Equitas Small Finance Bank Ltd

(FORMERLY KNOWN AS EQUITAS FINANCE LTD)

Registered Office : No.769, Spencer Plaza, 4th Floor, Phase-II, Anna Salai, Chennai - 600002.

DEMAND NOTICE - NOTICE UNDER SECTION 13 (2) OF THE SARFAESI ACT, 2002

NOTICE is hereby given that the following borrower/s have availed loan from Equitas Housing Finance Limited (EHFL) / Equitas Finance Limited (EFL) / Equitas Small Finance Bank Ltd (ESFB). The said borrower/s had/have failed to pay Installments and their loan account has been classified as Non-Performing Asset as per the guidelines issued by RBI. The details of the secured immovable propert/ties, loan and the amounts outstanding as on date payable by the borrower/s are mentioned below. The borrower(s) and the public in general are informed that the undersigned being the Authorized Officer, the secured creditor has initiated action against the following borrower(s) under the provisions of the SARFAESI Act, 2002 and not to deal with the said property. on failure to repay the outstanding dues indicated against their names within 60 (Sixty) days of this notice, the undersigned will exercise any one or more of the powers under sub-section (4) of Section 13 of the SARFAESI Act, including power to take possession of the property/ies and sell the same.

SR NO	Name of the Borrower(s) / Guarantor(s)(NAME OF THE BRANCH)	Demand Notice Date and Amount	Description of Secured Asset (Immovable Property)
1	**Branch : AYODHYA NAGAR L.No : SEAYYNR0329399 Borrower : MR. NAWAZABDUL GANI ABDUL NURSHEIKH Co-Borrower : MR. ABUDL RIYAJ ABDUL GANI SHEIKH, MR. ABDUL GANI ABUDL NUR SHEIKH, MRS. NAINAKHANAM ABUDL GANI ABDUL, MRS. AMRIN NAAZ NAWAZ SHEIKH, MS. NOORAFSHA MOHAMMAD SHAKIL**	**30-08-2024 & 32,26,188/-**	All that piece and parcel of land bearing Plot No. 23 admeasuring 1500.00 Sq. Ft. (139.35 Sq. Mtrs.) & Plot No. 24 admeasuring 1037.00 Sq. Ft. (96.34 Sq. Mtrs.) total admeasuring 2636.97 Sq. Ft. (235.69 Sq. Mtrs.) including 1600.00 Sq. Ft. (148.64 Sq. Mtrs.) RCC built up area thereon, bearing Nagarparishad House/Property No. 1503000064 (New) 15/64 (Old) of Mouza - Tumsar, P. H. No. 24, Thak No. 26 Revenue Circle Tumsar, Gut No. 230/6 Sheet No. 44+29, City Survey No. 2334 Zone No. 3, Ward No. 16 Situated at Malviy ward, within the limits of Municipal Council Tumsar, Tah. Tumsar and Dist. Bhandara. North - Land of Seller, South - Layout Road, East - Layout Road, West - Talav / River Land. Situated at within the Sub-Registration District of Tumsar and Registration District of Bhandara.
2	**Branch : AKOLA NEW RAMNAGAR L.No : SEAKOLN0392991 Borrower : MR. PRAVIN ARVIND WANKHADE Co-Borrower : MR. JYOTI WANKHEDE**	**30-08-2024 & 14,12,170/-**	All that piece and parcel of the land bearing Grampanchayat Property No. 128 admeasuring 1710 Sq. Ft. (i.e 158.92 Sq. Mtrs.) & 1485 Sq. Ft. (i.e. 138 Sq. Mtrs.) as per valuation report, along with construction thereon Situated at Mauze - Takli Khojbol, Pragane - Akola, within the limits of Grampanchayat Takli, Khojbol Tq. Balapur, Dist. Akola. North - Land of Chandrashekhar Shivlal Wankhade, South - Government Road & Land, East - Land of Mohanlal Devlal Wankhade, West - Land of Dnyaneshwar Eknath Wankhade. Situated at within the Sub-Registration District of Balapur and Registration District of Akola.
3	**Branch : AYODHYA NAGAR L.No : SEAYYNR0361022 Borrower : MR. MOHMMAD KHALIL BHURU SHEIKH Co-Borrower : MRS. SHAMIM SHEIKH**	**30-08-2024 & 10,41,337/-**	All that piece and parcel of the land bearing Plot No. 5, admeasuring 620.00 Sq. Ft. (57.62 Sq. Mtrs.) and construction admeasuring 310 Sq. Ft. thereupon bearing House no. 9 (Ne) 1237 (Old) Survey No. 179/9 P. H. No. 5, situated at Ward No. 06, Mouza - Wadi within the limits of Nagar Parishad Wadi, Tal. Nagpur and Dist. Nagpur. North - Vacant Plot, South - House of Mr. Sontakke, East - 10 Feet Wide Road, West - House of Mr. Poddar. Situated at within the sub-Registration District of Nagpur and Registration District of Nagpur.
4	**Branch : PARATWADA L.No : SEPATWA0192754 Borrower : MR. MIRZA ALI AKHTAR JUNAID BAIG MIRZA MUNAWWAR BAIG Co-Borrower : MRS. SAYYADABANO MIRZA MUNAWWER BAIG**	**30-08-2024 & 11,20,225/-**	All that RCC super structure Shop No. 5, admeasuring 180 Sq. Ft. (i.e. 16.73 Sq. Mtrs.) constructed on All that piece and parcel of the land bearing Nazul Plot No. 122 admeasuring 1531 Sq. Ft. situated at Mouza - Achalpur, Nazul Sheet No. 23-A, within the limits of Municipal Council Achalpur, Tahashil Achalpur Dist. Amravati. North - Shop No. Sayadabano, South - Shop of Shaikhishak, East - Main Road, West - House of Sk. Javed. Situated at within the Sub-Registration District of Achalpur and Registration District of Amravati.
5	**Branch : AMARAVATI L.No : SEAMRVT0330188 Borrower : MR. MOHAMMAD TAUFIQUE MAHOMMAD SHAKIR MANSOORI PINJARI Co-Borrower : MR. MOHMMAD SHAKIR, MRS. RAISA BEE**	**30-08-2024 & 9,75,320/-**	All that piece & Parcel of the land bearing Plot No. 2 , out of fiedl Survey No. 22 (as per 7/12 Extract 22/1/2) admeasuring 3473 Sq. Ft. (i.e.313.36 Sq. Mtrs.) situated at Mouza Tarkheda, Pragane - Badnera within the limits of Municipal Corporation Amravati, Tq. Dist. Amravati. North - Layout Road, South - Service Lane, East - Plot No. 3, West - Plot No. 1, Situated at within the Sub-Registration District of Amravati and Registration District of Amravati.
6	**Branch : BHANDARA L.No : SEBNDAR0391355 Borrower : MR. ARADHANA DHAMMADEEP SHINGADE Co-Borrower : MR. DHAMMADEEP SHINGADE , MR. YANSHIWARAJ SHINGADE, MRS. SUMITRA SHINGADE**	**30-08-2024 & 5,65,480/-**	All that piece and parcel of the property bearing Old Gat No. 360/1/2/C, New Gat No. 360/1/2/C/39, Plot No. 39 admeasuring Total area 103.15 Sq. Mtr. i.e. 1110.00 Sq. Ft. House/Malmatta No. 700, Situated at Mouza Kharbi Tah. Bhandara Dist. Bhandara. North - Layout Road, South - Land of Bawani, East - Plot No. 38, West - Plot No. 40. Situated at within the Sub-Registraton District of Bhandara and Registration District of Nagpur.
7	**Branch : WARDHA L.No : SEWARDA0273705 Borrower : MR. AMIT SHUKLA Co-Borrower : MRS. JYOTI SHUKLA**	**30-08-2024 & 5,20,327/-**	All that piece & parcel of the Land bearing Grampanchayat Malmatta No. 666/1 (Old), 811 (New) admeasuring 1000.00 Sq. Ft. (92.93 Sq. Mtrs.) situated at Mauza - Sindhi Meghe, within the limits of Grampanchayat Sindhi Meghe, Tahasil Wardha & District Wardha. North - House of Sau Nanda Dixit., South - House of Pwar, East - House of Kohad, West - 10 Ft. Layout Road. Situated at within the Sub-Registration District of Wardha and Registration District of Wardha.
8	**Branch : PARATWADA L.No : SEPATWA0214011 Borrower : MR. RAVINDRA DHAMANKAR Co-Borrower : MR. JAGDISH DHAMANKAR**	**30-08-2024 & 5,07,200/-**	All that piece & parcel of the land bearing Property No. 65, House No. 76 , ademeasuring 2074 Sq. Ft. (i.e.192.75 Sq Mtrs.) along with construction thereon, Situated at Mouza Kolha, within the limits of Grampanchayat Kolha, Ward No. 1, Tq. Achalpur, Dist. Amravati. North - House of Sukhdevrao Bhagwat, South - Road, East - Government Road, West - House of Bonaji Manaji Jondhale. Situated at within the Sub-Registration District of Achalpur and Registration District of Amravati.

Date - 24.09.2024,Place - Nagpur **Authorized officer, Equitas Small Finance Bank Ltd**

कार्यालय नगर पंचायत, एटापल्ली,

जिल्हा गडचिरोली

Tele.No. 07136-223055 **E-mail:-** nagarpanchayatetapalli01@gmail.com

जाहीर सूचना

मा. सर्वोच्च न्यायालयाने रिट याचिका क्र. 215/2005 मधील संकिर्ण आवेदन (Misc Application) क्र. 1699/2019 च्या संदर्भात दिलेल्या निकालातील मार्गदर्शक सूचनांनुसार नगर पंचायत एटापल्ली, गडचिरोली येथे "Custodian" म्हणून श्री. शिवाजी नारायण रसाळ, कर निर्धारण व प्रशासकिय अधिकारी, नगर पंचायत एटापल्ली जि. गडचिरोली (संपर्क 9561233438) यांची नियुक्ती करण्यात आलेली आहे.

स्वा/-
मुख्याधिकारी
नगर पंचायत, एटापल्ली

AXIS BANK Ltd.

Sterling Plaza, J. M. Road, Pune- 411004

REGISTERED OFFICE : "Trishul" 3rd Floor Opp. Samartheshwar Temple, Near Law Garden, Ellisbridge, Ahmedabad-380006. Tele. No. 079-26409322

POSSESSION NOTICE For Immovable Properties

Whereas the undersigned being the Authorized Officer of **Axis Bank Ltd** under Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 & in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued **Demand Notice Dated 26th June 2024** under Section 13 (2) of the said Act calling upon borrower/Co-borrower/Mortgagor/Guarantor **1. M/s. Sagar Industries (Borrower) Through Its Proprietor – Mr. Govind Gulabchand Tambi 2. Mr. Sagar Govind Tambi (Mortgagor/Guarantor) Having Address At:- Old Saraafa Achalpur Dist Amravati 444806** to repay the amount mentioned in the said Notice of **Rs. 1,94,16,595/- (Rupees. One Crore Ninety Four Lakh Sixteen Thousand Five Hundred and Ninety Five only) due as on- 30/04/2024 & together with further interest thereon at the contractual rate of interest from 01/05/2024 till the date of payment,, of total dues, the aforesaid amount and incidental expenses, costs, charges etc. incurred/to be incurred from until the date of payment;** within 60 days from the date of the said Notice.

The Borrower/Co-Borrower/Mortgagor/Guarantor mentioned here in above having failed to repay the amount, notice is hereby given to the Borrower, Guarantors and the others mentioned here in above in particular and to the public in general that the undersigned has taken **Symbolic Possession** of the property described herein below in exercise of powers conferred on him under section 13 (4) of the said Act read with the Rule 6 & 8 of the said Rules on this **19/09/2024.**

The Borrower, Guarantors and the others mentioned hereinabove 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 **Axis Bank Ltd, Amravati** for an amount of **Rs. 1,94,16,595/- (Rupees. One Crore Ninety Four Lakh Sixteen Thousand Five Hundred and Ninety Five only) due as on 30/04/2024 & together with further interest thereon at the contractual rate of interest from 01/05/2024 till the date of payment, the aforesaid amount and incidental expenses, costs, charges etc. incurred / to be incurred until the date of payment.**

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.

DESCRIPTION OF THE IMMOVABLE PROPERTY

SCHEDULE OF THE PROPERTY

All that piece and parcel of Plot No. 44/2 Sheet No. 23, D Ward No. 18 Adm. Area 598.90 Sq. Mtrs Near Achalpur Police Station Old Sarafa Tal **Achalpur District Amravati 444806. Boundaries:- East-** Land, **West-** Lane/ Road, **South-** House of Mr Govind Tambi, **North-** House of Ratanlal Tambi.

Place : Amravati **Authorized Officer**
Date : 19/09/2024 **Axis Bank Ltd**

ICICI Bank

Branch Office: ICICI Bank Ltd, Santaji Ward, Bus Stand Road, Bhandara, Maharashtra-441904

PUBLIC NOTICE-TENDER CUM E-AUCTION FOR SALE OF SECURED ASSET

[See proviso to rule 8(6)]
Notice for sale of immovable assets

E-Auction Sale Notice for the sale of immovable asset(s) 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.

This notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, the Physical possession of which has been taken by the Authorised Officer of ICICI Bank Limited will be sold on 'As is where is', 'As is what is' and 'Whatever there is' as per the brief particulars given hereunder;

Sr. No.	Name of Borrower(s)/ Co-Borrowers/ Guarantors/ Loan Account No.	Details of the Secured asset(s) with known encumbrances, if any	Amount Outstanding	Reserve Price / Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of E-Auction
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	Ujwala Poultry Feeds Supply and Birds Trading (Borrower) & Mrs. Ujwala Ravindra Vaidya Mrs Pranjal Ravindra Vaidya (Guarantor/ Mortgagor) Loan Account No- 049505500475	House No.1696 (Grampancayat House No. 1088), (Old Gut no. 35/4) Gut No. 47 4, Mouza Murmadi Sawari, P H No. 3 Near Gajanan Chowk, Tah Lakhani and Dist Bhandara Maharashtra Bhandara-441904 (Admeasuring an area of Admeasuring Area 728 Sq ft (67-65 Sq mtr)	Rs. 16,82,922/- as on September 16, 2024	Rs. 10,00, 000/- / Rs. 1,00, 000/-	October 09, 2024 From 11:00 AM To 02:00 PM	October 23, 2024 From 11:00 AM Onward

The online auction will be conducted on the website (URL Link-https://disposalhub.com). of our auction agency M/s NexXen Solutions Private Limited The Mortgagors/ Noticees are given a last chance to pay the total dues with further interest by October 22, 2024 before 05:00 PM else the secured asset(s) will be sold as per schedule.

The prospective bidder(s) must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer Column E) at ICICI Bank Ltd., Santaji Ward, Bus Stand Road, Bhandara, Maharashtra-441904 on or before October 22, 2024 before 04:00 PM Thereafter, they have to submit their offer through the website mentioned above on or before October 22, 2024 before 05:00 PM along with the scanned image of the Bank acknowledged DD towards proof of payment of EMD. In case the prospective bidder(s) is/ are unable to submit his/ her/ their offer through the website, then the signed copy of tender documents may be submitted at ICICI Bank Ltd., Santaji Ward, Bus Stand Road, Bhandara, Maharashtra-441904 on or before October 22, 2024 before 05:00 PM. Earnest Money Deposit DD/PO should be from a Nationalised/ Scheduled Bank in favour of 'ICICI Bank Limited' payable at Bhandara.

For any further clarifications in terms of inspection, Terms and Conditions of the E-Auction or submission of tenders, contact ICICI Bank Employee Phone No. 9326066680/9004392416.

Please note that the Marketing agencies 1. M/s NexXen Solutions Private Limited, 2. Augeo Assets Management Private Limited 3. Matex Net Pvt. Ltd., have also been engaged for facilitating the sale of this property.

The Authorised Officer reserves the right to reject any or all the bids without furnishing any further reasons.

For detailed Terms and Conditions of the sale, please visit www.icicibank.com/n4p4s

Date : September 24, 2024 Authorized Officer
Place: Bhandara ICICI Bank Limited

Aadhar Housing Finance Ltd.

Corporate Office: Unit No. 802, Natraj Rustomjee, Western Express Highway and M.V. Road, Andheri (East), Mumbai - 400069.

Akola Branch: House No.1450, Filled Survey No.10/2, Plot No.44, (Western part), Kale Sankul, Ward No. D-8, Near Emerald School, Ring Road, Keshav Nagar, Akola-444004 (Maharashtra)

APPENDIX IV POSSESSION NOTICE (for immovable property)

Whereas, the undersigned being the Authorized Officer of **Aadhar Housing Finance Limited (AHFL)** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, Demand Notice(s) issued by the Authorised Officer of the company to the Borrower(s) / Guarantor(s) mentioned herein below to repay the amount mentioned in the notice within **60 days** from the date of receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the Borrower(s) / Guarantor(s) and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of the Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement rules, 2002. 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. 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 AHFL for an amount as mentioned herein under with interest thereon.

Sr. No.	Name of the Borrower(s)/ Co-Borrower(s) (Name of the Branch)	Description of Secured Asset (Immovable Property)	Demand Notice Date & Amount	Date of Possession
1	(Loan Code No. 08200000712 / Akola Branch) Antul Dilip Rathod (Borrower), Apul Dilip Rathod & Dilip Ramchandra Rathod (Co-Borrowers)	All that part & parcel of property bearing, Property No 435 Near Shiv Temple Krushna Village Road Mouje Shirputi At Shirputi Tq Dist Washim, Akola, Maharashtra 444505. **Boundaries:** East- Pravin Ghasiram Rathore, West- Haribhau Ganu Rathore, North- Sudhakar Rathore and Road, South - Kashiram Rothore	**10-06-2024** **₹ 7,74,582/-**	**20-09-2024**
2	(Loan Code No. 08210000019 / Akola Branch) Vikas Shamrao Pawar (Borrower), Sangita Shamrao Pawar (Co-Borrower)	All that part & parcel of property bearing, Ground Floor 172/1 Na Malegaon Road Kolgaon Bk. Washim Maharashtra 444503. **Boundaries:** East- Ganesh Randhir Manavtkar, West- Yogesh Premanand Manvatkar and Road, North- Nanadu Sakharam Pawar, South - Raju Shriram Pawar	**10-06-2024** **₹ 3,02,376/-**	**20-09-2024**

Place : Maharashtra **Authorised Officer**
Date : 24-09-2024 **Aadhar Housing Finance Limited**

Bank of India

Relationship beyond banking....

Zonal Office: 4th Floor, S.V.Patel Marg, Kingsway, Nagpur Tel: 0712-2557596 E-mail: ard.nagpur1@bankofindia.co.in

E-AUCTION PUBLIC NOTICE FOR SALE OF MOVABLE AND IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision of Rule 8 (6) of the security Interest (Enforcement) Rules 2002 notice is hereby given to the public in general & in particulars to the Borrower(s) & Guarantor (s) that the below described Immovable properties mortgaged /charged to the secured creditor, the constructive possession of which has been taken by the Authorised Officer Bank of India, secured creditor, will be sold on As is where is, As is what is & Whatever there is on DT. **25.10.2024** for recovery of the amount as tabulated below due to Bank of India, Secured Creditor from the Borrowers & Guarantors. The Reserve Price of Respective Properties & the earnest money deposit are as mentioned below. Detailed terms and conditions of the sale are mentioned below /refer to website a) https://www.bankofindia.co.in **https://ebkray.in**

Last date and time of submission of EMD and document on or before:
25.10.2024 up to 5 pm by bidders own wallet registered with M/s Mstc Id its e-auction site **https://ebkray.in**

Date & time of E auction: 25-10-2024 from 11 am to 5 pm

Sr. No.	Name of the Borrowers/ Guarantors & Branch Contact No.	Description of the property	Outstanding Dues	Date of Demand Notice & Possession Date (Symbolic /Physical)	Reserve Price & Earnest Money Deposit (EMD) Rs.	Name of Branch Officer & Contact No.
1.	Branch : R T Road Borrower: Mr. Manoj Dadumal Chug, Mr. Kawar Dadumal Chug Mr. Rajesh Dadumal Chug	NIT Lease Hold land at Plot No.13, Total Area Admeasuring 248.514 sq. mtrs (2675.00 sq. ft) being a portion of entire land of Mouza- Pardi, in the Central Road, Section III, Scheme of NIT, Middle Ring Road (East), bearing City Survey No.225 within the limit of NIT & NMC bearing house No.1031, Ward No.21, Tahsil & Dist. Nagpur. Property owned by Mr. Manoj Dadumal Chug, Mr. Kawar Dadumal Chug Mr. Rajesh Dadumal Chug	Rs.87.76 Lakh Plus intt.. 29.05.2024	Demand Notice :30.05.2024 Possession Notice: 13.08.2024 (Symbolic)	Reserve Price : Rs. 1,59,20,000/- EMD : Rs. 1592000/-	Mr. Rahul Rai no.7879320 266
2.	Branch : R T Road Borrower: Mr. Vijay Dadaji Choudhari Mr. Sanjay Dadaji Choudhari Mrs. Tanvi Sharad Choudhari Mr.Sharad Dadaji Choudhari (Guarantor)	Immovable properties comprising land and building & other structure situated at Plot No.125, Kh. No.103/2, 104/2, 104/2, 105/2, City Survey No.284, P.H. No.34A, sheet No.632/81, Sai Nagar Co-Operative Housing Society Ltd, Anmol Nagar, Mouza Wathoda, Nagpur-440008. Property owned by-Mr. Vijay Dadaji Choudhari Mr. Sanjay Dadaji Choudhari Mrs. Tanvi Sharad Choudhari	Rs.70.27 Lakh Plus intt. w e f 28.02.2024	Demand Notice :02.03.2024 Possession Notice: 18.05.2024 (Symbolic)	Reserve Price : Rs. 84,80,000/- EMD : Rs. 848000/-	Mr. Rahul Rai no.7879320 266
3.	Branch : Mahal Borrower:Mrs. Tessy Adrian Dalby	EQM of Flat No.406, 4th floor, Wing 'C', Sanika Vihar House No.407/56, Plot No. R-1, Kh No.116/K, 116/A & 116/B, PH. No.15, Mouza Bhilgaon, Ward No.01, Grampanchyat Bhilgaon, Tah Kamptee, Dist Nagpur. Property owned by-Mrs. Tessy Adrian Dalby	Rs.23.36 Lakh Plus intt. W.e.f 26.06.2024	Demand Notice :27.06.2024 Possession Notice: 27.08.2024 (Symbolic)	Reserve Price :Rs. 28,95,000/- EMD : Rs. 289500/-	Mr. Manoj Sonkusare Mobile no. 9403236285
4.	Branch : Reshimbaug Borrower:Mr. Mahendrasingh Dharamsingh Katroliya, Mrs. Rambeti Dharamsingh Katroliya & Mr. Dharamsingh Narayansingh Katroliya	Residential Apartment No.305 on Third Floor Building Known & Styled as "KAMAL PARADISE" on Plot No.12/A & 12/B layout of Industrial Basti Scheme Nagpur. Division South Kh No.9, Mouza Jattarodi, Sheet No.26, CS No.965 Situated at Rajabaxa Temple, Medical College Road within the limits of NMC, Nagpur Tah & Dist Nagpur. Property owned by - Smt. Rambeti Dharamsingh Katroliya & Mr. Mahendra Dharamsingh Katroliya	Rs.40.59 Lakh Plus intt. w e f 28.11.2023	Demand Notice :29.11.2023 Possession Notice: 17.02.2024 (Symbolic)	Reserve Price :Rs. 52,90,000/- EMD : Rs. 529000/-	Mr. Sandesh Meshram Mobile no. 9665864241
5.	Branch : Reshimbaug Borrower: Mrs. Chhaya S. Malewar & Mr. Darshan S. Malewar	Apartment No. 401 on 4th floor of the building known and styled as "Anand Prince Golden Palace-1" Eastern side portion of Plot No.114/A, Corp House No.86/114, Mouza Narsala PH. No.37, Ward No.77, Kh No. 123A, 123B, 123D Tah & Dist Nagpur. Property owned by - Mr. Darshan Sanjay Malewar & Smt. Chhayabai Sanjayrao Malewar	Rs.37.44 Lakh Plus intt. w e f 29.12.2023	"Demand Notice :30.12.2023 Possession Notice: 07.03.2024 (Symbolic)	Reserve Price :Rs. 35,25,000/- EMD : Rs. 352500/-	Mr. Sandesh Meshram Mobile no. 9665864241
6.	Branch : Reshimbaug Borrower: M/s Kartika Photo Studio (Prop. Mr. Nishikant Gajanan Wagh)	EQM of NA land and Construction bearing Shop No.BS-2, BS-3 on basement floor of the building Tajshree Complex build up area 40.993 sq. mtrs along with 9.805% undivided share and interest in all that piece and parcel of residential plot bearing Plot No.57, Mouza Nagpur. Bearing city survey No.151, Sheet No.311, Corp H. No.850/A, bearing ward No.13, Situated in sanction layout of NIT, Nagpur, Dist Nagpur. Property owned by - Mr. Nishikant Wagh	Rs.52.75 Lakh Plus intt. W.e f 23.03.2024	"Demand Notice :26.03.2024 Possession Notice: 28.06.2024 (Symbolic)	Reserve Price :Rs. 60,05,000/- EMD : Rs. 600500/-	Mr. Sandesh Meshram Mobile no. 9665864241
7.	Branch : Kalmeshwar Borrower: Mr. Phanindra Mutyalu & Mrs. Prajakta Phanindra Mutyalu	All that piece and parcel of land and other structure comprising Mouza Digdoh apartment No.405, Carpet Area 56.157 Sq. mtrs along with balcony area 3.043 sq. mtrs on 4th floor at building known as "Shekhar Enclave" along with 3.820% undivided share in Land bearing Plot No. 1, Kh no./Gat no.121/2, Mouza Digdoh. PSK 6 Khate No.10721, Gram Panchayat Property No. 4295, Ward No.5, in limits of Gram Panchayat Digdoh. Tah Hingna and Dist. Nagpur. Property owned by - Mr. Phanindra A. Mutyalu & Mrs. Prajakta P. Mutyalu.	Rs.32.07 Lakh Plus intt. w e f 26.02.2024	Demand Notice :27.02.2024 Possession Notice: 10.05.2024 (Symbolic)	Reserve Price :Rs. 22,30,000/- EMD : Rs. 223000/-	Mr. Sharad Choudhari Mobile no. 9096246532
8.	Branch : Somalwada Borrower: Mr. Chetan Changdev Bhivgade	All that piece and parcel of land bearing plot no 955 admeasuring 41.81 Sq mtr.(450 Sq. ft) in EIAS scheme,NIT Kh no 5 of Mouza Pardi bearing City Survey no 2 Sheet no 703/12, Corporation house no 577/ 995 along with house constructed thereon situated in ward no 21, Minimata nagar, near Lata Mangeshkar NIT Garden and Rajiv Gandhi School , Post Bhandewadi , Within the limits of NMC and NIT in tahsil and district Nagpur. The property is owned by - Mr. Chetan Changdev Bhivgade	Rs.27.83 Lakh Plus intt. w e f 28.08.2023	Demand Notice :04.09.2023 Possession Notice: 08.11.2023 (Symbolic)	Reserve Price :Rs. 25,35,000/- EMD : Rs. 253500/-	Ms. Arpita Kumari Mobile no. 9145256264
9.	"Branch : Gandhibaug Borrower: M/s. Box Well Industries (Partners Mr. Amrutlal Manjibhai Patel & Mr. Chintan Amrutlal Patel)	EQM of property comprising all the piece of Open Land bearing Plot No.19 & 20 in N. A. Land and Industrial layout under Kh No.96/1, PH No.24, Mouza Kadholi in the Layout of Shree Ganesh Land Developers, situated on behind Crystal Furniture Factory, Bhandara Road, Tah Kamptee & Dist Nagpur. Land Area 1080 sq. Mtrs (11625.12 Sq. Ft) owned by Mr. Chintan Amrutlal Patel.	Rs.50.38 Lakh Plus intt. w e f 01.09.2022	Demand Notice :05.09.2022 Possession Notice: 06.01.2023 (Symbolic)	Reserve Price : Rs. 27,00,000/- EMD : Rs. 270000/-	Mr.Md Shayzi Mobile no. 9819757784
10.	"Branch : Dharampeth Borrower:M/s. Unicon Creations Prop. Mr. Kunal Ashok Wachanekar Guarantor: Mr. Ashok Mohanrao Wachanekar	All that part and parcel of the property consisting of Residential Flat No. G-5 situated on the 2nd Floor & Flat No. G-7 situated on the 3rd Floor in the building known as "Grishma Apartment" standing and constructed on the land of malik mukbuja rights land Plot No.95 admeasuring 270 Sq. Mtrs., being a portion of entire land bearing Kh No.58/24 of Mouza Babulkheda in the sanctioned layout of Suyog Nagar Sahakari Gruh Nirman Sanstha Ltd., Nagpur. Municipal House No.1795/A/95/G in Ward No.15 (Old 14) City Survey No.6739/2, Sheet No.53 having built up area 46.62 Sq. Mtrs togather with 1/7th % of undivided share in land at Babulkheda, Tah & Dist. Nagpur. Property owned by Mr. Ashok Mohanrao Wachanekar(Guarantor).	Rs.46,41,064.48 Lakh Plus intt. And other expenses	Demand Notice :07.11.2023 Possession Notice: 30.09.2023 & 21.02.2024. (Symbolic)	Reserve Price : Rs. 50,00,000/- EMD : Rs. 500000/-	Mr.Chandrashekhar Nimbulkar Mobile no. 9673493162
11.	Branch : Somalwada Borrower: Mr. Shailendra Ashok Patil	All that piece of plot 113B, Sector no 35, land admesuring 92.90 Sq.Mtrs of Mouza Chinchbhavan along with house constructed (Double Storey Building) there upon Situated at Mihan rehabilitated area within the registration division and District of Nagpur, near Hanuman temple & Samaj Bhawan , Shiwangaon, Sub Division and Taluka Nagpur, revenue village Chinchbhvan situated at Mihan notified area Sub-Division and Taluka Nagpur, District Nagpur in the name of Mr. Shailendra Ashok Patil.	Rs.32.53 Lakh Plus intt. w e f 29.08.2023	Demand Notice :04.09.2023 Possession Notice: 08.11.2023 (Symbolic)	Reserve Price :Rs. 31,50,000/- EMD : Rs. 315000/-	Ms. Arpita Kumari Mobile no. 9145256264

Terms & Conditions:

1) E-Auction is being held on AS IS WHERE IS, AS iS WHAT IT IS, WHATEVER IS THERE IS AND WITHOUT RECOURSE BASIS with all the known and not known encumbrances and the Bank is not responsible for title, condition or any other fact affecting the asset. The details shown above are as per records available with the Bank. The auction bidder should satisfy himself about actual measuring and position of assets. The actual measures and position of asset may differ and authorized officer may not be held responsible for that. Auction sale / bidding would be only through "Online Electronic Bidding" process through the website **https://ebkray.in**
2) E-Auction Tender document containing online e-auction bid form, declaration, General Term & conditions of Online auction sale are available in websites: (a) httos://www.bankofindia.co.in (b) **https://ebkray.in**
(3) The intending purchasers/ bidders are required for Online bid submission of documents with EMD amount on or before **25.10.2024** up to 5.00 P.M. by own wallet Registered with **PSB Alliance Pvt. Ltd.** On its e-auction site https://ebkray.in. jsp by means of RTGS/NEFT.
4) Date and time of E- Auction on **25-10-2024** between 11.00 AM to 5.00 PM. (IST). Unlimited extension of 5 Minutes each.
5) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs. 10,000/-
6) The intending bidders should hold a valld e-mail id and register their names at portal **https://ebkray.in** and get their User ID and password from **PSB Alliance Pvt. Ltd.** whereupon they would be allowed to participate in online e-auction
7) Prospective bidders may avail online training on E-Auction from **PSB Alliance Pvt. Ltd.** Contact Persons Mr. Argha Sen gupta(M) +91 9231690249 (e-mail) argha@**ebkray.in**, Mr. Rakesh Ranjan on (M) +91 9911700233 (e-mail)rranjan@**ebkray.in.**
8) Earnest Money Deposit (EMD) 10% of reserve price shall be payable through RTGS/NEFT/Fund Transfer to Step (1) Bidder/Purchaser Registration bidder to register on -Auction portal (link given above) **https://ebkray.in** using his mobile number and E-mail id. Step (2): KYC Verification Bidder to upload requisite KYC documents, KYC documents shall be verified by e-auction service provider (may take 2 working days) Step (3) : Transfer of EMD amount to his Global EMD Wallet Online/Off-line transfer of funds using NEFT/Transfer, using Challan generated on E-auction portal. **https://ebkray.in**
9) The BID Forms should be uploaded online along with acceptance of terms and conditions of this notice and EMD remittance details (UTR No.), the copy of PAN card issued by Income Tax Department and bidders identity proof and proof of residence such as copy of the passport, election commission card, ration card, driving license etc, on or before last date of submission.
10) The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with **PSB Alliance Pvt. Ltd.** The bidder has to place a request with **PSB Alliance Pvt. Ltd**. for refund of the same back to his bank account. The bidders will not been entitled to claim any interest, costs, expenses and any other charge (if any).
11) The highest / successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, immediately/latest by the next working day of the acceptance of the bid price by the officer and the balance 75% of the sale price to be deposited on or before 15th day of the sale or within such an extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer. In case of default in payment by the successful bidder, the amount already deposited by the bidder shall be liable be forfeited and assets shall be put to re-auction and the defaulting bidder shall have no claim right in respect of asset/amount
12) The highest bidder shall be declared to be the successful bidder / purchaser of the assets mentioned herein provided otherwise he is legally qualified to bid.
13) Nothing in this notice constitutes or will be deemed to constitute any commitment or representation on the part of the Bank to sale the above asset/s. Bank / Authorized Officer reserves the right to cancel the sale for any reason it may deem fit or even without assigning any reason and such cancellation shall not be called in question by the bidders.
14) The purchaser shall bear the applicable stamp duties/additional stamp duty / transfer charges, fee etc. and also all the statutory / non statutory dues, taxes, assessment charges, fees etc. owing to anybody.
15) The intending bidders should make their own independent inquiries regarding the encumbrances, title of the asset/s put on auction and claims / rights / dues / effecting the asset, before submitting bid. The asset is being sold with all the existing and future encumbrances whether known or unknown to bank. The authorized officer / Secured creditor shall not be responsible in any way for any third party claims / right / dues.
16) Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194-1 A of Income Tax Act 1961 and TDS is to be made bythe successful bidder only at the time of deposit of remaining 75% of the bid amount.
17) Any dispute/ differences arising out of sale of the asset offered for sale shall be subjects to the exclusive jurisdiction of the Courts/ Tribunals at Nagpur only.
18) Bidders should visit https://www.ibapi.in and http://www.mstcauctions.com for registration and bidding guidelines.
19) In the event of inconsistency or discrepancy between English version and Marathi version of the notice the English version shall prevail
(20) In case where in Plant & Machineries is one of the secured assets the sale of immovable properties Associated with Plant & Machineries would be effective only ifthere is valid sale/bid for plant & machineries.
21) The interested bidder have to Bid above the reserve price since sale of assets at reserve price is subjected to concern of owner of assets.
22) Date of Inspection of Property **07.10.2024** from 11 am to 04 pm

SPECIAL INSTRUCTION / CAUTION

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

Date: 24/09/2024 **Authorized Officer,**
Place: Nagpur **Bank of India, Nagpur Zone**