



बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
भारत सरकार का उद्योग

प्रधान कार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे - 05
Head Office: LOKMANGAL, 1501, Shivajinagar, Pune - 05

अंचल कार्यालय नागपूर ZONAL OFFICE NAGPUR
"Mahabank Bhavan", Munje Chowk, Sitabuldi, Nagpur - 440012
टेलिफोन TELE: 0712-2545020 / 21 / 29
ई-मेल/ E-Mail:- dzmnagpur@bankofmaharashtra.bank.in

AXT/Sale Notice/2026-27

Date : 06/10/2026

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) 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 title, reserve price and the earnest money deposit are also given as under -

Sr. No.	Name of the Branch & Name of Borrower(s)/Guarantor(s)	Amount Due	Short description of the immovable property with known encumbrances	Reserve Price/ Earnest Money Deposit
1)	Branch: DEONAGAR BORROWER: 1) M/s Shri Sal Associates through its Proprietor Late Mr. Penmachha Venkateshwar Varma (now through known legal heirs) a. Mrs. Anuradha Penmachha Varma b. Mr. Anagar Penmachha Varma c. Miss. Sweencha Penmachha Varma DIRECTOR/GUARANTOR: 2) Mrs. Nirmala Gangaprasad Gwalbanshi R/o: Plot No. 09, Bhupesh Nagar, Anant Nagar, Shirke Layout, Katol Road, Beside Dinshaw Factory, Jafarnagar Road, Nagpur-440013	Ledger Balance of Rs. 499,69,108.76 plus, Unapplied Interest Rs. 56,19,458.21/- Total Dues of Rs. 5,55,88,567.00 plus, other charges at applicable ROI w.e.f. 27/04/2026	Located at "Yarana Lawn" situated at Plot No P/2, Khasra No. 174/1, Mouza Borgaon P.H. No. B-A, City Survey No. 497, Corporation House No. 125/P/2, Ward No 62, All those pieces and parcels of land situated being and lying at village Borgaon in the registration Dist. Nagpur Sub-Dist. Nagpur admeasuring 1507.5 Square Metres and bearing CTS/Survey Nos. 497 bounded as follows:- North: Road, East: Plot No. P-3 belongs to Shri Laxman Mahule, West: Plot No. P-4 belongs to Smt Tulisbhai Raut and Smt. Maunabai Thete, South: Pandhan (Symbolic Possession)	Reserve Price: Rs. 10,25,79,000.00 (Rupees Ten Crore Twenty Five Lakhs Seventy Nine Thousand Only) Earnest Money Deposit: Rs. 1,02,57,900.00 (Rupees One Crore Two Lakh Fifty Seven Thousand Nine Hundred Only)

Note: The sale is on "as is where is, as is what, and whatever there is" basis and subject to the outcome of the litigation of if any. The bidders are advised to satisfy themselves about the encumbrances before participating in the auction. The auction purchaser shall not have any right to claim against the Bank in respect of the said encumbrance.
For detailed terms and conditions of the sale, please refer to the link <https://bankofmaharashtra.bank.in/asset-for-sales-search> provided in the Bank's website and also on PSB Alliance BaanNet portal: <https://baanNet.com/eauction-psb/home>
Possession Type: **AS GIVEN ABOVE**
Bid Increase Amount: **Rs. 25,000/-** (Rupees Five Twenty Five Thousand Only)
Date & Time of E-auction: **18/11/2026, From 11.00 a.m. to 03.00 p.m.**
The last date for submission of online bid form: **18/11/2026 up to 2.00 PM**
Date & Time for inspecting the property: **01/11/2026 between 11.00 a.m. to 4.00 p.m.** with prior appointment.
Payment Details: Successful bidder shall have to deposit **25% (Twenty Five percent)** of the bid amount, less EMD amount deposited on the same day or not later than the next working day and the remaining amount shall be paid within **15 days** from the date of auction in the Account No. 60138423445; Name of the A/c: MAARC E AUCTION; Name of the Beneficiary: Bank of Maharashtra; IFSC 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 thirty (30) days' statutory notice under SARFAESI Act to the above-mentioned accounts' borrowers/guarantors/mortgagors.
3) For additional information please contact on 0712-2545021/ 9425864342 / 9834143830 / 9689461456; E-mail: emcrecovery_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.

Place: Nagpur
Date : 06/10/2026

(Kailash Ahirwar), For Bank of Maharashtra,
Chief Manager - ARC & Authorised Officer



I look at every side before taking a side.
Inform your opinion with insightful perspectives.

The Indian Express.
For the Indian Intelligent.

The Indian EXPRESS
JOURNALISM OF COURAGE

DEBTS RECOVERY TRIBUNAL-2, AT HYDERABAD
1st Floor, Triveni Complex, Abids, Hyderabad- 500001
SALE NOTICE

WHEREAS the Hon'ble Debts Recovery Tribunal-2, Hyderabad appointed the undersigned as Commissioner vide Order dated 24th June, 2026 in I.A. No. 1714 of 2026 in O.A. No. 1044 of 2025 between ICICI Bank Ltd., Vs. M/s. Sri Buddha Engineering and Constructions Private Limited for sale of Hypothecated Vehicles,
WHEREAS in execution of the above said Warrant the undersigned ordered for sale of Vehicles through Public Auction on the date, time and place mentioned hereunder on "As is where is basis, as is what is basis and whatever there is basis";
Date of Auction: 27 October, 2026
Time of Auction: 11:00 AM to 2:00 PM (with increment of 5 min for each bid)
Auction through online Portal: <https://bidkaro.net>
Contact Persons: Kamal Pat: 9168688529 (ICICI Bank Ltd.)
Suraj Kumar: 9999399935 (bidkaro.net)
Note: The bidders may note that the Auction Sale being held is only in respect of Hypothecated Vehicles mentioned in Schedule 1.
2. The sale shall be held on the following terms and conditions:
(i) No Officer or other person, having any duty to perform in connection with this sale shall however, either directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold.
(ii) The particulars specified in the schedule have been stated to the best of the information of the undersigned but the undersigned shall not be answerable for any error, mis-statement or omission in this proclamation.
(iii) The Reserve Price fixed for each lot is given in the Schedule hereto against each Lot below which the property shall not be sold.
(iv) The amounts by which the biddings are to be increased shall be Rs. 10,000/- (Rupees Ten Thousand Only) or in such multiples.
(v) The last date for submission of Bid Application and payment of EMD is 26 October 2026 by 4.30 PM.
(vi) The highest bidder shall be declared to be the purchaser of the property provided always that he is legally qualified to bid and provided further that the amount bid by him is not less than the reserve price. It shall be in the discretion of the undersigned to decline acceptance of the highest bid when the price offered appears so clearly inadequate so as to make it inadvisable to do so.
(vii) The EMD amount @ 10% of Reserve Price, separately for each vehicle, if more than one vehicle, shall be paid by way of Demand Draft drawn on any Nationalized Bank in favour of Registrar, Debts Recovery Tribunal-II, Hyderabad along with copy of self-attested PAN Card, Address & ID proof, e-mail ID, Mobile No. and in case of company a letter of authorization issued by the Company for participating in bidding representing Company shall be submitted in the office of ICICI Bank Ltd., Zonal Office, Plot No. 10, Hindustan colony, Near Ajni Square, Wardha Road, Nagpur, PIN- 440015 on or before 4.30 pm on 26.10.2026.
(viii) The intending bidders may contact ICICI Bank Ltd., Zonal Office, Plot No. 10, Hindustan Colony, Near Ajni Square, Wardha Road, Nagpur, PIN: 440015 for ascertaining the details of property and also for inspection.
(ix) Prospective bidders may visit the Shiram Automall, 14 miles, Near Gondkhyeri Toll Plaza, Amaravati Road Nagpur, Maharashtra PIN: 625106 on or before 23 October, 2026 from 10:00 AM to 5:00 PM to exercise due diligence and satisfy themselves about the quality and quantity of items proposed to be auctioned.
(x) The successful bidder shall have to deposit 25% of sale amount less EMD amount within 24 hours of the auction and balance 75% of the final bid amount after adjustment of 25% of sale amount within 15 days of auction date on being knocked down along with a Poundage Fee @ 1% of final bid amount by the next date of auction before 5.00 pm by way of Demand Draft drawn in favour of Registrar, Debts Recovery Tribunal-II, Hyderabad. If the next day happens to be a public holiday, Second Saturday or Sunday, then on next first working day.
(xi) In default of payment within the period mentioned above, the property shall be resold, by issuing sale notice afresh. The deposit, after defraying the expenses of the sale, may, if the undersigned thinks fit, be forfeited by the ICICI Bank and the defaulting purchaser shall lose rights for all claims to the property or to any part of the sum for which it may subsequently be sold.
(xii) The successful bidders shall remove, shift and take away the Hypothecated Vehicles for which they are declared as successful from the yard on or before 13.11.2026. In the event of delay in removing and lifting/shifting, they shall be liable to pay a sum of Rs. 10,000/- per day till ten (10) days from 14.11.2026 for each Vehicle towards security and incidental expenses. If not removed within stipulated period the auction will be set aside and sale would be held afresh and loss if any incurred due to set aside of sale shall be deducted from the sale amount.
(xiii) Online auction will be done on "as is where is basis" and "as is what is basis". Auction purchaser will have to bear all the RTO dues and charges for transferring the ownership of the vehicle.

SCHEDULE-I (Description of Hypothecated Vehicles)							
S. N.	Reg. No.	Chassis No.	Engine No.	Make	Model	Mfg. Date	Reserve Price
1.	MH34B 28612	MC2DALRC 0J008545	VEDX868 2656K6*P	PRO 8035XM	EICHER	6/11/2024	Rs. 52,20,000/-
2.	MH34B 28615	MC2DALRC 0J008543	VEDX868 2472K6*P	PRO 8035XM	EICHER	6/11/2024	Rs. 51,93,000/-
3.	MH34B 29420	MC2DALRC 0J008548	VEDX868 2662K6*P	PRO 8035XM	EICHER	6/11/2024	Rs. 50,85,000/-
4.	MH34B 28618	MC2DALRC 0J008542	VEDX868 2473K6*P	PRO 8035XM	EICHER	6/11/2024	Rs. 50,85,000/-
5.	MH34B 28621	MC2DALRC 0R008540	VEDX868 2470K6*P	PRO 8035XM	EICHER	6/11/2024	Rs. 51,93,000/-
6.	MH34B 28617	MC2DALRC 0J008549	VEDX868 2664K6*P	PRO 8035XM	EICHER	6/11/2024	Rs. 50,85,000/-
7.	MH34B 29134	MC2DALRC 0J008544	VEDX868 2534K6*P	PRO 8035XM	EICHER	6/11/2024	Rs. 51,48,000/-
8.	MH34B 29127	MC2DALRC 0J008546	VEDX868 2659*6K*P	PRO 8035XM	EICHER	6/11/2024	Rs. 52,20,000/-
9.	MH34B 29128	MC2DALRC 0J008547	VEDX868 2660*6K*P	PRO 8035XM	EICHER	6/11/2024	Rs. 52,20,000/-
10.	MH34B 29129	MC2DALRC 0J008550	VEDX868 2666*6K*P	PRO 8035XM	EICHER	6/11/2024	Rs. 52,20,000/-
11.	MH34B 29130	MC2DALRC 0R008541	VEDX868 2471*6K*P	PRO 8035XM	EICHER	6/11/2024	Rs. 52,20,000/-

BY ORDER

Sd/-
(MUKESH SHARMA)
Advocate Commissioner



Aadhaar
Housing Finance Ltd.

Aadhar Housing Finance Ltd.
Corporate Office: Office Nos. 501 & 503, 5th Floor, Lightbridge, Saki Vihar Road, Andheri East, Mumbai Suburban (District) Maharashtra - 400072
Nagpur-Suyog Nagar Branch: Block-B, 2nd Floor, Vishnu Narayan Heights, Above Punjab National Bank, Suyog Nagar, Nagpur-440015, MH

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. 37310000330/ Nagpur-Suyog Nagar Branch) Bhupendra Gunaji Khapre (Borrower) Vijaya Bhupendra Khapre (Co-Borrower)	All That Piece And Parcel Of The Land Bearing northern Portion Of Gaotan Malmatta/House No. 123/1 Admeasuring About 1500 Sq. Fts. Out Of Area 3000 Sq. Fts. I.E. 278.81 Sq. Mtrs. (Total Land Area 5000 Sq. Fts.) Of Mouza Chankapur, Bandobasth No. 71, Phatwari Halka No. 53, Situated Atward No. 2, Behind Indian Oil Petrol Pump, Dahegaon Chankapur Road, Which Is Within The Limits Of The Grampanchayat Pota (Chankapur) In Tah. Saoner And Dist. Nagpur, MH - 441102 Boundaries :- East- Open Land, West - Road, North-Part Of Malmatta No. 123 Of Tumdam (2000 Sqft), South - Part Of Malmatta No. 123	14-04-2026 ₹ 11,33,972/-	06-10-2026

Place : Maharashtra
Date : 08.10.2026

Sd/- Authorised Officer
For : Aadhar Housing Finance Limited



DR. PANJABRAO DESHMUKH URBAN CO-OP BANK LTD., AMRAVATI
HEAD OFFICE, IRWIN SQUARE, CAMP ROAD, AMRAVATI

DEMAND NOTICE TO BORROWER

UNDER SECTION 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST, ACT 2002

The under mentioned accounts have been classified as NPA in accordance with the rules, regulations, guidelines and norms by Reserve Bank of India, demand notice is issued by Dr. Panjabrao Deshmukh Urban Co-Operative Bank Ltd., Amravati to the following borrowers and a copy to the guarantors under sec. 13(2) of the Securitization and Reconstruction of the Financial Assets and Enforcement of Security Interest Act (The Act), 2002 was returned undelivered since the under mentioned borrowers refused to paste demand notice at the mortgaged property, panchanama was drawn to the effect in presence of witnesses.

Name of Borrower Guarantors and Loan Account No.	Description of mortgaged Property (Secured assets)	Date of Demand Notice	O/s Amount as on Date of Demand Notice	Date of Pasting Notice
1] Mr. Pramod Jiyalal Gadrel (Thakur), [Borrower] R/o, Ambai Nagar, Khivani Baghicha, Khel Tapmali, Paratwada, Tq. Achalpur, Dist. Amravati - 444805 2] Mr. Ankittkumar Anil Agrawal, [Guarantor] Add.1: C/o, Mishra Line, Paratwada, Add. 2: C/o, M/s Poonam, Matching, Sadar Bazar, Paratwada, Tq. Achalpur, Dist. Amravati - 444805 3] Mr. Kaushik Jitendra Wastani, [Guarantor] R/o, Sadar Bazar, Paratwada, Tq. Achalpur, Dist. Amravati - 444805	Property bearing Residential House, Property No. 2771, Survey No. 276/2-F, 276/2-B, Ward No.03, Plot No.22, Total Land measuring 1847.81 Sq.Ft. with 1150 Sq.Ft Construction thereon, owned by Mr. Pramod Jiyalal Gadrel (Thakur), Mouje Khel Tapmali, Tq. Achalpur, Dist. Amravati, Bounded As :- East - Plot No.21, West - Layout Road, North- Road, South- Layout Road.	15/05/2025	19,41,180/-	20/07/2025

Demand is made against you through this notice to repay to Dr. Panjabrao Deshmukh Urban Co-Operative Bank Ltd., Amravati dues mentioned against your name with interest, overdue interest cost charges etc., within 60 days from the date hereof failing which Dr. Panjabrao Deshmukh Urban Co-Operative Bank Ltd., Amravati will further proceed to take any and all measure mentioned under section 13(4) of the SARFAESI Act.

Borrowers are hereby put to notice under section 13(13) of the said Act that they are prohibited from transferring either by way of sale, lease or by creating third party interest or otherwise dealing with the secured asset referred to in the above schedule in any manner to the prejudice of interest of the secured creditor.

The borrower's mortgagor's attention is invited to the provisions of rule section (8) of section 13 of the act in respect of time available to redeem the secured assets.

Date :- 08/10/2026
Place :- Amravati.

Vijay G. Ingle
Authorised Officer
Dr. Panjabrao Deshmukh Urban Co-op Bank Ltd., Amravati



Home First Finance Company India Limited
CIN: L65990MH2010PLC240703, Website: homefirstindia.com
Phone No.: 180030008425 Email ID: loanfirst@homefirstindia.com

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

Notice is hereby given to the public in general and in particular to the Borrower (s) and Co-Borrower (s) as per column (ii) that the below described immovable properties as per column (iii) mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Home First Finance Company India Limited for realization of its dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(2) of the said Act proposes to realize dues by sale of the said property/ies and it will be sold on "As is where is", "As is what is", and "Whatever there is" as described hereunder. The auction will be conducted "On Line", for the recovery of amount due from Borrower (s) and Co-Borrower (s) as per column (i), due to Home First Finance Company India Limited.

Sr. No.	Name Borrower (s) and Co-Borrower (s)	PROPERTY ADDRESS	Date of Demand Notice	Demand Notice Amount	Date of Possession	Reserve Price	EMD Amount	Date and Time of Auction	Last Date & Time of Submission Of Emd & Documents	Number of Authorised officer
1.	Raju Kaithal, Soni Raju kaithal	Grampanchayat House No. 18 (North Portion), P.H. No. 53-A, Ward No4, B. No 71, Mouza - Chankapur, Situated at Ashiyana Colony, Dhole Layout, Chankapur, Within the Limits of Grampanchayat Pota (Chankapur), Nagpur, Tah. Saoner & Dist. Nagpur, Nagpur, Maharashtra, 440024, Bounded By: East-Open Sapce, West-Grampanchayat Public Road, North-Grampanchayat Malmatta No.17, South-Remaining Portion of Grampanchayat Malmatta No. 18	03-08-2026	6,47,463	05-10-2026	6,75,000	67,500	07-11-2026 (11am-6pm)	05-11-2026 (upto 5pm)	9730775533
2.	Tushar Moreshwar Kasthi, Moreshwar Zingaru Kasthi	Mouza Khapri (Moreshwar), PSK 78-A, Khasra No 60/2, Plot No 29 in the layout of Sai Nagari, Grampanchayat Khapri (Moreshwar), Thasil Hingda, Dist. Nagpur, Nagpur, Maharashtra, 441122, Bounded By: East-9.0 Mtr. Wide Road, West-Plot No 20, North-Khasra Boundary, South-Plot No 28	03-08-2026	9,92,488	05-10-2026	12,71,080	1,27,108	07-11-2026 (11am-6pm)	05-11-2026 (upto 5pm)	8624837775
3.	Pankaj Gopal Sharma, Natasha Pankaj Sharma	House-799, Nazul Sheet No 40, 1st floor, Block of First floor built up area about 74.34Sq.mtrs. with 1/3 undivided share of land measuring about 32.80Sq.mtrs. constructed on Nazul Plot No. 122 Sheet No. 40 measuring about 98.40Sq.mtrs of mauje Akola, situated within the limit of M.C. Akola, Akola, Maharashtra-444001. Bounded by East-House of Gidhkar Agrawal, West-House of Kishor Gulane, North-House of Wasudev Sharma, South-Road	05-03-2026	7,37,272	09-09-2026	19,99,725	1,99,973	07-11-2026 (11am-6pm)	05-11-2026 (upto 5pm)	9922515962
4.	Gayatri Santosh Kakhde, Santosh Digambar Kakhde,	Property No 64, East West Division South Part, easuring about 111.48Sq.mtrs (1200Sq.Ft) of Mouje Walki, mauje Walki, situated within the limit of Gat G.P. Tanshi/Walki, Tq. & Dist. Akola, Akola, Maharashtra, 444102 Bounded by East-Road, West-Open Plot, North-Part Plot of Kantabai Kakhde, South-Vithal Mandir.	04-12-2025	8,69,629	11-09-2026	10,10,000	1,01,000	07-11-2026 (11am-6pm)	05-11-2026 (upto 5pm)	9922515962

E-Auction Service Provider

E-Auction Website/For Details, Other terms & conditions

Company Name : e-Procurement Technologies Ltd. (Auction Tiger).
Help Line No. : 079-35022160 / 149 / 182. Contact Person : Ram Sharma -8000023297
E-mail id : ramprasada@auctiontiger.net and support@auctiontiger.net.

A/c No: for depositing EMD/other amount

Branch IFSC Code

Name of Beneficiary

911020005835824-
Home First Finance Company India Ltd
Axis Bank Ltd., Bangalore KT

Authorized Officer, Home First Finance Company India Limited

Bid Increment Amount - Rs. 10,000/-. The sale will be by the undersigned through e-auction platform provided at the Web Portal (<https://homefirst.auctiontiger.net>). E-Auction Tender Document containing online e-auction bid form, declaration, General Terms & Conditions of online auction sale are available at Portal Site. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of properties/ies put on auction and claims/ rights/ dues/ affecting 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 Home First. The property is being sold with all the existing and future encumbrances whether known or unknown to Home First. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues. The sale shall be subject to rules/conditions prescribed under the securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, in case of any discrepancy English Version of the Notice will be treated as authentic.

Statutory 30 Days SALE NOTICE UNDER THE SARFAESI ACT, 2002

The borrower/ guarantors are hereby notified to pay the sum as mentioned in the demand notice along with upto date interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.
Date: 08-10-2026 Place: Akola, Nagpur

Signed by Authorized Officer, Home First Finance Company India Limited



MAHINDRA RURAL HOUSING FINANCE LTD.
Corporate Office- Agasty Corporate Park, Piramal, Amiti Building, Unit No. 203, 2nd Floor, B Wing, Sunder Bung, Kuria West, Mumbai Maharashtra 400 070 India. CIN - U65922MH 2007PLC 169791 Branch Office- 7-A Patil Complex, 1st Floor, Near main S.T Bus Stand, Ganeshpeth, Nagpur 440009

PUBLIC NOTICE FOR AUCTION - CUM - SALE NOTICE

In exercise of powers conferred under section 13 (4) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (herein after referred to as "SARFAESI Act") and Rule 8 and 9 of Security Interest (Enforcement) Rules, 2002 (hereinafter Referred to as "Rules") for the purpose of recovering the secured debts, the authorized officer of the secured creditor M/s Mahindra Rural Housing Finance Ltd. (hereinafter referred to as "MRHFL") has decided to sell the secured asset (immovable property), the possession of which had been taken by the Authorised Officer of the Secured Creditor under section 13 (4) of SARFAESI Act, described herein below on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and the public and all concerned including the concerned borrowers/mortgagors, their representatives, as the case may be are hereby informed that the secured asset listed below will be sold by Auction through the for which the particulars are furnished hereunder:-

Name Of Borrowers/Co-Borrowers/Guarantors/Mortgagors	Date & Amount Of 13(2) Demand Notice	Description Of Property	Reserve Price/ EMD/Bid Increase Amount	Property Inspection Date & Time	Contact Person
ARUN SHANKARRAO THOR, SATYAVAN ARUN THOR R/O - S/O SHANKARRAO ADGAON BU MANJARI MASALA AMRAVATI - MAH- 444701 FIN - 808256 (XSEAMAR00664479) Branch - Amravati	16/11/2024 Rs. 384681.60 Possession Date 28-Aug-2026	ALL THE PIECE AND PARCEL OF THE LAND WITH CONSTRUCTION THEREON, PROPERTY No 152, WARD No -02, AT ADGAON BK, TO- NADKON KH & DIST AMRAVATI TOTAL LAND AREA 747.1 SQ.FT AND CONSTRUCTION AREA 600 SQ.FT FOUR BOUNDRIES FOLLOW- EAST- PROPERTY OF MR.UTTAM , WEST- PROPERTY OF ASHOK PARIMAL, NORTH - ROAD, SOUTH -HOUSE OF BABARAO SHINDE	Reserve Price Rs. 660000 /- EMD Rs. 66000/- BIA Rs. 1000/-	Before 08 November, 2026 Between 11:00 AM to 5:00 PM Date & Time of Auction & Time 09th November , 2026	Sonali Telang mob- 9637405736

Sr. No.

Location

Branch Address

1.

Nagpur

Branch Office- 7-A Patil Complex, 1st Floor, Near main S.T Bus Stand, Ganeshpeth, Nagpur 440009

1. Last date of submission of sealed offers as well as online in the prescribed tender forms along with EMD is Before 09th November, 2026 Time till 4.30 PM at the branch office address mentioned herein above. Tenders that are not filled up properly or tenders received beyond last date will be considered as invalid tender and shall accordingly be rejected. No interest shall be paid on the EMD. 2. The detail terms and conditions of the auction sale are incorporated in the prescribed tender form. Tender forms are available on www.mahindrahomeline.com well as above branch office. 3. All the intending bidders are required to register their name in the Web Portal mentioned above in free of cost of their own to submit their bid as per the prescribed format along with EMD by way of Demand Draft in favour of Mahindra Rural Housing Finance Limited and KYC in a sealed envelope at the branch office mentioned herein above as well as upload online to participate in the Auction on the date and time aforesaid. For any enquiry the prospective bidders may contact MRHFL Authorised Officer on the above mentioned Branch Office Address & on the above mentioned Mob. No. 4. Further interest will be charged as applicable, as per the Loan Agreement on the amount outstanding in the notice and incidental expenses, costs, etc., is due and payable till its realization. 5. The notice is hereby given to the Borrower and Guarantor, to remain present personally at the time of sale and they can bring the intending buyers/purchasers for purchasing the immovable property as described herein above, as per the particulars of Terms and Conditions of Sale. 6. The Borrower(s)/Guarantor(s) are hereby given 30 DAYS SALE NOTICE UNDER SECURITY INTEREST (ENFORCEMENT) RULES, 2002 to pay the sum mentioned as above before the date of Auction failing which the immovable property will be auctioned and balance, if any, will be recovered with interest and costs. If the Borrower pays the amount due to Mahindra Rural Housing Finance Ltd., in full before the date of sale, auction is liable to be stopped. 7. The immovable property will be sold to the highest tenderer. However, the undersigned reserves the absolute discretion to allow inter se bidding, if deemed necessary. 8. Company is not responsible for any liabilities upon the property which is not in the knowledge of the company. For further details, contact the Branch Manager, at the above mentioned Branch office address

Place: Amravati, Date : 08/10/2026

Sd/- Authorised Officer, (Mahindra Rural Housing Finance Ltd.)



DR. PANJABRAO DESHMUKH URBAN CO-OP BANK LTD., AMRAVATI
HEAD OFFICE : IRVIN CHOWK, AMRAVATI

POSSESSION NOTICE (Symbolic)

(Under Rule 8(1) of Security Interest (Enforcement) Rules, 2002)

Whereas, The undersigned being the Authorised officer of Dr. Panjabrao Deshmukh Urban Co-op Bank Ltd., Amravati, under The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, and in exercise of powers conferred under section 13(12) read with rule 3 of the security interest (Enforcement) Rules 2002 issued a demand notice dated mentioned on below column calling upon the Borrower to repay the amount mentioned in the notice, being and interest thereon and other charges within 60 days from the date of receipt of the said notice.
The borrower/mortgager/guarantor having failed to repay the amount, notice is hereby given to the borrower/mortgager/guarantors and the public in general that the undersigned has taken possession (Symbolic) of the property described herein below in exercise of powers conferred on him/her under section 13(4) of the said Ordinance Act read with rule 8 of the said rules.
The borrower/mortgager/guarantors 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 Dr. Panjabrao Deshmukh Urban Co-op Bank Ltd., Amravati, for an amount and interest thereon.

Sr. No.	Name of Borrowers/Guarantors & Branch	Description Of the Property	Date of Demand Notice	Amount O/s (Rs)	Date of Possession
1	Ku. Samata Santosh Ghatole, [Borrower] R/o, Near Buddha Vihar, Virul Road, Indira Nagar, Chandur Railway, Tq. Chandur Railway, Dist. Amravati - 444904 Mr. Gunwant Marotrao Kumare, [Guarantor] R/o, Indira Nagar, Dhole Colony, Chandur Railway, Tq. Chandur Railway, Dist. Amravati - 444904 Mr. Sachin Pundlikrao Dhok, [Guarantor] R/o, Ward No.2, Sawangi (Magrapur), Chandur Railway, Tq. Chandur Railway, Dist. Amravati - 444904 Mr. Siddhartha Yogendra Chikate, [Guarantor] R/o, Zilla Parishad Purva Madhyamik Shala, Diya, Tq. Dharani, Dist. Amravati - 444702.	Property bearing House, Survey No. 36/1, Plot No.8, Admeasuring 1300 Sq.Ft., Mouje Chandur Railway, Tq. Chandur Railway, Dist. Amravati Owned by Ku. Samata Santosh Ghatole, Mouja Chandur Railway, Tq. Chandur Railway, Dist. Amravati, Bounded As:- East - Plot No.9, West Layout Road, North Layout Road, South Plot No.7.	11/12/2024	18,27,175/- Interest & Other Expenses	17/05/2025

Date :- 08/10/2026
Place :- Amravati.

Vijay G. Ingle
Authorised Officer
Dr. Panjabrao Deshmukh Urban Co-op Bank Ltd., Amravati



IC