भारतीय स्टेट बैंक State Bank of India

HOME LOAN CENTRE-2 NAGPUR

Administrative Office, 3rd Floor, Sardar Vallabhbhai Patel Marg, P.B. No. 37, Nagpur - 440 001 Code: 64219 Tel: 0712-6137397 (AGM) 6137345 Fax: 0712-6137344 Email: sbi.64219@sbi.co.in

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 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) and Guarantor (s) that the below described Immovable property mortgage/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 and Terms and Conditions of the e-Auction specified as under.

Sr. No.	Name of Borrower(s) and Guarantor (s)	Description of the Property Mortgage	O/s Dues for Recovery of which Property/ies is/are being sold	Reserve Price (Rs.)	Details
1.	Mr. Aditya S/o Dinesh Kelkar	ALL THAT R.C.C. Superstructure comprising of Apartment No. 707, having Carpet Area of 44.86 Sq. Mtrs. On the 7 th Floor of the Building -2 (Block-D) known as TULIP-2, along-with 0.510% proportionate undivided share and interest in the land in the entire area known as "GREEN CITY-4", developed on ALL THAT Piece and parcel of land bearing Kh. Survey No. 14/2/1, admeasuring about 0.624383 H.R. (i.e., 6242.83 Sq. Mtrs.), Land Revenue Rs. 624.00 with Occupant Class I Bhumiswami rights, situated at Mouza - GOTAL-PANJRI. P.H. No. 38/A, Tehsil: NAGPUR (RURAL), District: NAGPUR and the entire **area is bounded as under: -** ON THE NORTH: - KH. SURVEY NO.14/3, ON THE EAST : - PANDHAN, ON THE WEST : - KH. SURVEY NO.21, ON THE SOUTH :- KH. SURVEY NO.14/1 **AND THE APARTMENT IS BOUNDED AS UNDER**: ON THE NORTH: - FLAT NO. 708, ON THE EAST : - ROAD, ON THE WEST : - LOBBY & STAIRS, ON THE SOUTH: - ROAD	Rs. 25,41,864/- As on 06-11-2025 + Further Interest, charges ad cost thereafter	Rs. 22,50,000/-	Earnest Money Deposit (EMD)/ Rs. 2,25,000/-, Bid Increment amount of Rs. 10,000/-
2.	Mr. Milind Ratnakar Sonkusare & Mrs. Sonal Milind Sonkusare	ALL THAT R.C.C. Superstructure comprising of Apartment No. 107, having Carpet Area of 44.86 Sq. Mtrs. On the First Floor of the Building -2 (Block-D) known as TULIP-2, along-with 0.510% proportionate undivided share and interest in the land in the entire area known as "GREEN CITY-4", developed on ALL THAT piece and parcel of land bearing Kh. Survey No. 14/2/1, admeasuring about 0.624383 H.R. (i.e., 6242.83 Sq. Mtrs.), Land Revenue Rs. 624.00 with Occupant Class I Bhumiswami rights, situated at Mouza - GOTAL-PANJRI. P.H. No. 38/A, Tehsil: NAGPUR (RURAL), District: NAGPUR. **and the entire area is bounded as under: -** ON THE NORTH: - KH. SURVEY NO.14/3, ON THE EAST:- PANDHAN, ON THE WEST:- KH. SURVEY NO.21, ON THE SOUTH: - KH. SURVEY NO.14/1 **And the said Apartment is bounded as under: -** ON THE NORTH: - FLAT NO. 108, ON THE EAST :- ROAD, ON THE WEST:- LOBBY & STAIRS, ON THE SOUTH: - ROAD	Rs. 28,15,698/- As on 20-12-2025 + Further Interest, charges ad cost thereafter	Rs. 22,68,900/-	Earnest Money Deposit (EMD)/ Rs. 2,26,890/-, Bid Increment amount of Rs. 10,000/-

Note: The payment of all stator/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 amt 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 lastminute problem.

2) The successful bidder shall immediately pay 25% of the amount of 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 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.

For more details, please contact for property no. 1 Mr. D.S. Wankhede- Mob- 7499094350 and For Property no. 2 Mr. Amar Nakhale Mob- 9767446453 or e-MAIL: SBI.64219@SBI.CO.IN FOR DETAILED TERMS AND CONDITIONS OF THE SALE, please refer of link provided on website https://bank.sbi/web/sbi-in -the news/auction-notices/banke-auctions & E-auction site URL: https://baanknet.com

Date: - 15.10.2026, Place: - Nagpur **Sd/-(Authorized Officer) State Bank of India, H.L.C.-II, Nagpur**

SOUTH EAST CENTRAL RAILWAY

E-TENDER NOTICE FOR ENGINEERING WORK

Sr. No. (1) E-Tender No.: DRM-ENGG-BSP-T-178-26-27, Date: 01.10.2026.

Work: Construction of RUB/LHS in lieu of LC No. 351 at Km.688/25-27 between NIA-AKT under the jurisdiction of ADEN/Central, Bilaspur. **Tender Value:** ₹ 12,30,67,157.90. **Earnest Money Deposit:** ₹ 24,61,400.00. **Completion Period:** 18 Months.

Start Date of Submission of Tender: From **11.00 hours on 13.10.2026. Last Date of Submission of Tender:** Upto **11.00 hours on 27.10.2026.**

The complete information of above e-Tender Notice is available over websites: **https://www.ireps.gov.in** Bids other than e-bids shall not be accepted against above Tender.

Divisional Railway Manager(Engg) CPR/10/PH/443 ***Bilaspur.***

South East Central Railway @secrail

READ Express CAREERS Every THURSDAY in The Indian Express, The Financial Express and Loksatta

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Motilal Oswal Home Finance Limited

Regd. Office: Motilal Oswal Tower, Rahimtullah Sayani Road,Opp. Parel ST Depot, Prabhadevi, Mumbai - 400 025, CS : 8291889898 **Website**: www.motilaloswalhf.com, **Email:** hfquery@motilaloswal.com

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY/IES)

(UNDER RULE 8 (1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002)

Whereas the undersigned being the authorized officer of Motilal Oswal Home Finance Limited, (Formally known as Aspire Home Finance Corporation Ltd), under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002), and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated mentioned hereunder calling upon the following borrowers to repay the amount mentioned in the notice being also mentioned hereunder within 60 days from the date of receipt of the said notice. The following borrowers having failed to repay the amount, notice is hereby given to the following borrowers and the public in general that undersigned has taken possession of the properties described herein below in exercise of powers conferred on him under sub section (4) of section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on the date mentioned hereunder.

Sr No	Loan Agreement No. / Name Of The Borrower / Co Borrower/Guarantor	Date of Demand Notice & Outstanding	Date Of Possession Taken	Description Of The Immovable Property : All That Part And Parcel Of Proprty Consiting Of Property Address
1	**LXAMR00417-180068885 Borrower: Vivek Duryodhan Ramekar / Co-Borrower : Asha Duryodhan Ramekar**	**11-11-2025 For Rs.394264/-**	09-10-2026	Property No. 141, Admeasuring 497 Sq.ft, Tal- Anjangaon, Mouje-Khadgaon, Ward No. 3, Near Hanuman Temple, Grampanchayat - Khodgaon, Kandivali Amravati Maharashtra. East- Road West- Open Space North- Lane South- House Of Shri Laxman Makode

The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the Charge of Motilal Oswal Home Finance Limited for an amount mentioned herein above and interest thereon. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Date : 15.10.2026 / Place : Maharashtra **Sd/-,Authorized Officer (Motilal Oswal Home Finance Limited)**

IndusInd Bank

INDUSIND BANK LTD. PNA House, 1st Floor, Plot No. 57 and 57/1, Street No. 17, Near ESIC Office, MIDC, Andheri (E), Mumbai- 400093

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

(As per Appendix IV read with rule 8(1) of the Security Interest Enforcement Rules, 2002)

WHEREAS, The undersigned being the Authorized Officer of the INDUSIND BANK LIMITED under the Secuntsation and Reconstruction of Financial Assets & Enforcement of Security Interest Act 2002 (Act No. 54 of 2002) (SARFAESI Act) and In exercise of powers conferred under Section 13 (2) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002. issued a Demand Notice through Registered Post thereby calling upon the borrower and Co-borrowers mentioned below to repay the amount mentioned in the said notice within 60 days from the date of receipt of the said notice. The borrower/co borrower(s) having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him and er section 13 (4) of the said Act read with rule 9 of the sa id Rules. The borrower/co borrower(s) 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 IndusInd Bank Ltd., for an amount mentioned below and further interest thereon, plus costs, charges, expenses incurred.

Sr. No.	Name of Borrower/Co-Borrower and Loan Account No.	Demand Notice Date	Outstanding Dues
1.	**Mr. Dhananjay Pundlikrao Potdar S/o Pundlikrao** H.No. H.No.1555/B, Mata Mandir Potdar Near Mata Mandir, Pandharabodi, Ramnagar, Fukat Nagar, University Campus, Nagpur, Pincode-440010. **Also at:** Mr. Dhananjay Pundlikrao Potdar S/o Pundlikrao Flat No. 303, Third Floor Plot No. 73, Gajraj Complex-B C H No-3087/A/73, Mouza Nagar PH No. 11, KH No. 140/2, CTS No 480 Arya Nagar, Koradi Road, Nagpur, Pincode - 440030 **Co-Borrower-1 Ms. Ushatai Pundlikrao Potdar W/o Pundlikrao** H.No. 1555/B, Mata Mandir Potdar Near Mata Mandir, Pandharabodi, Ramnagar, Fukat Nagar, University Campus, Nagpur, Pincode-440010. **Co Borrower-2 Mr. K Kapil Ghanshyam S/o Ghanshyam** Plot No. C/200/201 House No.331, New Koradi Ward No.2, Tahsil Kamptee, Nagpur-441111 **Deal Number NNN05129M**	14/05/2026	Rs. 26,48,921.55/- (Rupees twenty six lakh forty eight thousand nine hundred and twenty one and fifty five paise Only) on 09/05/2026 and further interest thereon, plus costs, charges, expenses incurred.
		Possession Date 13/10/2026	

DESCRIPTION OF THE IMMOVABLE PROPERTY : Description of the property: All that property being Flat No.303, Third Floor Plot No. 73, Gajraj Complex-B CH No 3087/A/73, Mouza Nagar Ph No.11, Kh No.140/2, Cts No 480 Arya Nagar, Koradi Road, Nagpur, Pincode 440030 with super build up area 960 Sq.ft (89.219 Sq.Mtr) admeasuring 1500.00 Sq.ft (139.350 Sq.Mtr) and Bounded by: East Plot No. 72, West: Plot No. 74, North Open land (KH No. 140/2), South: Road

Note: Kindly quote the Loan Agreement Number in all your further correspondence

Date: 13/10/2026, Place: Nagpur **Authorized Officer, For IndusInd Bank Limited**

Saraswat Bank

Saraswat CO-OP Bank Ltd.

'Zonal Office, 8/3, Karve Road, Pune 04
Recovery Department, 433/B/2, Madhav Apartment, 2nd Floor, Near Old Zilla Parishad Building, Somwar Peth, Pune 01
Phone No: (020) 26061955, 26061184, 26061185

E-AUCTION SALE NOTICE

(Auction Sale/bidding would be conducted only through website https://sarfaesi.auctiontiger.net)

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

Pursuant to Demand Notice issued u/s 13(2), the undersigned as Authorized Officer of **Saraswat Co-op. Bank Ltd.** has taken over possession of the following assets u/s 14 of the SARFAESI Act. Public at large is informed that e-auction (under SARFAESI Act, 2002) of the charged assets in the below mentioned case for realisation of Bank's dues will be held on **"AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS"** and **"WITHOUT RECOURSE"** as specified hereunder :

Sr. No	Name of Borrower, Co-Borrower, Guarantor / Mortgager, Legal Heir (if applicable)	A. Date of Demand Notice B. Possession Type/Date C. Demand Amount	Description of Assets	I. Reserve Price II. EMD III. Bid increment Amount / Date / Time of Inspection / Last date / time for EMD & KYC submission / Date / Time of E-Auction
1.	**1. M/s. Connect Enterprise [Principal Borrower] 2. Mr. Chetan Shankar Walunj [Principal Borrower/ Mortgagor] [Sole Proprietor of M/s. Connect Enterprises] 3. Mrs. Sunita Shankar Walunj [Guarantor]**	**A. 10.07.2025 B. Physical / 02.04.2026 C. Rs. 53,37,715/- as on 06.07.2025 plus, interest from 01.07.2025**	All that premises lying being and situated at **Office/Unit No. 226** admeasuring 232 Sq. fts. i.e. 21.53 Sq. Mtrs. (Carpet) **on Second Floor of Wing "A" in the building known as "Ultima Business Center"** constructed at Survey No. 64 Hissa No. 1A/3/1 at **Village Kondhwa Bk, Taluka Havali, District Pune.**	Rs. 51.30 Lakh Rs. 5.13 Lakh Rs. 0.25 Lakh 23.10.2026/ 03.00 p.m. to 05.00 p.m. 03.11.2026 / upto 5.00 p.m. 05.11.2026/ 3.00 p.m. to 4.00 p.m.
2.	**Borrower: 1. Mrs. Ghavate Anjana Vilas [Principal Borrower/ Mortgagor] 2. Mr. Ghavate Ajit Vilas [Co-Borrower / Mortgagor]**	**A. 21.09.2023 B. Physical - 16.07.2026 C. Rs. 33,24,087/- as on 20.09.2023 plus interest from 01.09.2023**	All That piece and parcel of **Flat No. 403** on the 4th Floor admeasuring 44.251 Sq. Mtr. along with terrace area admeasuring 5.850 Sq. Mtr. & Parking Space admeasuring area 10 Sq. Mtr. Situated in the **project known as "Rudra"** situated at old Gat No. 650, Hissa No. 2, after phalanibara new Gat No. 650, Hissa No. 4 area about 01H. 30R of **Village Wagholi, Taluka Haveli, Dist. Pune, with the local limits of Zilla Parishad Pune and Taluka Panchayat Samittee Haveli.**	Rs. 32.40 Lakh Rs. 3.24 Lakh Rs.0.25 Lakh 23.10.2026/ 3.00 p.m. to 5.00 p.m. 03.11.2026 /up to 5.00 p.m. 05.11.2026/ 3.00 p.m. to 4.00 p.m.

***With further interest as applicable, incidental expenses, costs, charge etc. incurred till the date of payment and /or realization.**

The auction will be conducted through the Bank's approved service provider M/s e-Procurement Technologies limited (Auction Tiger). Bid form, Terms & Conditions of the said Sale/Auction, and procedure of submission of Bid/Offer, are available from their website at **https://sarfaesi.auctiontiger.net**

STATUTORY NOTICE AS PER RULE 8(6) of SARFAESI ACT, 2002

This notice also be considered as a notice to the Borrower/s, Co-Borrower/s, Guarantors & Mortgagors of the said loan, to pay the dues in full before the date of sale, failing which the property will be sold on the above -mentioned Auction date.

Date :- 15.10.2026
Place :- Pune

Authorised Officer
Saraswat Co-op Bank Ltd.

इंडियन बैंक Indian Bank

इलाहाबाद ALLAHABAD

Zonal Office Nagpur

Palm Road, Civil Lines, Nagpur 440 001,
Phone:- 0712-2530666, 2566784
E-Mail: zonagpur@indianbank.bank.in

E- Auction Sale Notice

Notice of sale under Rule 6(2) & 8(6) of The Security Interest (Enforcement Rules) 2002 under The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002

Notice is hereby given to the public in general and in particular to the Borrower's and Guarantor/s that the below described immovable properties mortgaged / charged to the Secured Creditor, the Possession of which has been taken by the Authorised Officer of Indian Bank, Secured Creditor, will be sold on "AS IS WHERE IS","AS IS WHAT IS" AND WHATEVER THERE IS BASIS" on the date mentioned below for recovery of due to the Secured Creditor form the below mentioned Borrower/s and Guarantor/s. The Reserve Price and the Earnest Money deposit and short description of immovable properties are also mentioned hereunder.

Date & Time of e-Auction : 18.11.2026 Time: 10 AM to 5 PM

Sr. No.	Name of Borrowers & Name of Guarantors	Detailed Description of the immovable property with known encumbrances, if any and Name of Mortgager/ owner and the Type of the Possession & BAANKNET Property ID	Reserve Price, EMD, Bid Increase Amount
	Deshpande Layout Wardhaman Nagar Nagpur Authorised Officer Shri Anil Wable (CM) Mob No 8007872000		
1.	**1. M/s. Winice Furnishers Private Limited (Borrower) Add 1:** Plot no 42 In front of Alexis Hospital, Near Harley Davidson Workshop, PNT Colony Mankapur. Nagpur-440030 **Add 2:** Plot No. F-912 MIDC Industrial Area Hingna Road, Hingna Nagpur-441601 **2. Mrs. Neeraj Rao (Director/Guarantor/Mortgager) 3. Mrs. Tulja Rao (Director/Guarantor) Both Address: -** Flat No. 301, Plot No. 15-16 Kale Layout Godhani Road Zingabai Takli Nagpur-440030	**Possession Type : Physical PROPERTY ID: IDIB0WINICE** All that piece and parcel of open land bearing Plot No. 73 in Jai Gurga Gruhnirman Sahakari Sanstha Maryadit Nagpur being on portion of entire land bearing Kashra No. 3/1,4 & 5/1 of Mouza Zingabai Takli Patwari Halka No. 11 City survey No. 7, Sheet No. 1034/15 situated at Zingabai Takli Nagpur, Tahsil & District Nagpur -440030 belonging to Mr. Neeraj Rao and the same is bounded as under: To the East: Road, To the West: Plot no. 26, To the North: Road, To the South: Plot No. 72	**RP** : Rs 48,83,000/- **EMD :** Rs . 4,88,300/- **BIA :** Rs. 10,000/-

Total Dues in Rs 40,35,538/- as on 07.07.2026 with further interest, costs, other charges and expenses thereon.

Prior Encumbrance: Not known to bank

Bidders are advised to visit the website **(https://baanknet.com)** of our e auction service provider **PSB Alliance Pvt. Ltd** to participate in online bid. For Technical Assistance Please call PSB Alliance Pvt. Ltd Helpdesk No. 8291220220, email ID:- support.baanknet@psballiance.com and other help line numbers available in service providers help desk. For Registration status with **PSB Alliance Pvt. Ltd.** and EMD status, please contact **support.baanknet@psballiance.com.**

For property details and photograph of the property and auction terms and conditions please visit: **https://baanknet.com** and for clarifications related to this portal, please contact **Helpdesk No. 8291220220**

Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with **https://baanknet.com.**

This is also notice to the Borrowers/Guarantors/Mortgagors regarding the loan referenced above, concerning the scheduled sale on the specified date along with additional pertinent details.

Place: Nagpur **Authorized Officer, Indian bank**
Date: 13.10.2026

Zen Life Making Life Simple Bank of Maharashtra

बैंक ऑफ महाराष्ट्र Bank of Maharashtra

भारत सरकार का उद्यम

प्रधान कार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे-
Head Office: LOKMANGAL,1501,SHIVAJINAGAR,PUNE-5

अंचल कार्यालय अकोला. 444005 Zonal office- Akola 444005
अंचल कार्यालय' - अर्थमंगल',सातव चौक, जठारपेठ, अकोला. 444005
टेलीफोन/TELE: 0724-2490842,843,845,0724-2490353
ई/मेल-e-mail:- dzmakola@mahabank.co.in

AX19/5521/SARFAESI/2026-27/E AUCTION **Date: 12/10/2026**

30 days 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)/9 (1) 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 **18/11/2026** 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- Mangarulpir Mob: 9730645893 brmgr910@bankofmaharashtra.bank.in Late Mr. Sukhdev Masaji Fulare Borrower Now through known legal heirs - a. Ms. Mangala Sukhdev Fulare** Near Sai Mandir Mangaldham Tq Mangrulpir Dist Washim. **b.Mr. Sunil Sukhdev Fulare** Near Sai Mandir Mangaldham Tq Mangrulpir Dist Washim.	**Mrs. Mangala Sukhdev Fulare Near Sai Mandir Mangaldham Tq Mangrulpir Dist Washim**	**Rs. 25,45,049.00 (Rupees Twenty-Five Lakhs FortyFive Thousand Forty Nine Only) plus penal interest, charges, expenses w.e.f. 30/09/2026 till realization.**	**Property No.1 -** All those pieces and parcels of land situate being and lying at village Mangrulpir in the registration Dist. Washim Sub-Dist. Mangrulpir admeasuring 111.42 Square Meters and bearing CT'S/Survey Nos. 79/1 Plot No 28, bounded as follows. On or towards the North: Plot No 48; On or towards the East Layout Road; On or towards the West: Plot No 29, On or towards the South: Layout Road **Property No.2 -** All those pieces and parcels of land situate being and lying at village Sonkhas in the registration Dist. Washim Sub-Dist. Mangrulpir admeasuring 111.42 Square Meters and bearing CTS/Survey Nos. Gat No 79/1, Plot No 26, bounded as follows On or towards the North: Plot No 50: On or towards the East: Layout Road; On or towards the West: Plot No 27, On or towards the South: Layout Road **Property No.3 -** All those pieces and parcels of land situate being and lying at village SONKHAS in the registration Dist. Washim Sub-Dist. Mangrulpir admeasuring 92.89 Square Meters and bearing CTS/Survey Nos. Gat No 79/1, Plot No 27, bounded as follows. On or towards the North: Plot No 49: On or towards the East: Plot No 26; On or towards the West: Layout Road; On or towards the South: Layout Road **Property No.4 -** All those pieces and parcels of land situate being and lying at village Sonkhas in the registration Dist. Washim Sub-Dist. Mangrulpir admeasuring 111.42 Square Meters and bearing CTS/Survey Nos. Gat No 79/1, Plot No 29, bounded as follows. On or towards the North: Plot No 47; On or towards the East: Plot No 28; On or towards the West: Layout Road; On or towards the South: Layout Road **Property No.5 -** All those pieces and parcels of land situate being and lying at village Sonkhas in he registration Dist. Washim Sub-Dist. Mangrulpir admeasuring 111.42 sq Meters and bearing CTS/Survey Nos. Gat No 79/1 Plot No 30. bounded as follows On or towards the North: Plot No 46; On or towards the East: Layout Road; On or towards the West: Plot No 31: On or towards the South: Layout Road **Property No.6 -** All those pieces and parcels of land situate being and lying at village Sonkhas in the registration Dist. Washim Sub-Dist. Mangrulpir admeasuring 92.89Square Meters and bearing CTS/Survey Nos. Gat No 79/1 Plot No 40 bounded as follows On or towards the North: Plot No 53; On or towards the East: Layout Road; On or towards the West: Plot No 39, On or towards the South: Plot No 36 **Physical possession known encumbranceNot on record**	**As per below table**

Sr. No.	Property detail	RESERVE PRICE	Earnest Money Deposit
1.	Plot No. 28 (111.42 sq mt)	Rs.5,57,100.00 (Rupees Five Lakhs Fifty-Seven Thousand One Hundred Only)	Rs.55,710.00 (Rupees Fifty-Five Thousand Seven Hundred Ten Only)
2.	Plot No.26 (111.42 sq mt)	Rs.5,57,100.00 (Rupees Five Lakhs Fifty-Seven Thousand One Hundred Only)	Rs.55,710.00 (Rupees Fifty-Five Thousand Seven Hundred Ten Only)
3.	Plot No.27 (92.89 sq mt)	Rs. 4,64,500.00 (Rupees Four Lakh Sixty Four Thousand Five Hundred Only)	Rs.46,450.00 (Rupees Forty Six Thousand Four Hundred Fifty Only)
4.	Plot No. 29 (111.42 sq mt)	Rs.5,57,100.00 (Rupees Five Lakhs Fifty-Seven Thousand One Hundred Only)	Rs.55,710.00 (Rupees Fifty-Five Thousand Seven Hundred Ten Only)
5.	Plot No.30 (111.42 sq mt)	Rs.5,57,100.00 (Rupees Five Lakhs Fifty-Seven Thousand One Hundred Only)	Rs.55,710.00 (Rupees Fifty-Five Thousand Seven Hundred Ten Only)
6.	Plot No. 40 (92.89 sq mt)	Rs. 4,64,500.00 (Rupees Four Lakh Sixty Four Thousand Five Hundred Only)	Rs.46,450.00 (Rupees Forty Six Thousand Four Hundred Fifty Only)

Note: known encumbrance mentioned above are as per records of the bank. Interested bidders may enquiry independently regarding same prior to bidding.

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 PSB Alliance Baanknet portal **https://baanknet.com/eauction-psb/home**

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

Date & time of E-auction : **18/11/2026, From 11.00 a.m. to 03.00 p.m. Last EMD date -18/11/2026 upto 2.00pm.**

Date & Time for inspecting the property - **22/10/2026 between from 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) day statutory notice under SARFAESI Act to the above-mentioned accounts' borrowers/guarantors/mortgagors.

(3) For additional information please contact on **0724-2490842,843 845; e-mail:recovery_ako@bankofmaharashtra.bank.in legal_ako@bankofmaharashtra.bank.in / dzmakola@ 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: 12/10/2026, Place: Akola **(Anil Kujur), Authorised Officer**

RIAAN CAPITAL FINANCE PRIVATE LIMITED

(Formerly Known as Millia Trading Private Limited)
CIN: U64990MH1995PTC312872 | GST No.: 27AABCM7034L1ZA
Registered Office : Office No. F1-03, 5th Floor,Riaan House, Kingsway, Nagpur, Maharashtra, India – 440001
(Secured Creditor as defined u/s 2(1)(zd) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002)

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Whereas the Authorized Officer of Riaan Capital Finance Private Limited (Formerly Known as Millia Trading Private Limited). under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (in short 'SARFAESI Act) and in exercise of powers conferred under Section 13(12) read with the Security Interest (Enforcement) Rules, 2002 issued Demand Notice under Sec. 13(2) of SARFAESI Act calling upon the below-mentioned Borrowers/Co-borrowers/mortgagors/Guarantors to repay the amount mentioned in the notice being the amount due together with further interest thereon at the contractual rate plus all costs charges and incidental expenses etc. till the date of payment within 60 days from the date of the said notice.

The following Borrowers/Co-borrowers/mortgagors/Guarantors having failed to repay the above said amount within the specified period. Notice is hereby given to the public in general and in particular to the Borrower (s) and Co-Borrower(s) that the authorized officer has taken over possession in exercise of powers conferred un

der Section 13(4) of SARFAESI Act read with Security Interest (Enforcement) Rules, 2002, which is to be sold by way of auction on "As Is Where Is Basis", "As Is What Is Basis", "Whatever There Is Basis", and "No Recourse Basis" for recovery of Rs. 7,58,56,924.09/- (Rupees Seven Crore Fifty Eight Lakh Fifty Six Thousand Nine Hundred Twenty Four and Paise Nine Only) outstanding as on 18.04.2026 due to Riaan Capital Finance Private Limited (Formerly Known as Millia Trading Private Limited), (Secured Creditor) with further Interest and additional/Penal Charges, due to the Riaan Capital Finance Private Limited (Formerly Known as Millia Trading Private Limited) under Rules 8 and 9 of Security Interest (Enforcement) Rules, 2002.

It is hereby informed to General public that we are going to conduct public E-Auction through website **https://sarfaesi.auctiontiger.net.**

Name of borrower, Co-borrower, Mortgagors, Loan A/c No.	Date & Amount as per Demand Notice U/s 13(2) & Date of Physical Possession, Publication Date of Possession Notice	Descriptions of the property/Properties	Reserve Price / Earnest Money Deposit & Bid Increment Amount (In Rs.)	E-Auction Date and Time, EMD Submission Last Date, Inspection Date
(Borrower) M/s Akshay Developers and Builders, a Partnership Firm,Through its Partners Shri Deepak Madanlal Dakle and Other **(Guarantor(s))** Mr. Deepak Madanlal Dakle and Other Loan Account Number: CommLoan/101	**Date: As per Demand Notice U/s 13(2): 18 April 2026 Amount: 7,58,56,924.09** (Rupees Seven Crore Fifty Eight Lakh Fifty Six Thousand Nine Hundred Twenty Four and Paise Nine Only) Plus Further interest, Cost and Charges etc. W.e.f 19 april 2026 **Date of Symbolic Possession: 31st July 2026 Publication Date of Possession Notice: 1st August 2026**	All that piece and parcel of immovable property, being non- agricultural land with structures constructed or to be constructed thereon, situated at Village Kanhe, Taluka Maval, District Pune, Maharashtra, comprising of: (a) Land bearing Gat No. 196, admeasuring about 0.89 hectare, land revenue Rs. 1.62, out of total land admeasuring 1.69 hectare; (b) Land bearing Gat No. 197, admeasuring about 0.64 hectare, land revenue Rs. 1.12, out of total land admeasuring 1.16 hectare; (c) Land bearing Gat No. 198, admeasuring about 0.89 hectare, land revenue Rs. 1.58, out of total land admeasuring 1.80 hectare; Total entire land admeasuring 2.42 hectare, situated at Village Kanhe, Taluka Maval, District Pune.	**Reserve Price:-** Rs. 12,71,00,000(Rupees Twelve Crore Seventy-One Lakh only) **EMD:-** Rs. 1,27,10,000/- (Rupees One Crore Twenty-Seven Lakh Ten Thousand only) **Bid Incremental Amount:-** Rs. 10,00,000/-	**E-Auction Date:** 17/11/2026 at 11:00 am to 1:00 PM (with unlimited extension of 5 min each) **EMD Submission Last Date:** 13/11/2026 up to 4:00 PM **Inspection Date** 21/10/2026 to 04/11/2026 on working days only, between 11am to 4pm.

1. All Interested participants / bidders are requested to visit the website https://www.riaancapitalfinance.com/ & https://sarfaesi.auctiontiger.net & . For details, help, procedure and online training on e-auction, prospective bidders may contact M/s. e-Procurement Technologies Ltd.; Contact Mr. Ram Sharma Contact number: 8000023297. Email id : ramprasad@auctiontiger.net ,support@auctiontiger.net
2. For further details on terms and conditions please visit https://www.riaancapitalfinance.com/ & https://sarfaesi.auctiontiger.net to take part in e-auction.

THIS IS ALSO A STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

(Pradeep Dixit)
Authorized Officer
Riaan Capital Finance Private Limited
(Formerly Known as Millia Trading Private Limited
(Secured Creditors)

Date : 15-10-2026
Place : Nagpur