 situated at Ward No. 5, Chhatrapati Nagar within the limits of NMC, Tal. and Dist. Nagpur. The detail description of Seven Flats under Symbolic possession Mortgaged out of 37 are mentioned as under- i) Flat No. 103 on the First Floor having Area of 106.45 Sq Mtrs. And 1.711% undivided share in the Land and is bounded as under: Towards East – Balcony /Plot Boundary , Towards West – Passage /Flat Facing corridor, Towards North – Balcony /Plot Boundary, Towards South – Flat No.104 (Symbolic Possession) ii) Flat No. 202 on the Second Floor having Area of 93.80 Sq Mtrs. And 1.562% undivided share in the Land and is bounded as under: Towards East – Lift, Towards West – Staircase, Towards North – Balcony /Plot Boundary, Towards South – Lift/Passage (Symbolic Possession) iii) Flat No. 203 on the Second Floor having Area of 106.45 Sq Mtrs. And 1.711% undivided share in the Land and is bounded as under: Towards East – Balcony /Plot Boundary, Towards West – Passage /Flat Facing corridor, Towards North – Open Space, Towards South – Flat No.204 (Symbolic Possession) iv) Flat No. 302 on the Third Floor having Area of 93.80 Sq Mtrs. And 1.562% undivided share in the Land and is bounded as under: Towards East – Lift, Towards West – Staircase, Towards North – Balcony /Plot Boundary, Towards South – Lift/Passage (Symbolic Possession) v) Flat No. 503 on the Fifth Floor having Area of 106.45 Sq Mtrs. And 1.711% undivided share in the Land and is bounded as under: Towards East – Balcony /Plot Boundary, Towards West – Passage /Flat Facing corridor, Towards North – Balcony /Plot Boundary, Towards South – Flat No.504 (Symbolic Possession) vi) Flat No. 504 on the Fifth Floor having Area of 106.45 Sq Mtrs. And 1.711% undivided share in the Land and is bounded as under: Towards East – Lift, Towards West – Staircase, Towards North – Flat No.503, Towards South – Balcony /Plot Boundary, (Symbolic Possession) vii) Flat No. 702 on the Seventh Floor having Area of 93.80 Sq Mtrs. And 1.711% undivided share in the Land and is bounded as under: Towards East – Lift, Towards West – Staircase, Towards North – Balcony /Plot Boundary, Towards South – Lift/Passage (Symbolic Possession)	Reserve Price Rs.99,00,000.00 (Rupee Ninety-Nine Lakhs Only) Earnest Money Deposit Rs.9,90,000.00 (Rupee Nine Lakh Ninety Thousand Only) Reserve Price Rs.87,00,000.00 (Rupee Eighty-Seven Lakhs Only) Earnest Money Deposit Rs.8,70,000.00 (Rupee Eight Lakh Seventy Thousand Only) Reserve Price Rs.99,00,000.00 (Rupee Ninety-Nine Lakhs Only) Earnest Money Deposit Rs.9,90,000.00 (Rupee Nine Lakh Ninety Thousand Only) Reserve Price Rs.87,00,000.00 (Rupee Eighty-Seven Lakhs Only) Earnest Money Deposit Rs.8,70,000.00 (Rupee Eight Lakh Seventy Thousand Only) Reserve Price Rs.99,00,000.00 (Rupee Ninety-Nine Lakhs Only) Earnest Money Deposit Rs.9,90,000.00 (Rupee Nine Lakh Ninety Thousand Only) Reserve Price Rs.99,00,000.00 (Rupee Ninety-Nine Lakhs Only) Earnest Money Deposit Rs.9,90,000.00 (Rupee Nine Lakh Ninety Thousand Only) Reserve Price Rs.92,00,000.00 (Rupee Ninety-Two Lakhs Only) Earnest Money Deposit Rs.9,20,000.00 (Rupee Nine Lakh Twenty Thousand Only)

Note: The sale is on "As is where is", "As is what is" and "Whatever there is" basis and subject to the outcome of litigation,GST charge, if any. The details of the properties/assets are as per the records of the Bank and the Bank does not give any warranty as to title, extent or encumbrances. The bidders are advised to satisfy themselves about the title, encumbrances, statutory dues and documents, court proceedings/litigation, if any, before participating in the auction process. No claim thereafter will be entertained in any manner. The auction purchaser shall not have any right to claim against the Bank in respect of the said encumbrances.

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 E-Bikray portal <https://ebkray.in/eaction-psb/home>

Possession Type: Symbolic Possession.

Bid increase Amount Rs.25,000/- (Rupee Twenty-Five Thousand Only)

Date & time of E-auction- 30/10/2026, From 11:00 A.M. to 03:00 P.M.

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 in the Account No. 60138423445; Name of the A/c: MAARC E AUCTION; Name of the Beneficiary: Bank of Maharashtra; IFS Code: MAHB0000005 (Sitabuldi Branch, Nagpur) through NEFT/RTGS only.

(1) Auction sale/bidding would be only "Online Electronic Bidding" process.

(2) This publication notice is also fifteen (15) days statutory notice under SARFAESI Act to the above-mentioned accounts' borrowers/guarantors/mortgagors.

(3) For additional information please contact on 9404305971, 9860741699,9284282142.

E-Mail: brmgr1452@bankofmaharashtra.bank.in, bom1452@bankofmaharashtra.bank.in and cmarmac_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: 07/10/2026, Place: Nagpur

Authorised Officer