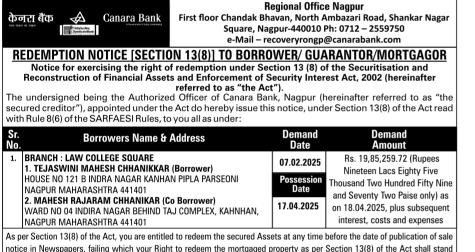
THE INDIAN EXPRESS. FRIDAY, APRIL 25, 2025

| PHYSICAL POSSESSION NOTICE  |  | 📭 संज्ञात तौष   | and and Circle   | SASTRA Ce   | entre:PNB              | House,Kingsway  |
|---|--|---|--|---|------------------------|---|
| Registered Office:         ICICI Bank Towers, Bandra-Kurla Complex, Bandra (East),<br>Mumbai-400051.           Corporate Office:         ICICI HFC Tower, Andheri Kurla Road, J.B. Nagar, Andheri (E), Mumbai – 400 059.  | Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R. G. Gadkari Chowk,  | punjabna  | ยุฮเต อี้สุภ <sup>Circle</sup><br>Nagpu<br>tionol bonk <sup>Email</sup>  | r–440001 Pł<br>: cs6795@pi                                    | h.: 0712-6<br>nb.co.in | 8 House,Kingsway<br>603753, 6630484                   |
| Branch Office:1st floor, Office no. 101, Shreelaxmi Chambers, Behind CDCC Bank, Chandrapur – 442401         Whereas         The undersigned being the Authorized Officer of ICICI Home Finance Company Limited under the Securitisation, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) rules 2002, issued demand notices upon the borrowers mentioned below, to repay the amount mentioned in the notice within 60 days from the dote of receipt of the said notice.         As the borrower failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/ her under Section 13 (4) of the said Act read with Rule 8 of the said rules on the below-mentioned dates. The borrower 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 ICICI Home Finance Company Limited.         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.         Sr.       Name of the Borrower's Loan         No.       Account Number's         Date of Possession       Date of Demand Notice (Rs) Branch         No (Borrower), Puja Satish Dhok (Co-Borrower), Not 4 House No 312 Hinganghat X No 861       No. 50.2021         No (Account Number's       Shastri Ward Near Hanuman Mandir Hinganghat Sr No 861       Rs. 1610891/-         Nok | Dadar West, Mumbai – 400028. Contact No-9773406175.<br>[Appendix - IV-A] [See proviso to rule 8 (6) read with 9(1) for<br>Immovable property and proviso to rule 6 (2)]<br>E-Auction Sale Notice for Sale of Immovable / Movable Assets under the<br>Securitisation and Reconstruction of Financial Assets and Enforcement of<br>Security Interest Act, 2002 read with proviso to Rule 8 (6) read with 9(1) of the<br>Security Interest Act, 2002 read with proviso to Rule 8 (6) read with 9(1) of the<br>Security Interest (Enforcement) Rules, 2002<br>1.Notice is hereby given to the public in general and in particular to the Borrower M/s Star<br>Ginning Factory through its Proprietor Mr. Mirza Nadim Beg, Mirza Nabi Beg, Mohd.<br>Razique Mohd Ishque and Mirza Wasim Beg Mirza Nabi Beg that the below described<br>immovable and movable property mortgaged/charged along with movables which is<br>hypothecated to the Secured Creditor, the Physical possession of which has been taken<br>dated 06.08.2024 and 07.08.2024 by the Authorized Officer of Omkara Assets<br>Reconstruction Private Limited Secured Creditor, will be sold on "As is where is", "As is<br>what is", and "Whatever there is" and without recourse basis on 15.05.2025 at 1.00 am<br>(last date and time for submission of bids is 14.05.2025 by 6.00 PM), for recovery of<br>Rs.1,54,72,683/- (Ruppees One Core Fifty-Four Lacs Seventy Two Thousand Six | DEMAND NOTICE TO BORROWER/GUARANTOR U/S 13(2)<br>OF SARFAESI ACT, 2002<br>A notice is hereby given that the following Borrower/s 1) Mr. Imranoddin A. Khatib S/o<br>Azharoddin A Khatib (Borrower/ Mortgagor), 2) Mrs.Taskeen Imranoddin Khatib<br>(Co-Borrower/Mortgagor) and 3) Mr.Aneeque Ahmad S/o.Qahar Mohd.Yusuf Abdul<br>(Guarantor) have defaulted in the repayment of principal and interest of the loans facility<br>obtained by them from the Bank and the loans have been classified as Non-Performing Assets<br>(NPA). The notices were issued to them under Section 13(2) of Securitization and Re-<br>construction of Financial Assets and Enforcement of Security Interest Act 2002 on their last<br>known addresses, but they have been returned unserved and as such they are hereby informed<br>by way of this public notice. |  |   |                        |   |
| Plot No 5, West: Plot No 3. <b>Date of Possession : 22-Apr-25</b><br>The above-mentioned borrowers(s)/ guarantors(s) are hereby given a 30 day notice to repay the amount, else the   | Hundred Eighty Three Only) as on 26.09.2022 plus Interest and Other Expenses.<br>The M/s Omkara Assets Reconstruction Private Limited Secured Creditor from above  | Name of the Borrower  | Details of Properties/Address of<br>Secured Assets to be Enforced  | Date of<br>NPA  | Date of<br>notice      | Amount Outstanding<br>(As on the date<br>of Notice)   |
| mortgaged properties will be sold on the expiry of 30 days from the date of publication of this Notice, as per the<br>provisions under the Rules 8 and 9 of Security Interest (Enforcement) Rules 2002.<br>Date :25.04.2025   Place : HINGHANGHAT Authorised Officer, ICICI Home Finance Company Limited  | mentioned borrower and co-borrower.<br>The Omkara Assets Reconstruction Pvt Itd (acting in its capacity as Trustee of Omkara PS<br>36/2021-22 Trust) has acquired entire outstanding debts lying against above said<br>borrower/guarantors vide AssignmentAgreement dated 28.09.2021 along with underlying<br>security from The Akola Urban Co-Op Bank Ltd.  | 1. Mr. Imranoddin A. Khatib<br>S/o Azharoddin A Khatib<br>(Borrower / Mortgagor)<br>2. Mrs. Taskeen Imranoddin  | All that piece and parcel of<br>property i.e. Residential House<br>bearing No.20 (Part i.e. North-<br>South Partition of Western<br>side/portion) area   | 03/02/2025 2  | 20/02/2025             | Rs.<br>31,85,255.72<br>as on<br>Dt.31/01/2025<br>plus |
| Zonal Office Nagpur Palm Road Civil Lines Nagpur  | The description of the Immovable & Movable Properties, reserve price and the earnest money deposit and known encumbrances (if any) are as under:   | Khatib  | admeasuring 1500 Sq.Ft.,<br>Survey No.19, Ahabab Colony,   |   |                        | Interest<br>&   |
| इंडियन बैंक 🦾 Indian Bank 440001 Phone:-0712- 2500030,  | DESCRIPTION OF THE PROPERTY Reserve Price EMD  | (Co-Borrower / Mortgagor)   | Behind Durga Swamill, Near   |   |                        | other Charges   |
| Content       E-Mail:zonagpur@indianbank.co.in         APPENDIX – IV Rule-8(1)       POSSESSION NOTICE (for immovable property)         Whereas, The undersigned being the authorised officer of the Indian Bank under the Securitization 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 8 & 9 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/guarantors having failed to repay the amount, notice is hereby given to the borrower/ mortgager/guarantors having failed to repay the amount, notice is hereby given to the obrower/ mortgager/guarantors having failed to repay the amount, notice is hereby given to the obrower/ mortgager/guarantors having failed to repay the amount, notice is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Indian Bank for an amount and interest thereon.         Sr.       Name of Borrower's Description of the property Demand Notice Dato / Borsosion       Demand Notice Dato / Borsosion         Not.       Attemption of the property       Demand Notice Dato / Borsosion       Date of Possession  | Open plot of 26, admeasuring 101.20 Sq. Mtr i.e. 1089 Sq.,<br>Ft crave out of field Survey No. 310/1, Mouje Barshitakii-2,<br>Tq. Barshitakii, Dist Akola. Bounded as-East- As per map<br>plot No. 27, West- As per map plot No. 25, North- As per<br>map plot No. 29, South- 20 Ftwide Road as per Map         Rs.         6,00,000/-         60,000/-           Date of E- Auction         15.05.2025 at 11.00 A.M to 1.00 P.M         60,000/-         Minimum Bid Increment Amount<br>Minimum Bid Increment Amount<br>Ast date and time for submission<br>of bid letter of participation/KYC<br>Document/Proof of EMD:         14.05.2025 bt 6:00 pm         04.00 pm           More of Inspection         05.05.2025 between 01.00 pm to 04.00 pm         Not Known           This Publication is also a Fifteen Days' notice to the borrowers/co-borrower under Rule<br>8(6) read with 9(1) of the Security Interest (Enforcement) Rules, 2002.         For detailed terms and conditions of the sale please refer to the link provided in<br>secured creditor website i.e., http://omkaraarc.com/auction.php. and the contact   | Add.: House No 20A Ahabab<br>Colony, Behind Durga<br>Swamill, Near Perfect<br>Dharam Kata, Walgaon Road,<br>Mouza Tarkheda<br>Dist.Amravati -444606<br>Add: Yasmeen Nagar<br>Opposite Hayat ul Islam<br>Masjid, Walgaon Road<br>Amravati-444601<br>3. Mr.Aneeque Ahmad<br>S/o. Qahar Mohd. Yusuf Abdul<br>(Guarantor)<br>Add: Gulistanagar<br>Walgaon Road<br>Amravati-444601   | Perfect Dharam Kanta,<br>Walgaon Road, Mouza<br>Tarkheda, Tehsil * Distt.<br>Amravati.<br>Boundaries:East-Remaining<br>portion of Plot No.20, West-Plot<br>No.21, North-Road, South-<br>ServiceLane<br>Owner : Mr. Imranoddin<br>Azharoddin Khatib &<br>Mrs.Taskeen Imranoddin<br>Khatib |   |                        | w.e.f.<br>01/02/2025                                  |
| 1.       1. Mrs. Rajani Raju Tetu<br>(Borrower)       All the piece and parcel to Residential Flat within<br>(Borrower)       Demand Date : 13.01.2025<br>Rs.1833115.00/- (Rupees)       22.04.2025         2. Mr. Yogesh Manikrao<br>Meshram (Guarantor)<br>Shyam Chowk, Amravati<br>branch       All the piece and parcel to Residential Flat within<br>the Registration District of Amravati at Flat no.       Demand Date : 13.01.2025<br>Rs.1833115.00/- (Rupees)       22.04.2025         Meshram (Guarantor)<br>Shyam Chowk, Amravati<br>branch       Mouje – Peth Amravati, Amravati – 444605,<br>build up area admeasuring 58.55 sqmt.<br>Boundaries. East - Road, West – Flat no. 612,<br>North – Flat no. 609, South – Flat no. 613.       Demand Date : 13.01.2025<br>Rs.1833115.00/- (Rupees)       22.04.2025         Date: 22.04.2025       Xorth – Flat no. 609, South – Flat no. 613.       Authorised Officer,<br>Indian Bank   | details of authorised officer Pratiksha Patel (Contact No. 9773406175 and Rajendra<br>Dewarde – 9324546651 and Email- pratiksha.patel@omkararc.com Bidder may also<br>visit the website http://www.bankeauction.com or contact service provider M/s. C1<br>India Pvt. Ltd", Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID:<br>support@bankeauctions.com, Mr. Bhavik Pandya, Mobile: 88666 82937 E mail<br>-Maharashtra@c1india.com. Intending bidders shall comply and give declaration<br>under section 29A of insolvency and bankruptcy code 2016.<br>Sd/- Authorized Officer.   |   |  | tion of this notice,<br>this notice under<br>ncial Assets and |                        |   |
|   | Date: 25.04.2025 Omkara Assets Reconstruction Pvt Ltd.<br>Place: Akola (Acting in its capacity as a Trustee of Omkara PS 36/2021-22 Trust)   | Nagpur<br>Date:25/04/2025   | Seal   |   |                        | uthorised officer<br>njab National Bank               |

ola

proviso to Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

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notice in Newspapers, failing which your Right to redeem the mortgaged property as per Section 13(8) of the Act shall stand extinguished. This is without prejudice to any other rights available to the secured creditor under the subject Act/ or any other lav in force. AUTHORISED OFFICER

| Place : Nagpur<br>Date:- 19/04/2025 | AUTHORISED OFFIC<br>CANARA BANK |
|-------------------------------------|---------------------------------|
|                                     |                                 |

# सेन्ट्रल बैंक ऑफ इंडिया 🜑 **Central Bank Of India**

REGIONAL OFFICE NAGPUR 2nd Floor, Oriental Building, LIC Square, Kamptee Road, Nagpur - 440 001. Phone- 0712 - 2532824/2527678 Fax- 0712 2528915

# APPENDIX IV - POSSESSION NOTICE (For Immovable Property)

Whereas, The undersigned being the Authorised Officer of Central Bank of India under the Securitization and Reconstructio of Financial Assets and Enforcement of Security Interest Act 2002 (54 of 2002) and in exercise of powers conferred unde section 13(2) And 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/Guarantor to repay the amount mentioned in the Notice being an nterest thereon and other charges within 60 days from-the date of receipt of the said Notice.

be referred herein after as Cholamandalam investment and Finance Company Limited. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis through E-Auction. It is hereby informed to General public that we are going to conduct public E-Auction through website www.auctionfocus.in/chola-lap E-Auction Date and Time Account No. and Name of Borrower, Co- Borrower Descriptions of the **Reserve Price**, Date & Mortgagors **EMD Submission Last Date** property/Properties Earnest Money Amount as per Deposit LAN : HE01AVI0000039038 Demand Notice Plot No.11, Admeasuring- 854 Sq. 1. Metro Motors, Plot No.11, Metro Motors, Near U/s 13(2) Mrs. & Plot No.12, Admeasuring-716.25 Sq. Mrs., Total Both Plots Admeasuring-1570.25 Sq. Mtrs.(I.E.16902.16 Sq. Feets.) & **Bid Increment** Radha Swami Satsang, Walgaon, Amravati Amount (In Rs.) Maharashtra-444601. 2. Maniu Ashok Chandwani, 3 Kajal Sanjay Chandwani, 4. Mukesh Ashok 14-05-2025 at 11:00 am Chandwani, 5. Ashokkumar Kripaldas Chandwani, Commercial Construction Thereon to 1:00 PM (with unlim-Bearing Survey No. 90/1 & 90/2, Gut No.255 of Mouza- Revsa, Pragane-6. Sanjay Ashok Kumar Chandwani, 7. Yashika ited extension of 3 min 06/09/2024. Mukesh Chandwani:- All are at Galli No.1, Krishna Rs.2,25,00,000 / Nagar, Shivaji Nagar, Amravati, Maharashtra- 444603 Also at: Plot No.11, Metro Motors, Near Radha Swam Nandgaon Peth, Situated at Within The Limits of Grampanchayat Rs. 13-05-2025 (Up to 5.30 Rs. 22.50.000/-2,44,62,758/-Satsang, Walgaon, Amravati, Maharashtra-444601. 8. Revsa, Tah. & Dist. Amravati And The Property Bounded As :- On the East : Other, Land On the West : Plot No.10 & 13, On the North : Layout Road, On the South : as on Rs. 1.00.000/-Vijay Provisions:- 1, Sindhi Chowk, Vilas Nagar Road, Amravati, Maharashtra-444603, Also at: Plot 03/09/2024 As per appointment No.11, Metro Motors, Near Radha Swami Satsang, Walgaon, Amravati, Maharashtra-444601, 9. Ashokkumar Kripaldas Chandwani:- 1, Sindhi Chowl Amravati-Walgaon Road Vilas Nagar Road, Amravati, Maharashtra-444603, ENCUMBRANCES/LIABILITIES KNOWN TO CIFCL: NOT KNOWN

All Interested participants/bidders are requested to visit the website www.auctionfocus.in/chola-lap & www.cholamandalam.com/news/auction-notices. For details and support, prospective bidders may contact - Mr. Muhammed Rahees - 8124000030 / 6374845616, Email id: CholaAuctionLAP@chola.muru-gappa.com. For eAuction training alone, contact M/s. Auction Focus; Prachi Trivedi - 9016641848.

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with

Notice is hereby given to the public in general and in particular to the Borrower / Co-Borrower/ Mortgagor (s) that the below described immovable properties mortgaged to the Secured Creditor, the Symbolic Possession of which has been taken by the Authorised Officer of Cholamandalam investment and Finance Company Limited the same shall

CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED

<u>Corporate Office:</u> "CHOLA CREST", C 54 & 55, Super B-4, Thiru Vi Ka Industrial Estate, Guindy, Chennai-600032. <u>Branch Office:-</u> : : Cholamandalam Investment and Finance Company Limited, ADDRESS: Plot No.12, 3rd Floor, L&T

Building, Opposite to Wockhardt Hospital, Beside Karan Kothari Jwellers, Shankar Nagar, Nagpur-440010

Contact No: Mr. Ajaykumar Ramapati Tiwari , Mob.No. 9765416141

ons please visit www.auctionfocus.in/chola-lap & www.cholamandalam.com/news/auction-notices to take part in e-auction 2. For further details on terms and condition THIS IS ALSO A STATUTORY 15 DAYS SALE NOTICE UNDER RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES,2002 Date: 25-04-2025, Place: Nagpur Sd/- Authorized Officer, Cholamandalam Investment and Finance Company Limited.

Fhe Borrower/Guarantor having failed to repay the amount, notice is hereby given to the Borrower/Guarantor and the publi in general that the undersigned has taken Physical Possession of the property described herein below in exercise of powe conferred on him under section 13(4) of the said Act read with Rule 8 of the said rules

The Borrower/Guarantor in particular and the public in general is hereby cautioned not to deal with the property and an dealings with the property/ies will be subject to charge of the Central Bank of India, for the amount mentioned below an Interest thereon and charges/cost etc.

Your attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the

| Sr.<br>No. | Name of<br>Borrower &<br>Branch  | Description of immovable propertis  | Date of<br>Demand<br>Notice | Amount of<br>Demand Notice  | Date and<br>type of<br>possession    |  |  |  |
|------------|--|---|-----------------------------|---|--------------------------------------|--|--|--|
| 1.         | Dharmendra<br>Jaikram Singh<br>Alias<br>Dharmendra<br>Jaikaran Singh<br>Branch Name :<br>MIDC Butibori | All that piece and parcel of land bearing plot no.8<br>admeasuring area 155.50 Sq. Mtrs.(1695 Sq. Ft.), bearing<br>Kh. No.14, Situated at Mouza – Sukal (Beldar), Tahsil<br>Hingna, District. Nagpur. BOUNDARIES : NORTH:- Plot<br>No.11, SOUTH:-Road, EAST:- Plot No.7, WEST:-Road<br>All THAT R.C.C. Superstructure bearing Shop(Unit)<br>bearing No.2 having built up area 11.59 Sq. Mtrs., on the<br>Ground Floor in the building named and styled as "SAI–<br>I" constructed on the plot of land bearing No.08,<br>admeasuring 155.50 Sq. Mtrs. In the layout of M/S.<br>Ankur Housing Agency, situated at gram Panchayat<br>Takalghat, Tahsil Hingna, District- Nagpur undivided<br>share 5.85 % in the plot of land. |                             | Rs. 2,51,786 (Two<br>Lakh Fifty One<br>Thousand Seven<br>Hundred Eighty Six<br>Only) (which<br>represents the principal<br>plus interest due on the<br>01/07/2024), plus<br>interest and other<br>charges from<br>02/07/2024. | 24.04.2025<br>Physical<br>Possession |  |  |  |
|            | PLACE : NAGPUR (Authorized Officer)<br>DATE : 24/04/2025 Central bank of India                         |   |                             |   |                                      |  |  |  |

### **PIRAMAL CAPITAL & HOUSING FINANCE LTD.**

Pirama Finance Person: 1. Amol Gole- 9850445889, 2. Dilip Ranmale- 9607570841, 3. Rohan Savant - 9833143013 <u>E-Auction Sale Notice - Fresh Sale</u>

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Piramal Capital & Housing Finance Limited under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the recovery of amount due from borrower/s, offers are invited by the undersigned for purchase of immovable property, as described hereunder, which is in the possession, on 'As Is Where Is Basis', 'As Is What Is Basis' and 'Whatever Is There Is Basis', Particulars of which are given below:

| Loan Code/ Branch/<br>Borrower(s)/ Co-<br>Borrower(s)/<br>Guarantor(s)   | Demand<br>Notice Date<br>and Amount  | Property<br>Address _final   | Reserve<br>Price  | Earnest Money<br>Deposit (EMD)<br>(10% of RP)                            | Outstanding<br>Amount<br>(17-04-2025)   |
|--|--|--|---|--|---|
| Loan Code No.:<br>01700003519, Akola<br>(Branch), Gajanan Nathuji<br>Shelekar (Borrower),<br>Meenakshi Gajanan<br>Shelekar (Co Borrower 1)               | Dt: 22-11-2021,<br>Rs. 6,88,492/-,<br>(Rs. Six lakh<br>Eighty Eight<br>Thousand Four<br>Hundred Ninety<br>Two Only)  | All The piece and Parcel of the Property<br>having an extent :- Plot No12, Nr Sbi ,<br>Jamner Road Dhamangaon Bade, Motala<br>Buldhana Buldhana Maharashtra :-<br>443104 Boundaries As :- North : Other<br>Iayout South : Plot no 11 East : Road<br>West :Plot no 1  | Rs.<br>18,30,000/-,<br>(Rs. Eighteen<br>lakh Thirty<br>Thousand<br>Only)  | Rs.<br>1,83,000/-,<br>(Rs. One lakh<br>Eighty Three<br>Thousand<br>Only) | Rs. 11,71,311/-,<br>(Rs. Eleven lakh<br>Seventy One<br>Thousand Three<br>Hundred Eleven<br>Only)                |
| Loan Code No.:<br>01700006928, Akola<br>(Branch), Prakash Kisanrao<br>Wankhade (Borrower),<br>Vaijantimala Prakash<br>Wankhade (Co Borrower 1)           | Dt: 16-06-2020,<br>Rs. 10,07,228/-,<br>(Rs. Ten lakh<br>Seven Thousand<br>Two Hundred<br>Twenty Eight<br>Only)       | All The piece and Parcel of the Property<br>having an extent :- flat no. 303 third floor<br>Ashinwad residency new colony , dastur<br>nagar,Amravati,Amravati-444606<br>Boundaries As :- North: open marhinal<br>space & plot no. 45 South: flat no. 302<br>East : open marhinal space & plot no. 49<br>West :open marhinal space & plot no. 47                                      | Rs.<br>22,50,000/-,<br>(Rs. Twenty<br>Two lakh Fifty<br>Thousand<br>Only) | Rs.<br>2,25,000/-,<br>(Rs. Two lakh<br>Twenty Five<br>Thousand<br>Only)  | Rs. 21,25,612/-,<br>(Rs. Twenty One<br>lakh Twenty Five<br>Thousand Six<br>Hundred Twelve<br>Only)              |
| Loan Code No.:<br>04400005698, Jalgaon<br>(Branch), Narendra<br>Prakash Sonawane<br>(Borrower), Nalini Prakash<br>Sonawane (Co Borrower 1)               | Dt: 30-01-2023,<br>Rs. 20,20,691/-,<br>(Rs. Twenty lakh<br>Twenty Thousand<br>Six Hundred<br>Ninety One Only)        | All The piece and Parcel of the Property having<br>an extent: - Flat No. 1@ Stilt Floor Shrushti<br>Heights CIs No.4349/478 JAH Railway Filter<br>House Satare Shivar Bhusawal Bhusawal<br>Jalgaon Maharashtra: 425201 Boundaries As:-<br>North: Flat no.4 South: Open to sky East : Flat<br>no.2 West: Open to sky  | Rs.<br>18,60,000/-,<br>(Rs. Eighteen<br>lakh Sixty<br>Thousand<br>Only)   | Rs.<br>1,86,000/-,<br>(Rs. One lakh<br>Eighty Six<br>Thousand<br>Only)   | Rs. 27,34,728/-,<br>(Rs. Twenty<br>Seven lakh Thirty<br>Four Thousand<br>Seven Hundred<br>Twenty Eight<br>Only) |
| Loan Code No.:<br>10400003377, Aurangabad<br>(Branch), Gorakshanath<br>Madhukar Lonari<br>(Borrower), Vaishali<br>Gorakshanath Lonari (Co<br>Borrower 1) | Dt: 27-12-2022,<br>Rs. 10,83,454/-,<br>(Rs. Ten lakh<br>Eighty Three<br>Thousand Four<br>Hundred Fifty<br>Four Only) | All The piece and Parcel of the Property<br>having an extent :- Row House No-81 &<br>82, Shri Meher Nagari Gut No 84, Village<br>Pisadevi Nr Pisadevi Park Aurangabad<br>Aurangabad Maharashtra :- 431005<br>Boundaries As :- North :- Land of gut no 80<br>& 81 South : Row house no 82 & 83 East :<br>Row house no 92 & 93 West :Road<br>2004 11 00 A M TO 2 A0 PM (WITH LINI IMIT | Rs.<br>15,50,000/-,<br>(Rs. Fifteen<br>lakh Fifty<br>Thousand<br>Only)    | Rs.<br>1,55,000/-,<br>(Rs. One lakh<br>Fifty Five<br>Thousand<br>Only)   | Rs.<br>14,27,721/-, (Rs.<br>Fourteen lakh<br>Twenty Seven<br>Thousand Seven<br>Hundred Twenty<br>One Only)      |

## DATE OF E-AUCTION: 28-05-2025, FROM 11.00 A.M. TO 2.00 P.M (WITH UNLIMITED EXTENSION OF 5 MINUTES EACH). LAST DATE OF SUBMISSION OF BID: 27-05-2025, BEFORE 4.00 P.M.

For detailed terms and conditions of the Sale, please refer to the link p led in <u>www.piramal</u> nce.com/e-Auction.html or email us or piramal.auc nal.cor

#### STATUTORY 30 DAYS SALE NOTICE UNDER SARFAESI ACT TO THE BORROWER/GUARANTOR / MORTGAGOR

| The above mentioned Borrower/Guarantor are hereby noticed to pay the sum as me           |  |
|--|--|
| the date of auction, failing which property will be auctioned/sold and balance dues if a | ny will be recovered with interest and cost from borrower/guarantor. |
| Date: April 25, 2025   | Sd/- (Authorised Officer),   |
| Place: RoMG- Nagpur  | Piramal Capital & Housing Finance Limited                            |

# **KBL BANK LIM**

**RBL**BANK Registered Office: 1st Lane, Shahupuri, Kolhapur- 416001

apno ka bank Branch Office at: RBL Bank Limited, Ground Floor Shop No 5, ICC Trade Centre, Senapati Bapat Marg, Pune-411016.

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSET CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("SARFAESI ACT") READ WITH RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("RULES")

Notice is hereby given to the public in general and in particular to the Borrower, Guarantor (s) and Mortgagor (s) that the below described immovable properties mortgaged/charged (collectively referred as "Property") to RBL Bank Ltd. ("Secured Creditor/Bank"), the Symbolic / Actual Physical Possession of which has been taken by the Authorised Officer of the Bank under section 13(4) & section 14 of the SARFAESI Act read with the Rules, as detailed hereunder, will be sold on "As is where is", "As is what is", "Whatever there is" and "Without Recourse Basis" on 13/05/2025, for recovery of the Bank's outstanding dues plus interest as detailed hereunder under Rules 8 and 9 of the Rules by inviting bids as per below e-auction schedule

### Brief Description of Parties, Outstanding dues and Property

| Name of the<br>Borrower & Guarantor (s)  | Details of Property(ies)<br>&<br>Mortgagor  | Amount as per<br>Demand Notice<br>Date of Demand &<br>Possession Notice<br>under SARFAESI Act  | Inspection<br>Date<br>and Time                          | Reserve Price<br>EMD<br>Bid Increase<br>Amount  | Date/ Time<br>of<br>E-Auction            | Last Date for<br>Receipt of<br>Bids along<br>with<br>documents | Name of<br>Authorised<br>Officer/<br>Phone No./<br>Email Id  |
|--|---|--|---|---|--|--|--|
| <ol> <li>Mr. Mahadev Jangluji<br/>Pohekar (Applicant &amp;<br/>Mortgagor)</li> <li>Mrs. Pooja Mahadev<br/>Pohekar<br/>(Co-Applicant)</li> <li>Address for Correspondence</li> <li>Plot No.91, Pawan Shakti Nagar,<br/>Wathoda Road, Opposite</li> <li>Kachara Gate, Vathoda,</li> <li>Bhandewadi, Bagadganj,</li> <li>Nagpur Maharastra 440035.</li> </ol> | Property Owned by Mr. Mahadev Jangluji Pohekar<br>All that pieces and parcels of land bearing Plot No.106,<br>admeasuring about 1500 sq. fts. (139.354 sq. fts.)<br>(and as per RL Letter issued by NIT admeasuring<br>about 126.04 sq. mtrs.), situated in the layout of Netaji<br>Cooperative Housing Society Nagpur, on land bearing<br>KH no.12,13, P.H No.7, City Survey No.31, Sheet<br>No.21, bearing Municipal Corporation House No.<br>549/106, Mouza-Hajaripahad, within limits of Nagpur<br>Municipal Corporation, Taluka and District Nagpur,<br>(along with the construction standing thereon), which<br>is bounded and surrounded by Towards East 9 Mtr<br>wide Road, Towards South Plot No.105, Towards<br>West Plot No.121, Towards North Plot No.107 | Rs.31,71,708.00/-<br>[Rupees Thirty-One<br>Lakhs Seventy-One<br>Thousand Seven<br>Hundred Eight Only]<br>as on 22/10/2024<br>Demand notice dated<br>22/10/2024<br>Actual Physical<br>Possession taken on<br>22/04/2025 | 07/05/2025<br>between<br>11:00 a.m.<br>to<br>12:00 p.m. | Reserve price:<br>Rs.37,00,000/-<br>(Rupees Thirty-<br>Seven Lakhs Only)<br>EMD: 10 % of<br>Reserve Price<br>Bid Increase amount:<br>50,000.00<br>(Rupees Fifty<br>Thousand Only) | 13/05/2025<br>12:30 PM<br>To<br>01:30 PM | On or<br>Before<br><b>12/05/2025</b><br>upto<br>5:00 PM        | Pandurang Katkar<br>Mobile No.<br>9545244646/<br>8605009225<br>email:<br>Pandurang.Katkar<br>@rblbank.com) |

#### **Terms and Conditions:**

The E-Auction Sale will be online through e-auction portal. The interested bidders are advised to go through the detailed terms and conditions of auction available on the website of (1) https://www.bankeauctions.com & https://www.rblbank.com/pdf-pages/news before submitting their bids and taking part in e-auction.

- It shall be the responsibility of the bidders to inspect and satisfy themselves about the Property and specification before submitting the bid.
- The interested bidders shall submit their EMD details and documents through Web Portal: https://www.bankeauctions.com (the user ID & Password can be obtained free of cost by (3)registering name with https://www.bankeauctions.com) through Login ID & Password. The EMD shall be payable through DD at RBL Bank Ltd. Ground Floor Shop No 5, ICC Trade Centre, Senapati Bapat Marg, Pune-411016 before 5:00 PM on or before 12/05/2025.
- Interested bidders may avail support/ online training on E-Auction from M/s. C1 India Pvt Ltd Contact No: 7291981124/25/26. Contact Person Mr. Hareesh Gowda Mob No: (4)09594597555, e-mail-ld: hareesh.gowda@c1india.com and for any query in relation to Property, they may contact Mr. Pandurang Katkar, Authorised Officer (Mobile No. 9545244646 / 86050092 email: Pandurang.Katkar@rblbank.com)
- The Authorised Officer of the Bank reserves the right to accept or reject any or all bids, &/ or to postpone/cancel the auction at any time without assigning any reason whatsoever and (5)his decision in this regard shall be final and binding
- The asset shall not be sold below reserve price. (6)
- The EMD shall be refunded only after 02 Working days, without interest, if the bid is not successful.
- Time and manner of payment:
- Payment of 25% inclusive of 10% of EMD of the sale amount on acceptance of the offer by the Bank on the same day of acceptance of offer or not later than next working day.
- Balance within 15 days of the confirmation of sale by the Bank. b)
- In case of default of payment, all amounts paid shall be forfeited, as per provisions of the SARFAESI Act, 2002 and SARFAESI Rules, as case may be.
- The above sale shall be subject to the final approval of Bank.
- (10) Interested parties are requested to verify/confirm the statutory and other dues like Sales/Property tax, Electricity dues, and society dues, from the respective departments/offices. The Bank does not undertake any responsibility of payment of above dues.
- (11) The particulars in respect of the Secured Assets specified herein above have been stated to the information of the undersigned who however shall not be responsible for any error, misstatement of omission in the said particulars. The prospective purchasers, tenders are therefore requested to check and confirm in their own interest these particulars and other details in respect of the Secured Assets before submitting tenders.
- (12) Sale is strictly subject to the terms and conditions incorporated in this advertisement and in the prescribed tender form
- The bidders / tenderers / offerers shall improve their further offers in multiples of Rs. 50,000/- (Rupees Fifty Thousand Only). (13)
- The successful bidder/offerer shall bear all stamp duty, registration fees, and incidental expenses for getting sale certificate registered as applicable as per law.
- (15) The Authorised Officer has the absolute right to accept or reject the bid or adjourn / postpone / cancel the tender without assigning any reason thereof and also to modify any terms and conditions of this sale without any prior notice.

### STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT

The Borrower, Guarantor(s) and Mortgagor(s) are hereby notified to pay the aforementioned sum along with further interest thereon plus penal and other interest and amounts as per the Transaction Documents before the date of E-Auction failing which, the Property will be auctioned/ sold to recover the outstanding dues Sd/-

Date : 25/04/2025

Place: Pune / Nagpur

Authorised Officer RBL Bank Ltd.

NAGPUR

### E-AUCTION SALE NOTICE (UNDER SARFAESI ACT, 2002)

Inspection Date

each),

P.M.)

Notice

Period/

Possession

Туре

15 Days/

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