



H.O. Dr. Shamaprasad Mukherjee Marg, Chikhli, Tal. Chikhli, District - Buldana FORM "Z" [SUB-RULE 11 (d) OF RULE 107]

POSSESSION NOTICE FOR IMMOVABLE PROPERTY

Whereas The Chikhli Urban Co-Op Bank Ltd, Chikhli received recovery certificate of case no: 1353/2020 On Dt 31.01.2020 from Assisatant Registrar Co-Op Soc, Sahakari Sanstha Chikhli, Tq. Chikhli Dist. Buldhana undersigned being the Recovery officer of The Chikhli Urban Co-Op Bank Ltd, Chikhli under the Maharashtra Co-op. Societies Rule 1961 sent a demand notice dated 04.02.2020 calling upon the Judgment Debtor, Annasaheb Bhagwan Deshmukh to repay the amount mentioned in the notice being Rs. 19,67,391/- in words Nineteen Lakh Sixty Seven Thousand Three Hundred Ninety One Only + 14% Interest + recovery charges from 01.02.2020, with dated of the receipt of the said notice and the Judgment Debtor having failed to repay the amount, the undersigned has issued a notice for property attachment dated 31.08.2024 and attached the property described herein below. The said property is attach under Maharashtra Co-op. Societies Rule 1961 of rule 107(10) for The Chikhli Urban Co-Op Bank

The Judgment Debtor failed to repay the amount, Notice is hereby given to the Judgment Debtor and the public in general that the undersigned has taken "Symbolic Possession" on 11.06.2025 of the property described herein below in exercise of powers conferred on him under Rule 107 [11- (D-1)] of the Maharashtra Co-Op. Societies Rules 1961, as Annasaheb Bhagwan Deshmukh Borrower has hand over actual peaceful Symbolic Possession to undersigned Recovery Officer.

The Judgment Debtor 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 the The Chikhli Urban Co-Op Bank Ltd, Chikhli. for an amount of Rs. 19,72,432/- in words Nineteen Lakh Seventy Two Thousand Four Hundred Thirty Two Only as on 01.05.2025 and interest, charges. Surcharges etc thereon.

PROPERTY "A"

1) Property Holder Name: Mr. Annasaheb Bhagwan Deshmukh have a ownership of property which situated at Vahagoan, Taluka Karad, District: Satara Gut No. 532 property Total Admeasuring Area 0.36.00 R Land Which Is Bounded as per Talathi Office Record Vahagoan, Taluka: Karad, District: Satara. Name of Borrower's/Guaranters

Name of Borrower's/Guaranters 1. Mr. Annasaheb Bhagwan Deshmukh

2. Mr. Sandip Aanadrao Patil

3. Mr. Prakash Dattatray Jagtap

Place : Head Office,Chikhli Recovery Officer Date : 18/06/2025 The Chikhli Urban Co-op Bank Ltd., Chikhli

TISB SAHAKARI Bank LTD, WILLISTATE Bank LTD, WILLISTATE Bank Ltd., Shree Radhe Main, Adjacent to Shree Vardhan Complex, Wardha Road, Ramdaspeth Nagpur-440010. Ph.: 0712-2456022/23.

## PUBLIC AUCTION

TJSB Sahakari Bank Ltd. has initiated recovery action against the following defaulted borrowers through the Authorized Officer of the Bank, appointed under, the Securitisation & Reconstruction of Financial Assets and Enforcement of Security st Act. 2002 and the rule 07/09/2017 under section 13(2) of the said Act, to M/s. Manas Trade Corporation Partnership Firm (Borrower), Through its Partners Mr. Aniket Omprakash Bhutada (Borrower), Mr. Pankaj Omprakash Bhutada (Borrower), Mr. Aniketh Omprakash nutada (Guarantors/ Mortgagor), Mr. Pankaj Omprakash Bhutada (Guarantors). The Borrower & Mortgagor have not repaid the amount of Rs. 52,47,191.46 (Rupees Fifty Two Lakhs Forty Seven Thousand One Hundred Ninety One & Paise Forty Six Only) as on 31/07/2017 with further interest from 01/08/2017 mentioned in the said Demand Notice within stipulated period; hence the Authorized Officer has taken the Physical Possession of the immovable property mentioned herein below u/s 13(4) & Section 14 of the SARFAESI Act. 2002. I, the undersigned as the Authorized Officer of TJSB Sahakari Bank Ltd., have decided to sell the below mentioned property on "AS IS WHERE IS BASIS", without movable assets by inviting Tenders as laid down in prescribed laws

#### OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R. G. Gadkari Chowl Dadar West, Mumbai 400028. Contact No-9773406175.

### CORRIGENDUM

In reference to the notice of OMKARA ASSETS RECONSTRUCTION PVT. LTD. for PUBLIC NOTICE FOR E-AUCTION SALE in the Account Afzal Trading (Borrower) Which was published on 14.06.2025 in Indian Express and Loksatta. The Property nentioned at Sr. No. 2 in the table whose address is ALL THAT piece and parcel of Southern portion of the land admeasuring about 1.21 Hectares i.e. 3.00 Acres out of entire land bearing Field Survey No. 113, admeasuring about 2.45 Hectares i.e. 6.053 Acres Land Revenue Assessment Rs. 9.69 yearly, with Occupant Class I Bhumiswami rights, situated at Mauza: Mhasala, Patwari Halka No. 15, Tahsil: Kamptee and District: Nagpu along-with the standing crops, trees and anything and everything standing thereon together with all easement rights like Road, Dhura etc. and bounded as under: -On the north: remaining portion of field no. 113 On the east: field no. 112 On the west: field no. On the south: field no. 111/3 which should be Mauja Mhasala P.H. No. 15, Ra.N.M. Kamthi. T.Kamthi District Nagpur, Haddi Khasra No. 112,113 of Gram Panchayat Kawatha, Plot No. 105, 106, 107, 108 out of the plots demolished by the company - Share 3 (R 5,6,7,8) (Letters one hundred and five, one hundred and six, one hundred and seven, one hundred and eight Share three R six, Seven, Eight) 1) Length and width of Plot No. 105 (Share 3 R5): 10.00 x 14.25 =142.50 sq. m (1533.87 sq. ft), 2) Length x Width of Plot No. 106 (Share 3 R6): 1/2 (11.25+11.50) x 14.25 = 162.09 sq.m (1744.73 sq. ft)), 3) Length and width of Plot No. 107 (Share 3 R7): 1/2 (11.00+11.25) x 14.25 = 158.53 sq. m (1706.41 sq. ft), 4) Length and width of Plot No. 108 (Share 3 R8): 10.00 x 14.25 =142.50 sq.m (1533.87 sq. ft) Its total area is 605.84 sq m (6518.88 sq ft). Boundaries:- East: Lavou Road, West: Layout Road, North: Layout Road, South: Plot No. 104,109 (Share 3 (R4,9)) so please consider this modification. Sd/- Authorized Officer.

#### Sd/- Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.

: Nagpur (Acting in its capacity as a Trustee of Omkara PS 47/2021-22 Trust)

| E-mail : sbmm1961@gmail.com<br>WALK-IN-INTERVIEW FOR ASSISTANT PRO   |            |                                       |                   |   |                             |                |                      |                             | FESS                   | OR                            |                      |        |
|--|------------|---------------------------------------|-------------------|---|-----------------------------|----------------|----------------------|-----------------------------|------------------------|-------------------------------|----------------------|--------|
|  | num<br>the | per Hon. J<br>ber उशिना<br>interviews | oin<br>ग/प<br>for | nt In Aid C<br>t Director, H<br>गदमा/सीएचर्ब<br>the post of<br>ill be conduct | ligher<br>ो/नाहर<br>Assista | Eo<br>7/<br>an | duca<br>198<br>t Pro | tion, N<br>2470/<br>ofessor | agpu<br>2028<br>on clo | r Regio<br>5 dateo<br>ock hou | on NO<br>d 06/0      | 6/2025 |
|  |            |                                       |                   | ving Subjo<br>24-06-20  |                             |                |                      |                             |                        |                               |                      |        |
|  | SN         | Subject                               | I                 | No. of Post   | Time                        |                | SN                   | Subje                       | ct                     | No. o                         | f Post               | Time   |
|  | 1          | Marathi                               |                   | 03  | 10:00                       |                | 5                    | Hindi                       |                        | 0                             | 3                    | 12:00  |
|  | 2          | Philosophy                            |                   | 03  | AM                          | 6              | Home                 |                             | 0                      | 2                             | PM                   |        |
|  | 3          | Sanskrit                              |                   | 03  | 11:00                       |                |                      | Econo                       |                        |                               |                      | 01:00  |
|  | 4          | Economics                             |                   | 01  | AM                          |                | 7                    | Histor                      | /                      | 0                             | 3                    | PM     |
| For the following Subject, Sr. No. 08, the interview<br>will be held on 01-08-2025 (Friday) Venue : Principal's Offi   |            |                                       |                   |   |                             |                |                      |                             | /<br>Office            |                               |                      |        |
|  |            | ſ                                     | SN                | Subject   |                             | N              | lo. o                | f Post                      | Ti                     | me                            |                      |        |
|  |            | ſ                                     | 8                 | Political Sci   | ience                       |                | (                    | 2                           | 11:0                   | 00 AM                         |                      |        |
| Qualification and Remuneration: NET/SET/Ph.D. As per the norms laid dow<br>UGC/Govt. of Maharashtra/RTM Nagpur University, Nagpur. Interested candid<br>should appear for the interview along with application, 2 photographs, res<br>and original certificates with their two photocopies of documents. |            |                                       |                   |   |                             |                |                      |                             | ndidate                |                               |                      |        |
| 時日   | 5          |                                       |                   |   | lv. Raj<br>Secre<br>NS      | eta            | ary                  | eo                          | Dr.                    |                               | Lanje<br>cipal<br>MM | war    |

Under Section 13 (2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("Rules").

Whereas the undersigned being the Authorised Officer of Tata Capital Housing Finance Limited (TCHFL) under the Act and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Rules already issued detailed Demand Notices under Section 13(2) of the Act, calling upon the Borrower(s)/Co- Borrower(s)/Guarantor(s) (all singularly or together referred to "Obligors")/Legal Heir(s)/Legal Representative(s) listed hereunder, to pay the amounts mentioned in the respective Demand Notice/s, within 60 days from the date of the respective Notice/s, as per details given below. Copies of the said Notices are served by Registered Post A.D. and are available with the undersigned, and the said Obligor(s)/Legal Heir(s)/Legal Representative(s), may, if they so desire, collect the respective copy from the undersigned on any working day during normal office hours.

In connection with the above, Notice is hereby given, once again, to the said Obligor(s) /Legal Heir(s)/Legal Representative(s) to pay to TCHFL, within 60 days from the date of the respective Notice/s, the amounts indicated herein below against their respective names, together with further interest as detailed below from the respective dates mentioned below in below column till the date of payment and / or realisation, read with the loan agreement and other documents/writings, if any, executed by the said Obligor(s). As security for due repayment of the loan, the following Secured

| Maha | rashtra and KIN | a, Magpur Oniversity.  |               |   |
|------|-----------------|--|---------------|---|
|      | ication & Payme | 12 <sup>th</sup> Passed<br>ent: As per norms laid dow<br>A, Nagpur University. | 02<br>wn by U | To 5:00 pm<br>GC, Govt. of  |
| 10.  |                 | 12 <sup>th</sup> Science Passed  | 01            | Time- 2:00 pm   |
|      |                 |  |               | and a state of the second |

# OMKARA Omkara Assets Reconstruction Private Limited

Corporate Office: C/515, Kanakia Zillion, Junction of LBS Road and CST Road BKC Annexe, Near Equinox, Kurla (West), Mumbai – 400070. Tel.: 022-26544000/ 9773406175.

[Appendix - IV-A] [See proviso to rule 8 (6)] Sale notice for sale of immovable properties

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

Notice is hereby given to the public in general and in particular to the Borrower M/s Chetana Bahuuddeshiya Shikshan Sanstha and co-borrowers/guarantors 1. Mr. Madhav Vishnupant Pinjarkar 2. Mr. Ashish Diwakar Kachare. 3). Mr. Sunil Oundalikrao Chaudhary 4). Mr. Sheikh Gulam Haider Abdul Gaffar. 5). Mr. Atul Prahlad Wange. 6) Mr. Kunal Narendra Bisen. 7). Mr. Nikhil Hundraj Tarani. 8). Mr. Atul Narayansingh Gaur. 9). Mr. Dr. Ashwin Namdeorao Kalmegh. 10). Smt. Indutal Diwakarao Kachare. 11). Smt. Parmeshwari Hundraj Tarani, that the below described inmovable property mortgaged/charged to the Secured Creditor i.e. Omkara Assets Reconstruction Pvt Ltd. (OARPL) Further vide Registered Assignment Agreement dated 21.03.2022. Nagpur Nagarik Sahakari Bank Ltd (NNSBL) has absolutely assigned & transferred the financial asset/entire outstanding debt lying against the said borrowers & mortgager guarantor along with underlying securities and their all rights and powers in favour of OARPL acting in the capacity of Trustee of PS 47/2021-22 Trust related to the credit facility provided to Borrower/ Co- Borrowers (Guarantors. Further Authorised officer of Nagar Nagarik Sahakari Bank Ltd has taken physical possession of the secured asset on 27.12.2024 and handover to OARPL.

possession of the secured asset on 27.12.2024 and nandover to OARPL. Accordingly, OARPL has stepped into the shoes of Nagpur Nagarik Sahakari Bank Ltd (NNSBL), the original secured creditor and become is entitled to recover dues and enforce the securities. Property will be sold in exercise of rights and powers under the provisions of sections 13 (2) and (4) of SARFAESI Action "As is where is", "As is what is", and "Whatever there is" and without recourse basis on 18.07.2025 at 11.00AM (last date and time for submission of bids is 17.07.2025 by 6.00 PM), for recovery of Rs. 2,48,94,134/- (Rs. Two Crore Forty-Eight Lakhs and Ninety-Four Thousand One Hundred Thirty-Four Only) as on 31.05.2022 Plus Interest and Expenses.

The description of the Immovable Properties, reserve price and the earnest money deposit and known encumbrances (if any) are as under:

| DESCRIPTION OF THE P   | ROPERTY                 | Reserve Price     | EMD                           |
|--|-------------------------|-------------------|-------------------------------|
| Tenement No. 48/372 of Building 48/37<br>Hudco Scheme of N.I.T Hudco Ten<br>Layout/Prescient Nagpur/ Ward No. 5<br>Registration Sub-District Nagpur, adme<br>i.e. 137.25 Sq. Fts Boundaries: North<br>Tenament No. 48/371 East: Tenament<br>(Lease Hold Property for 30 Yrs) | Rs.<br>31,74,000/-      | Rs.<br>3,17,400/- |                               |
| Date of E-Auction  | 18.07.2025 at 11.00 A.M |                   |                               |
| Minimum Bid Increment Amount   | hirty Lakhs Only)       |                   |                               |
| Last date and time for submission<br>of bid letter of participation/KYC<br>Document/Proof of EMD:  |                         |                   |                               |
| Date of Inspection   | 00 pm to 04.00 p        | om                |                               |
| Known Liabilities To the best of our knowledge and information aver<br>record, there is no known encumbrance on any<br>However, the intending bidders should make the<br>independent inquiries regarding the encumbrance<br>the properties put on Auction.                   |                         |                   | any property,<br>ie their own |

This Publication is also a Thirty Days' notice to the borrowers/co-borrower under Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

For detailed terms and conditions of the sale please refer to the link provided in the secured creditor website i.e., http://omkaraarc.com/auction.php. and the contact details of authorized officer Pratiskana Patel (Contact No. 9773406175 and Sanket Dongre 7020954784 and Email-pratiskana.patel@omkararc.com Bidder may also visit the website http://www.bankeauction.com or contact service provider M/s. C1 India Pvt. Ltd. "Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankeauctions.com, Mr. Bhavik Pandya, Mobile:88666 82937 Email - Maharashtra@c1india.com. Intending bidders shall comply and give a declaration under section 29A of the Insolvency and Bankruptcy Code 2016. Sd/- Authorized Officer, Date: 18.06.2025 Omkara Assets Reconstruction Pvt Ltd. Place: Nagpur (Acting in its capacity as a Trustee of Omkara PS 47/2021-22 Trust)

be constrained to initiate appropriate proceedings under section 13(4) and section 14 of the SARFAESI Act against the mortgaged property mentioned hereinabove to realise the amount due to Northern Arc Capital Ltd. Further, you are prohibited under section 13(13) of the said act from transferring the said secured asset either by way of Sale/Lease or otherwise.

date of publication of this notice failing which the

|                                  | Sd/-                         |
|----------------------------------|------------------------------|
| ated: 18 <sup>th</sup> June 2025 | Authorised Officer           |
| lace: Pune                       | NORTHERN ARC CAPITAL LIMITED |

#### Repco **Repco Home Finance Limited** NAGPUR BRANCH: Block No.2, Mazanine Floor/Lobby Floor, sides IDBI Bank, Mangalwari Complex, Sadar, Nagpur-440001 **E - AUCTION SALE NOTICE** f Immovable Properties Mortgaged to Repco Home Finance Ltd. Under Securitisation Reconstruction of Financial Assets And Enforcement of Security Interest Act 2002 Sale of Immovable Pro eas the following Bor owers and Co-Borrowers have borrowed monies from Repco Home Finar .imited, Nagpur Branch and the details of the liability is furnished hereunder. Whereas the Compar has issued Notice under SARFAESI ACT and the Authorised Officer has taken Possession of the ortgaged properties and issued a Notice on the dates mentioned below and the Company now ha ecided to sell the properties under Section 8 and 9 of the Security Interest (Enforcement) Rules 2002, i "As is where is condition" and "As is what is condition" DATE AND TIME OF E - AUCTION: 15.07.2025, 11.00 a.m – 12.00 Noon (with unlimited auto extension of 5 minutes) Last Date & Time for submitting E-Tenders : 14.07.2025, 4.00 p.m. S No 1: Borrower: Mr Ashish Meshram, S/o Mr Kiran Meshram, Co-Borrower: 1 Mrs Meera k Meshram, W/o.Mr.Kiran N Meshram, 2.Mrs.Revati Meshram, W/o.Mr.Ashish Meshram and

Meshram, W/o.Mr.Kiran N Meshram, 2.Mrs.Revati Meshram, W/o.Mr.Ashish Meshram and Guarantor: Mr.Ravi Vijay Pillay, Sio.Mr.Vijay Pillay, Demand Notice Date: 20.01.2020; Amount claimed as per Demand Notice Account Nos. 1691870000581 & 1691880000633 being ₹ 25,86,041/- & ₹ 3,92,966/- respectively as on 22.11.2019 together with further interest, costs and expenses; Possession Taken Date: 20.12.2022; Present Outstanding Amount: ₹ 50,36,951/- & ₹ 2,93,967/- respectively as on 04.06.2025.

DESCRIPTION OF PROPERTY: All that piece and parcel of land measuring 139.29 sq.mtrs. (1500 sq.ft.) together with Residential House bearing Gram Panchayat House No.2/21 measuring about 56 120 sq.mtrs. situated within the limits of Gaothan – Bhilgaon, P.H.No.15, Mouza – Bhilgaon, Gram Panchayat – Bhilgaon, Tahsil – Kamptee and District Nagpur is bounded as under (as per Sale Deed dated 22.04.2014): East : House No.22, West : House No.20, North : 25 feet Road, South : House No.41.

#### RESERVE PRICE ₹ 35,10,000/- EVID(10% of ₹ 3,51,000/- Minimum Bid Reserve Price) ₹ 3,51,000/- Increment Amount) ₹ 15,000/-

S.No.2: Borrower: Mrs.Minakshi Eknath Zade, W/o.Mr.Eknath Zade and Co-Borrower: Mr.Eknath Zade, S/o.Mr.Nevaje Zade; Demand Notice Date: 20.12.2024; Amount claimed as per Demand Notice Account No. 1691860001516 being ₹ 28,41,309/- as on 04.12.2024 together with further interest, costs and expenses; Possession Taken Date: 19.05.2025; Present Outstanding Amount: ₹ 30,35,974/- as on 05.06.2025.

DESCRIPTION OF PROPERTY: All that piece and parcel of land bearing Plot No.41 half portion towards Southern side admeasuring 69.67 sq.mts. in the layout of Janta Co-operative Housing Society Ltd. out of Kh. No.79/1 of Mouza Dighori, P.H. No.34, CTS No.223, Corporation House No.3305/41, Ward No.20 within the limits of Nagpur Municipal Corporation, Tah. & Dist. Nagpur is bounded as follows; East : Plot No.27, West : Road, North : Remaining portion of Plot No.41, South : PlotNo.42.

#### RESERVE PRICE ₹ 36,00,000/- EMID(10% of ₹ 3,60,000/- Minimum Bid Increment Amount ₹ 25,000/

S.No.3: Borrower: Mr.Ritesh P Ankar, S/o.Mr.Purushottam Ankar, Co-Borrowers: 1.Mrs.Vaishli N Bilse, W/o.Mr.Nilesh R Bilse, 2.Mrs.Shubhangi R Ankar, W/o.Mr.Ritesh P Ankar, 3.Mr.Nilesh R Bilse, S/o.Mr.Radhesham Bilse and Guarantor: Mr.Dinesh Ramaji Tingre, S/o.Mr.Ramaji Sankhari Tingre; Demand Notice Date: 12.12.2024; Amount claimed as per Demand Notice Account Nos. 1691811000630 & 1691820000631 being ₹.2,87.904/- & ₹.4,31,050/- respectively as on 05.12.2024 together with further interest, costs and expenses; Possession Taken Date: 19.05.2025; Present Outstanding Amount ₹.3,12,586/- & ₹.4,46.258/- respectively as on 05.06.2025.

DESCRIPTION OF PROPERTY: All that piece and parcel of land bearing Plot No.103-A admeasuring 74.32 sq.mtrs. in the sanctioned layout of Ashtavinayak Developers out of Kh.No.139, Mouza Wanadongari, P.H.No.46, House No.12196, Ward No.2 within the limits of Gram Panchayat, Wanadongari, Tah. Hingna & Dist. Nagpur is bounded as follows; East : Road, West : Plot No.102, North : Road, South : Plot No.101.

#### RESERVE PRICE ₹ 13,50,000/- EMD(10% of ₹ 1,35,000/- Minimum Bid Reserve Price) ₹ 13,50,000/- EMD(10% of ₹ 1,35,000/- Increment Amount) ₹ 10,000/-

For E-Auction procedure, please contact M/s.4Closure, Mr.M.Dinesh-81420 00735, 81420 00061. For inspection of the properties the intending bidders may contact the Branch Head, Repco Home Finance Limited, Nagpur Branch, on all working days between 10 a.m & 5 p.m. Contact No.0712 2540135 & 93700 70721 Date: 06.06.2025 / 09.06.2025 Authorised Officer, Repco Home Finance Limited

| ,  |   |   |
|--|---|---|
| Name of the Borrower(s)/<br>Mortgagor(s)/Guarantor(s)  | Description of Immovable Property/(ies)   |   |
| 1.M/s. Manas Trade Corporation<br>(Partnership Firm)<br>Through Its Partners.<br>i. Mr. Aniket Omprakash Bhutada<br>ii. Mr. Pankaj Omprakash Bhutada<br>Borrower<br>2. Mr. Aniket Omprakash Bhutada<br>Guarantor & Mortgager<br>3. Mr. Pankaj Omprakash Bhutada<br>Guarantor<br>Nagpur Region Recovery<br>Department<br>Loan Account No. 169/CCR/3 | about 108.97 Sq. Mitrs. (<br>area on the first Floor of<br>as Darpan Apartments co<br>226/A and 226/B totally.<br>1003.352 Sq. Mitrs (108<br>admeasuring about 501.<br>226/B admeasuring about<br>in Central Road Scheme<br>bearing City Survey No 1<br>Nagpur bearing Municipa<br>23, situated at Lakadgan<br>along with the 5.221 % u<br>and above said plot of lai<br><b>East:</b> Road, <b>West:</b> NIT Flot | 00 Sq. Feet) (Plot No 226/A<br>676 Sq. Mtrs and Plot no<br>it 501.676 Sq. Mtrs) situated<br>III Lakadganj Layout Nagpur<br>O2, Sheet No 185 of Mauza<br>al House No 222/9, Ward No<br>j Nagpur Tah. & Dist Nagpur<br>individed Share in the plot<br>nd is <b>bounded as under</b> :<br>lot No. 208, <b>North:</b> NIT Plot<br>No 227. |
| Place of Auction: Regional Reco<br>TJSB Sahakari Bank Ltd., Shree<br>to Shree Vardhan Complex, War<br>Nagpur-440010. Ph.: 0712-245   | Radhe Main, Adjacent<br>dha Road, Ramdaspeth  | Reserve Price:<br>Rs. 50,21,000.00<br>EMD Amount:<br>Rs. 5,02,100.00  |
| Date and time of Inspection of   | Property  | 04.07.2025 between  |

# Date & Time of Auction

Terms & Conditions:-

 The offer to be submitted in a sealed envelope super scribed, "Offer for purchase of Immovable property of i.e., Residential Apartment No. 102, 1st Floor, Darpan Apartment Lakadgani Layout Nagpur, and bring/send the said offer sealed cover envelope at the above-mentioned auction venue on or before 08/07/2025 before 05:00 PM by the prospective bidder & EMD amount to be transferred by way of RTGS/NEFT to Account No. 001995200000005, IFSC Code TJSB000001 in favour of TJSB Sahakari Bank Ltd., Thane on or before 08/07/2025 before 5:00 PM.

Contractive and a second second

The undersigned reserves his right to accept or reject any offer and/modified to cancel and/o
postpone the Auction.

A. The Undersigned hereby informs to the Borrower/ Mortgagor/s, and/or legal heirs, Legal representative(s) (whether known or unknown), executor(s), administrator(s), successor(s) and assign(s) of the respective borrower(s)/ Mortgagor(s) (since deceased) or absconding, as the case may be, to pay entire dues within 15 days from the date of the notice; otherwise Authorized officer shall proceed to sell the secured asset mentioned herein above in accordance with the Rule 8(5) of Security Interest (Enforcement) Rules, 2002.

5. All or any such person(s) having any share, right, title, benefit, interest, claim, or demand in respect of the said property or to any part thereof by way of sale, allotment, exchange, mortgage, let, sub-let, lease, lien, charge, maintenance, license, gift, inheritance, share, possession, assignment or encumbrance of whatsoever nature or otherwise are requested to intimate to the undersigned in writing at the address mentioned below of any such claim accompanied with all necessary and supporting documents within 7 days from the date of publication hereof, failing which transaction shall be completed without reference to such claim, and any such person shall be deemed to have waived of his rights and the same shall not be binding on TJSB Sahakari Bank Ltd.

6. Tender forms along with the terms and conditions sheet will be separately available with office of Authorized Officer at the cost of Rs. 100/- Plus Rs. 18/- GST Total Rs. 118/- (Contact No. 982317 2 951/8422852148/9028353449).

The Auction will be finalized by the bank only. The bank does not authorize any other person or agency for the said auction.

This Publication is also 15 days' notice to the Borrower/Mortgagor/Guarantors of the above said loan accounts.

|                   | Sd/- Authorised Officer                    |
|-------------------|--|
| Date : 18/06/2025 | Under SARFAESI Act, 2002                   |
| Place : Nagpur    | For & on Behalf of TJSB Sahakari Bank Ltd. |

Obligor(s). As security for due repayment of the loan, the following Secured Asset(s) have been mortgaged to TCHFL by the said Obligor(s) respectively.

| eep eeu ee,   |   |   |   |  |  |  |  |
|---|---|---|---|--|--|--|--|
| Loan Account<br>Nos.  | Name of Obligor(s)/<br>Legal Heir(s)/Legal<br>Representative(s) | Total Outstanding<br>Dues (Rs.) as on<br>below date*  | Date of<br>Demand<br>Notice &<br>NPA Date                           |  |  |  |  |
| TCHHF027500<br>0100089250 &<br>TCHHF027500<br>0100089237 &<br>TCHHF027500<br>0100085616 | KRISHNARAO<br>MALKAR (Borrower)                                 | As on<br>09-06-2025 an<br>amount of<br>Rs.26,06,712/-<br>(Rupees Twenty<br>Six Lakh Six<br>Thousand<br>Seven<br>Hundred and<br>Twelve Only) | Date of<br>Demand<br>Notice<br>09-06-2025<br>NPA Date<br>07-06-2025 |  |  |  |  |

Description of the Secured Assets/Immovable Properties/ Mortgaged Properties: Schedule – A All that piece and parcel of Plot admeasuring 48.00 Sq. Mtr. With constructed thereon, House No. 1143, Ward No. 44 (old) & 113 (New), of Mouza Nagpur, C. S. No. 278, Sheet No. 132, Jaganath Budhawari Road, Tah & Dist. Nagpur.

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09.07.2025 at 11.00 A.M.

| CHHL027500<br>0100180803 &<br>FCHIN027500<br>0100181710 | DILIP DUMARE<br>(Borrower) &              | As on<br>10-06-2025 an<br>amount of<br>Rs.6,73,297/-<br>(Rupees Six<br>Lakh Seventy<br>Three Thousand<br>Two Hundred and<br>Ninety Seven<br>Only) | Date of<br>Demand<br>Notice 10-<br>06-2025 |
|---|---|---|--|
|   | MANJUSHA DILIP<br>DUMARE<br>(Co-Borrower) |   | NPA Date<br>03-06-2025                     |

Description of the Secured Assets/Immovable Properties/ Mortgaged Properties: All that piece and parcel of Eastern Portion of Plot No. 149, admeasuring 83.612 Sq. Mtrs. (i.e. 900.00 Sq. Fts.) being a portion of entire land bearing Kh. No. 59, 60, 61/1 of Mouza Wathoda, Mouza No. 385, Ward No. 21, P. H. No. 34, situated in the layout of Shree Sai Sevashram Sahakari Gruh Nirman Sanstha Limited Nagpur within the limits of Nagpur Municipal Corporation, Nagpur and Nagpur Improvement Trust, Nagpur in Tahsil and District Nagpur.

| 9474074 &<br>10657555 | MR. PAWAN<br>DEEPCHAND VYAS<br>(Borrower) & MRS.<br>VIMAL DIPCHAND<br>VYAS (Co-Borrower) | As on<br>09-06-2025 an<br>amount of<br>Rs.11,98,638/-                                       | Date of<br>Demand<br>Notice<br>10-06-2025 |
|-----------------------|--|---|---|
|                       |  | (Rupees Eleven<br>Lakh Ninety<br>Eight Thousand<br>Six Hundred<br>and Thirty Eight<br>Only) | NPA Date<br>03-06-2025                    |

Description of the Secured Assets/Immovable Properties/ Mortgaged Properties: Schedule – A All that piece and parcel of the property bearing R.C.C. Superstructure, comprising of Row House No. "B" having built up area 753.20 Sq. Ft. (i.e. 70 Sq. Mtr.) having plot area 70 Sq. Mtr. Being constructed on the aforesaid Plot No. 83-B total admeasuring 2075.50 Sq. Ft. (192.80 Sq. Mtrs.) out of field survey No. 193/1, known as "The Best Residency", situated at Mouje – Rahatgaon, Pragane – Nandgaon Peth Tq. & Dist. Amravati, within the limits of Amravati Municipal Corporation, Amravati, as per plan sanctioned by Asst. Director Town Planning, Amravati Municipal Corporation, vide sanction Building permit and commencement certificate No. 0200 Dt. 13.05.2015.

\*with further interest, additional Interest at the rate as more particularly stated in respective Demand Notices, incidental expenses, costs, charges etc incurred till the date of payment and/or realization. If the said Obligor(s) shall fail to make payment to TCHFL as aforesaid, then TCHFL shall proceed against the above Secured Asset(s)/Immovable Property (ies) under Section 13(4) of the said Act and the applicable Rules entirely at the risk of the said Obligor(s)/Legal Heir(s)/Legal Representative(s) as to the costs and consequences.

The said Obligor(s)/Legal Heir(s)/Legal Representative(s) are prohibited under the said Act to transfer the aforesaid Secured Asset(s)/Immovable Property(ies), whether by way of sale, lease or otherwise without the prior written consent of TCHFL. Any person who contravenes or abets contravention of the provisions of the Act or Rules made thereunder shall be lickle for instrument of Act or Rules and the act of the A

| be hable for imprisorment a | ind/or penalty as provided direct the ret. |
|-----------------------------|--|
| Place: Nagpur, Amravati     | Sd/- Authorised Officer                    |
| Date: 18.06.2025            | For Tata Capital Housing Finance Limited   |

NAGPUR