

Whereas the undersigned being the Authorized Officer of Axis Bank Ltd. (previously known as UTI Bank Ltd.) under Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (herein after referred as "said Act") & in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 (said Rules), has issued Demand Notices on the dates mentioned below, under Section 13 (2) of the said Act, calling upon the concerned borrowers / Co-borrowers / Guarantors / mortgagors, as per details given below, to repay the amounts mentioned in the respective Notices within 60 days from the date of the respective notice. The Concerned Borrower / Co-borrower / Guarantor / mortgagor having failed to repay the respective due amounts, notices are hereby given to the Concerned Borrower / Co-borrower / Guarantor / mortgagor in particular and the public in general that the undersigned has taken Physical Possessions of the properties described herein below in exercise of powers conferred on him under Section 13 (4) of the said Act read with rule 8 of the Security Interest (Enforcement) Rule, 2002 on the date mentioned below. The Concerned Borrower / Co-borrower / Guarantor / mortgagor in particular and the public in general are hereby cautioned not to deal with the concerned properties and any dealing with the said properties will be subject to the charge of Axis Bank Ltd., for amounts mentioned below. The borrowers attention is invited to provisions of sub-section (8) of section 13 of the SARFAESI Act, in respect of time available to redeem the secured assets.

| Sr. No. | Name & Address of Borrower / Co-borrower / Guarantor / Property Holder, as the case may be  | Outstanding (Rs.) & as on Date  | Date of Demand Notice & Date & Type of Possession  |
|---------|---|---|--|
| 1.      | Mr. Umesh Maroti Meshram, R/o., Row House No.84-12, Block No. B4, Building No. 'B', Yashoda, Vrindavan, Jamtha Tal.Nagpur Rural, Dist.Nagpur - 441108, Also at : Near Rathi Bungalow, Plot No.06, Prabudha Housing Society, Sugat Nagar, Nari Road, Uppalwadi, Dist Nagpur - 440026. 2) Akshay Lalit Meshram, R/o., Navrang Pan Mandir, H.No. 401, Indora Chowk, Model Towers, Ramptole Road, Jaripatka, Nagpur - 440014. | Rs. 37,78,225/- (Rupees Thirty Seven Lakh Seventy Eight Thousand Two Hundred Twenty Five Only) amount as on 28/08/2024 & together with further contractual rate of interest from 29/08/2024 thereon till the date of payment. | 06/09/2024<br>10/04/2026 (Physical Possession)<br>As per the Order of Hon'ble Addl. Chief Judicial Magistrate, Nagpur in Cr.M.A. No.2058/2025 dated 08/08/2025 |

**Details of Mortgaged Property :** All the piece and parcel of Row House No.84, in Block No. B4-12, Building No. B, having carpet area admeasuring 74.37 Sq. Mt. and Super built up area admeasuring 98.44 Sq. Mt. covered in 2 Bedroom, 1 Kitchen & 1 Hall along with latrin & bath Together with 0.407% undivided proportionate share and interest in land/equivalent to 66.61 Sq. Mt. (inclusive of all utility areas), in the cluster known as "Yashoda" being the portion of "Vrindavan" Constructed on Plot No. 6, out of Survey No. 248, 257/2, 258/1-G, 258/1-K, 258/2, P.H. No. 42, Situated at Village - Jamtha, Tahsil Nagpur (Rural) and District Nagpur, and the boundaries of the same as follows East : By Road, West : By Plot Boundaries, North : By Row House No.84-11, South : By Row House No.84-13.

Date : 10/04/2026 Place : Nagpur

Sd/- Axis Bank Ltd., Authorised Officer



OTHER CLASSIFIEDS CHANGE OF NAME

I, Rukhaminna is legally wedded Spouse of No 15351794K Naik Panjabrao Wamanrao Shinde resident of Padi Teh Deulgao Raja Dist Buldhana have changed my Name From Rukhaminna Panjabrao Shinde vide Affidavit No 2650039841268200770249 dated 10/04/2026

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**IMPORTANT**  
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**Bank of India**  
Relationship beyond banking

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

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

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision of Rule 8(6) of the security Interest (Enforcement) Rules 2002 notice is hereby given to the public in general & in particular to the Borrower(s) & Guarantor (s) that the below described Immovable properties mortgaged / charged to the secured creditor, the constructive possession of which has been taken by the Authorized Officer Bank of India, secured creditor, will be sold on AS is where is, AS is what is & whatever there is on DT. 08.05.2026 for recovery of the amount as tabulated below due to Bank of India, Secured Creditor from the Borrowers & Guarantors. The Reserve Price of Respective Properties & the earnest money deposit are as mentioned below. Detailed terms and conditions of the sale are mentioned below / refer to website a) https://www.bankofindia.co.in https://BAANKNET.com

Last date and time of submission of EMD and document on or before: 08.05.2026 up to 5 pm by bidders own wallet registered with M/s PSB Alliance Pvt. Ltd. Id its e-auction site https://BAANKNET.com

**Date & time of Special Mega E auction: 08.05.2026 from 11 am to 5 pm**

| Sr. No. | Name of the Borrowers/ Guarantors & Branch Contact No.  | Description of the property  | Outstanding Dues                                       | Date of Demand Notice & Possession Date   | Reserve Price & Earnest Money Deposit (EMD) Rs.           | Name of Branch Officer & Contact No.    |
|---------|---|--|--|---|---|---|
| 1.      | Branch : Itwari Borrower: M/s A.S.Bags Proprietor : Mr. Mohd. Arshad Mohd. Ashfaq Guarantor : Mr. Mohd. Ashhad mohd. Ashfaq and Mrs. Kamrunnisa Abdul Hamid | All that Piece and Parcel of the property Land & Ground-3 Storied building consisting of House No 47/B, Ward No 40, City Survey No 549/3, Sheet No 130, Mouza Nagpur, Situated Near Taj Manji, Dalapura, Dahi Bazar Road, Railway Bridge, Opposite Maskasath, Itwari, within the limits of NMC/NIL, Iah & Dist Nagpur. Admeasuring area of Plot 232.40 Sq.mtrs.(2501 Sq.ft.), Built up area 180 Sq.mtr/1937 Sq.ft. of Ground and First Floor as per sanctioned building plan. Property is owned by Mr. Mohd. Arshad Mohd. Ashfaq, Mr. Mohd. Ashhad mohd. Ashfaq and Mrs. Kamrunnisa Abdul Hamid.   | Rs. 39.85 lakhs + uncharged interest & other expenses  | Demand Notice : 30.10.2023 Possession Notice: 19.07.2025 (Symbolic)                       | Reserve Price : Rs. 60,67,000 /- EMD : Rs. 6,06,700 /-    | Mr. Santosh Sajan Mob No 900949999      |
| 2.      | Branch : Kadbi Chowk Borrower: Mrs. Asha Nirmalkumar Fagwani and Mr Nirmalkumar Chandumal Fagwani   | Apartment No P2/A3,4,441, on Fourth Floor scheme known as "PMAY HOUSING SANKULI" on Kharsa No 12/1 & 2 by NIT, Mouza Wanjarji, Situated at Durga Shakti Geeta Chowk, Automotive Sq. Ring Road, Near Gauri Girdhari Singh Stadium, within the limit of NMC & NIL, Iah & District Nagpur. Carpet Area 28-53Sq. Mtr   | Rs. 7.92 Lakhs Plus int. and other expenses            | Demand Notice : 28.10.2025 Possession Notice: 31.12.2025 (Symbolic)                       | Reserve Price : Rs. 9,13,300/- EMD : Rs. 91,300/-         | Ms. Seema Jain Mobile no. 6264611710    |
| 3.      | Branch: Kadbi Chowk BORROWER : Mr. Awais Ahmad Abdul Karim  | Tenement No E-121, on First Floor, Building "L" LIG Nandanwan Gharkul Housing Scheme, Wathoda Street Scheme, on Nil Leasehold land bearing Kh No 319/1,2, City Survey No 101, Sheet No 248, Mouza nagpur, Situated at Vyankatesh Nagar, KDK College Road, Nandanwan Nagpur, Iah & Dist Nagpur. Property is owned by Mr. Awais Ahmad Abdul Karim.   | Rs. 17.14 Lakhs + uncharged interest & other expenses  | Demand Notice Dt. 01.09.2025 Possession Notice : 01.11.2025 (Symbolic)                    | Reserve Price: Rs. 12,79,000 /- EMD : Rs. 1,27,900 /-     | Ms. Seema Jain Mob no. 6264611710       |
| 4.      | Branch : Lakhani Mr. Rajkumar Ramingsh Sharma Guarantor : Mr Bandu Sukhdeo Chaudhari  | Residential Flat No 402,1BHK on Fourth Floor, Construction on Plot No 29,32,33 & 36, Building Known as "SAL APARTMENT", Property No 3685, Ward No 6, T.S.No.06, Gat No 617/5,617/6,617/14,617/15, Behind of Swapnadip Mangal Karyalay at Lakhani, Iah Lakhani, Dist Bhandara. Carpet Area 47-38 Sq. Mtr  | Rs. 10.17 lakhs + uncharged interest & other expenses  | Demand Notice : 16.10.2025 Possession Notice: 08.01.2026 (Symbolic)                       | Reserve Price : Rs. 11,19,000 /- EMD : Rs. 1,11,900 /-    | Mr. Suyog Shingade Mob No 9923038178    |
| 5.      | Branch : Medical College Square Borrower : Mrs. Maithili Raghuvir Kulkarni and Mr. Raghuvir Bhaskarrao Kulkarni   | Equitable Mortgage of all that piece and parcel of Residential Apartment No.03, First Floor,"GANAPATI APARTMENT", Plot No 205, Reshimbag Layout of Kh No 466, 465/2, 561, 560, 467, 559, City Survey No 176, Sheet No 298, NMC House No. 1009/4, Ward No 13, Siraspath, Reshimbag Road, Nagpur, Iah & Dist Nagpur. Property is owned by Mr. Raghuvir Bhaskarrao Kulkarni. UDS is 5.260 % Share of Gross land 418.063 Sq.mtr. Built up area of Flat -58.70 Sq.mtr/632 Sq.ft.  | Rs. 20.02 lakhs + uncharged interest & other expenses  | Demand Notice : 05.06.2025 Possession Notice: 04.09.2025 (Symbolic)                       | Reserve Price : Rs. 30,89,000 /- EMD : Rs. 3,08,900 /-    | Mr. Tushar Landge Mobile no. 8329364873 |
| 6.      | Branch : Rabindranath Tagore Road Borrower: Mr. Sudhakar Manikrao Akhare  | Open Plot No 33 out of Field Sr No 157/1, Adm area 267 Sq.mtr. i.e. 2840.64 Sq.ft., Situated at Mouza Selu-Kate, Mouza No 149, PC No 34, Iah & Dist Wardha   | Rs. 18.11 lakhs + uncharged interest & other expenses  | Demand Notice : 04.10.2025 Possession Notice: 29.12.2025 (Symbolic)                       | Reserve Price : Rs. 7,85,000 /- EMD : Rs. 78,500 /-       | Mr Rahul Rai Mobile no. 7879320266      |
|         |   | Open Plot No 34 out of Field Sr No 157/1, Adm area 267 Sq.mtr. i.e. 2840.64 Sq.ft., Situated at Mouza Selu-Kate, Mouza No 149, PC No 34, Iah & Dist Wardha Both Plot is owned by Mr. Sudhakar Manikrao Akhare  |  | Demand Notice : 04.10.2025 Possession Notice: 18.12.2025 (Symbolic)                       | Reserve Price : Rs. 7,85,000 /- EMD : Rs. 78,500 /-       |   |
| 7.      | Branch : Dharampeth Borrower: Mr. Kiran Suresh Hedau  | The UNDIVIDED 0.673 PERCENT share and interest in ALL THAT Piece and Parcel of Non-Agricultural Land admeasuring 5883.43 Sq.Mtrs. being a portion of the entire land bearing Kharsa/Survey No 18/3(A)New, Out of Old Kh No 18/3(total admeasuring 8100 Sq.Mtrs.) of Mouza Pipra, Patwari Halika No 38, TOGETHER WITH the entire RCC 5 upstructure comprising Apartment No 808, covering a Carpet area of 51.265 Sq.Mtrs., Built up area of 56.512 Sq.Mtrs., Open Balcony area of 7.213 Sq.Mtrs., Terrace area of 7.836 Sq.Mtrs., share in Parking area of 9.799 Sq.Mtrs., on the Eight Floor in PLATINUM Building/Tower of "SHREE LAXMI ESTATE-IF", within the limits of Grampanchayat Pipra(Ghogli), in Iahsil Nagpur(Rural) and District Nagpur. Property is owned by Mr. Kiran Suresh Hedau | Rs. 29.84 Lakh + uncharged interest & other expenses   | Demand Notice : 17.09.2025 Possession Notice: 11.12.2025 (Symbolic)                       | Reserve Price : Rs. 32,03,000 /- EMD : Rs. 3,20,300/-     | Ms Kripali Mishra Mobile no. 9926616613 |
| 8.      | Branch : Medical College Square Borrower : Mr. Jayesh Sanjayrao Nilawar & Mr. Sanjay Madhukarrao Nilawar  | EQM of piece and parcel of the Flat/Apartment No.405, Situated at Fourth Floor covering built up area 77.14 sq. mtrs. with undivided share Land area 20.20 sq. mtrs of building styled as "V. M. PARADISE APARTMENT", constructed on Plot No.73 & 74, Mouza Narsala, Kh. No.208 C, P.H. No.37, NMC House No.13/405, Ward No.77, Zone No.5, Situated at Grampanchayat, Narsala, Nagpur.Property is owned by Mr. Jayesh Sanjayrao Nilawar.   | Rs. 21.43 lakhs + uncharged interest & other expenses  | Demand Notice : 20.12.2023 Possession Notice: 01.03.2024 (Symbolic) 19.11.2024 (Physical) | Reserve Price : Rs. 17,64,000 /- EMD : Rs. 1,76,400 /-    | Mr. Tushar Landge Mobile no. 8329364873 |
| 9.      | Branch : Sitabuldi Borrower : Mr. Haider Hussain Ali Panjwani & Mr. Ahmed Haider Bhai Panjwani  | Plot No 83/5-B, Apartment No SP-H-101, 1st Floor of "SPRINGDALE-IF" Apartment bearing City Survey No 2430/3, Sheet No 37 of Mouza Jaripatka, situated at Raj Nagar,Nagpur.Property is owned by Mr. Awais Ahmad Abdul Karim.Mr. Haider Hussain Ali Panjwani & Mr. Ahmed Haider Bhai Panjwani. BUA of Flat is 121.18 Sq.mtr./1304.38 Sq.ft. SBUA of Flat is 176.39 Sq.mtr./1898.66 Sq.ft. as per D.O.  | Rs. 146.67 lakhs + uncharged interest & other expenses | Demand Notice : 29.09.2025 Possession Notice: 20.12.2025 (Symbolic) 09.03.2026 (Physical) | Reserve Price : Rs. 1,42,32,000 /- EMD : Rs. 14,23,200 /- | Ms. Shivika Tiwari Mob No 9893195655    |

**Terms & Conditions:**

- E-Auction is being held on AS IS WHERE IS, AS IS WHAT IS, WHATEVER IS THERE AND WITHOUT RECOURSE BASIS with all the known and not known encumbrances and the Bank is not responsible for title, condition or any other fact affecting the asset. The details shown above are as per records available with the Bank. The auction bidder should satisfy himself about actual measuring and position of assets. The actual measures and position of asset may differ and authorized officer may not be held responsible for that.
- Auction sale / bidding would be only through "Online Electronic Bidding" process through the website https://BAANKNET.com
- E-Auction / lender document containing online e-auction bid form, declaration, General Term & conditions of Online auction sale are available in websites: (a) https://www.bankofindia.co.in/b) https://BAANKNET.com
- The intending purchasers/ bidders are required for Online bid submission of documents with EMD amount on or before 08.05.2026 up to 5.00 P.M. by own wallet Registered with PSB Alliance Pvt. Ltd. On its e-auction site https://BAANKNET.com jsp by means of RTGS/NEFT.
- Date and time of E-Auction on 08.05.2026 between 11.00 AM to 5.00 PM. (51). Unlimited extension of 5 Minutes each.
- Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs. 10,000/-
- The intending bidders should hold a valid e-mail id and register their names at portal https://BAANKNET.com and get their User ID and password from PSB Alliance Pvt. Ltd. whereupon they would be allowed to participate in online e-auction
- Prospective bidders may avail online training on E-Auction from support.BAANKNET@psballiance.com and support.ebkraj@procure247.com or Contact +918291220220
- Earnest Money Deposit (EMD) 10% of reserve price shall be payable through RTGS/NEFT/Fund Transfer to Step 1) Bidder/Purchaser Registration bidder to register on Auction portal (link given above) https://BAANKNET.com using his mobile number and E-mail id. Step 2): KYC Verification Bidder to upload required KYC documents, KYC documents shall be verified by e-auction service provider (may take 2 working days) Step 3): Transfer of EMD amount to his Global EMD Wallet Online/Off line transfer of funds using NEFT/Transfer, using Challan generated on E-auction portal. https://BAANKNET.com
- The BID Forms should be uploaded online along with acceptance of terms and conditions of this notice and EMD remittance details (UTR No.), the copy of PAN card issued by Income Tax Department and bidders identity proof and proof of residence such as copy of the passport, election commission card, ration card, driving license etc, on or before last date of submission.
- The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with PSB Alliance Pvt. Ltd. The bidder has to place a request with PSB Alliance Pvt. Ltd. for refund of the same back to his bank account. The bidders will not be entitled to claim any interest, costs, expenses and any other charge (if any).
- The highest / successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, immediately/latest by the next working day of the acceptance of the bid price by the officer and the balance 75% of the sale price to be deposited on or before 30th day of the sale or within such an extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer. In case of default in payment by the successful bidder, the amount already deposited by the bidder shall be liable be forfeited and assets shall be put to re-auction and the defaulting bidder shall have no claim right in respect of asset/amount
- The highest bidder shall be declared to be the successful bidder / purchaser of the assets mentioned herein provided otherwise he is legally qualified to bid.
- Nothing in this notice constitutes or will be deemed to constitute any commitment or representation on the part of the Bank to sell the above asset/s. Bank / Authorized Officer reserves the right to cancel the sale for any reason it may deem fit or even without assigning any reason and such cancellation shall not be called in question by the bidders.
- The purchaser shall bear the applicable stamp duties/additional stamp duty / transfer charges, fee etc. and also all the statutory / non statutory dues, taxes, assessment charges, fees etc. owing to anybody.
- The intending bidders should make their own independent inquiries regarding the encumbrances, title of the asset/s put on auction and claims / rights / dues / effecting the asset, before submitting bid. The asset is being sold with all the existing and future encumbrances whether known or unknown to bank. The authorized officer / Secured creditor shall not be responsible in any way for any third party claims / right / dues.
- Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194-1 A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75% of the bid amount.
- Any dispute/ differences arising out of sale of the asset offered for sale shall be subject to the exclusive jurisdiction of the Courts/ Tribunals at Nagpur only.
- Bidders should visit https://BAANKNET.com for registration and bidding guidelines.
- In the event of inconsistency or discrepancy between English version and Marathi version of the notice the English version shall prevail
- IN case where in Plant & Machineries is one of the secured assets the sale of immovable properties Associated with Plant & Machineries would be effective only if there is valid sale/bid for plant & machineries.
- The interested bidder have to Bid above the reserve price since sale of assets at reserve price is subjected to concern of owner of assets.
- Interested Buyers can visit/inspect the property on 05.05.2026 days from 11 am to 04 pm

**SPECIAL INSTRUCTION / CAUTION**

Bidding in the last minutes / seconds should be avoided by the bidders in their own interest. Neither Bank of India nor the Service provider will be responsible for any lapses / failure (Internet failure, Power failure, etc.) on the part of the vendor, in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements/ alternatives such as back-up power supply and whatever else required so that they able to circumvent such situation and are able to participate in the auction successfully.

Date: 17/04/2026, Place: Nagpur

Authorized Officer, Bank of India, Nagpur Zone

**OFFICE OF THE RECOVERY OFFICER - I DEBTS RECOVERY TRIBUNAL AURANGABAD**  
Ground Floor, Jeevan Suman LIC Building, Plot No. 3, N-5, CIDCO, Aurangabad-431003

NOTICE UNDER SECTIONS 25 TO 28 OF THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993 AND RULE 2 OF SECOND SCHEDULE TO THE INCOME TAX ACT 1961.  
Case No. : RC/57/2023 Exh. No. : 8

**BANK OF INDIA VS MADHAV KAMBALE**

To, (C01) MADHAV MANIK KAMBALE R/O At Post Supis, (JA) Taluka, Gangakhedi, Dist.Parbhani

(C02) RATNAKAR MANIKRAO GUTTE R/O Ratnadeep, Plot No.1, Near MLA House Lines, Nagpur, Tal.& Dist.Nagpur-440001

(C03) SUNIL RATNAKAR GUTTE R/O Ratnadeep, Plot No.1, Near MLA House Lines, Nagpur, Tal.& Dist.Nagpur-440001

**SUMMONS**

This is to notify that as per the Recovery Certificate issued in pursuance of orders passed by the Presiding Officer, DEBTS RECOVERY TRIBUNAL AURANGABAD in 04/768/2018 an amount of Rs. 1814367.00 (Rupees Eighteen Lakhs Forteen Thousand Three Hundred Sixty Seven Only) along with pendente lite and future interest @ 8% Simple Interest Yearly w.e.f. 13/07/2018 till realization and costs of Rs 21000 (Rupees Twenty One Thousands Only) has become due against you (Jointly and severally/Fully/Limited).

2. You are hereby directed to pay the above sum within 15 days of the receipt of the notice, failing which the recovery shall be made in accordance with the Recovery of Debts Due to Banks and Financial Institutions Act, 1993 and Rules there under.

3. You are hereby ordered to declare on an affidavit the particulars of your assets on or before the next date of hearing 4. You are hereby ordered to appear before the undersigned on 22/07/2026 at 10.30 a.m. for further proceedings.

5. In addition to the sum aforesaid, you will also be liable to pay:

(a) Such interests as is payable for the period commencing immediately after this notice of the certificate / execution proceedings.

(b) All costs, charges and expenses incurred in respect of the service of this notice and warrants and other processes and all other proceedings taken for recovering the amount due.

Given under my hand and the seal of the Tribunal, on this date : 09/04/2026

Sd/- Recovery Officer, Pune

**Ujjivan Small Finance Bank**  
Registered Office : Grape Garden, No.27, 3rd "A" Cross, 18th Main, 6th Block, Koramangala, Bengaluru-560095, Karnataka.  
Regional Office: 7th Floor, Almonte IT Park, Sr.No. 8, Kharadi-Mundhwa Bypass, Village Kharadi, Pune 411014.

**PUBLIC AUCTION NOTICE**

REGULATED UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT (SARFAESI ACT) 2002, READ WITH PROVISIO RULE 8(6) & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES 2002.

The undersigned as authorised officer of Ujjivan Small Finance Bank Ltd., has taken possession of the following property in exercise of powers conferred under section 13(4) of the SARFAESI Act. The Borrower in particular and public at large are informed that Public auction of the mortgage property in the below mentioned account for realisation of dues of the Bank will be held on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" on the date as prescribed as here under.

| Sl. No.  | Loan A/c No./ Branch                                   | Name of Borrower/ Co-Borrower/ Guarantor/ Mortgagor  | 13(2) Notice Date/ Outstanding Due (in Rs.)         | Date of Possession | Reserve Price in INR EMD in INR |
|--|--|--|---|--------------------|---------------------------------|
| 1  | 4495210080000 011/ 4495-BYRAMJI TOWN                   | 1. Sheikhrahim Sheikhial Mohammad, 2. Tanuja Rahim Sheikh. Both Add.: Ram Nagar, Baripura, Lendi Taluqa, Near Hanuman Mandir, Itwari, Nagpur-440002. Sr. No.1 Also at : Tosif Jewellers, Lalganj Raut Chowk, Naik Talav Road, Nagpur, Maharashtra-440002.  | 05.02.2024 / Rs.507678.01 as on 01.02.2024          | 16.10.2025         | Rs.1095000/- Rs.109500/-        |
| <b>Description of the Immovable Property:</b> All that piece and parcel of Shop/Block Unit no. 313 on the Third Floor admeasuring built-up area 5.23 Sq.mts (56.25 Sq.Fts) along with 1.07% undivided share in all that piece and parcel of land bearing Municipal Corporation House No. 1085, Sheet no. 159, CTS no. 581 admeasuring 111.4 Sq.mtrs or 1199.10 Sq.ft of Mouza Nagpur Sheet no. 159 in the building known as Falak Arcade situated in area bhaiji mandir, itwari, within the limits of Nagpur improvement Trust Nagpur and Nagpur Municipal Corporation, Nagpur and bounded as under: East: House of Mr. Nirmalkar, West: Hanuman Temple, North: Jai Mahavir Complex, South: Karan Kothri Jewellers, owned by Sheikh Rahim Sheikh Lal Mohammad and Tanuja Rahim Sheikh  |  |  |   |                    |                                 |
| 2  | 4495210130000 0003/ 4495-BYRAMJI TOWN                  | 1. Jayesh Sanjayrao Nilawar, 2. Swati Udayrao Bajilwar Both Add.: NR Patukhri Ram Mandir, Bhai Natraj Toklu, area Maha, Nagpur, Maharashtra-440002. Sr. No.1 Also at : Fish Point, Clo. Prashant Naik Mauli Building Opp. Site Hanuman Nagar Post Office Vakil Peth Umed Road, Nagpur, Maharashtra-441203                          | 20.05.2024/ Rs.1646948.9 as on 17.05.2024           | 16.02.2026         | Rs.1425000/- Rs.142500/-        |
| <b>Description of the Immovable Property:</b> All that RCC super structure comprising Apartment no. 208 situated on the Second Floor in the building known as styled as "Shivaran Apartment" standing on all that piece and parcel of property bearing Plot no. 1 to 10 admeasuring 1299.37 sq.mtrs of Mouza-Narsala, Kharsa no. 161/7, S.K. no. 37. The Apartment no. 208 comprising the Total Built up area 55.522 Sq.mtrs. Together with proportionate undivided share and interest in the land. The Flat/Apartment bears the NMC House no. 47/208 and it is situated at ward no. 77 within the limits of Nagpur Municipal Corporation Tahasil, Nagpur (Rural), Dist. Nagpur AND bounded as East: Flat/Apartment no. 207, West: Open Land and then road, North: Flat/Apartment no. 209, South: Open Space, which is owned by Jayesh Sanjayrao Nilawar |  |  |   |                    |                                 |
| 3  | 4495210150000032 & 4495210130000064/ 4495-BYRAMJI TOWN | 1. Rakesh Jamanaprasad Dubey, 2. Asha Rakesh Dubey Both Add.: Flat No-302, Plot No.34, Himanshu Apartment, Siddharth Nagar, Near Char Khamba Chowk, Dr. Ambedkar Marg, Sub District: Nagpur, District: Nagpur, Maharashtra-440017. Sr. No.2 Also at : Near Bajpei Mandir, Bajeriya, Mahatma Fule Bazar, Nagpur, Maharashtra-440018 | 17.03.2025/ Rs.2970414.75 as on 11.03.2025          | 25.02.2026         | Rs.3722000/- Rs.372200/-        |
| <b>Description of the Immovable Property:</b> All that R.C.C. Super Structure Comprising Residential Apartment bearing Flat No. 302, Built up area 73.905 Sq. Mtrs. Together with 6.59% Undivided Share on Plot No. 34 Admeasuring Area 634.062 Sq. Mtrs., on 3rd Floor of the Building known and styled as Himanshu Apartment constructed on the Non Agricultural land bearing Corporation House No. 290/59, City Survey No.832, Situated at Mouza Indora, Siddharth nagar, Teka, Ward No.43, Within the Jurisdiction of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur, Tal. And Dist. Nagpur, Property Bounded as East : Road, West : Road, North : Road, South : Plot No.35, Owned by Rakesh Jamanaprasad Dubey and Asha Rakesh Dubey   |  |  |   |                    |                                 |
| <b>Date &amp; time of Inspection of the property(ies) :</b>  |  |  | 23-04-2026 & 21-05-2026 Between 11.00 AM to 4.00 PM |                    |                                 |
| <b>Date for Submission of Bid &amp; EMD :</b>  |  |  | 25-05-2026 Between 11.00 AM to 5.00 PM              |                    |                                 |
| <b>Date and Time of Auction :</b>  |  |  | 26-05-2026 From 11:00 AM to 2:00 PM                 |                    |                                 |
| <b>Earnest Money Deposit (EMD) in INR (Should be paid through Demand Draft in favour of "Ujjivan Small Finance Bank Ltd.")</b>   |  |  |   |                    |                                 |

Place of submission of bids & Auction : Ujjivan Small Finance Bank Ltd., Chitnavis layout Opposite ICICI Bank Gondwana Square, Byramji Town Nagpur, Maharashtra-440013 (Contact: Deepak Mantri- 9561157757, Gaurav Giri- 9960615990)

**Terms & Conditions:** The e-Auction is being held on "AS IS WHERE IS", "AS IS WHAT IS" and "whatever there is" BASIS".

- To the best of knowledge and information of the Authorized Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property / ies put on auction and claims/rights/ dues/ effecting 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 the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.
- It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of properties/ies put on auction will be permitted to interested bidders at sites as mentioned against each property description.
- The Interested Bidders shall submit their Bid before the Authorized officer undersigned one day before the auction date as mentioned above.
- The E-Auction will be conducted through Ujjivan Small Finance Bank approved E-auction service provider - M/s C1 India Pvt. Ltd., Contact person - Prabhakaran M. (Mob. No. 7418281709). The intending bidders are advised to visit https://www.bankauctions.com or https://www.ujjivansfb.in/e-auctions for the details of the properties in the website and for taking part in the bid they should register their names at portal https://www.bankauctions.com and get their user-id and password free of cost. Prospective bidders may avail online training on E-Auction from the service provider M/s. C1 India Pvt. Ltd., Helpline Number's-7291918824, 25, 26 support email id-support@bankauctions.com, Auction portal- https://www.bankauctions.com.
- Property shall be sold to the highest bidder / offered, subject to acceptance of the bid by the secured creditor, i.e., Ujjivan Small Finance Bank Ltd. However, the undersigned has the absolute discretion to allow inter-se bidding if deemed necessary. The Authorized officer has the discretion to accept or reject any offer/Tender without assigning any reason.
- The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within 24 hours of the acceptance of bid price by the Authorized Officer and the balance 75% of the sale price on or before 15th day of sale or within such extended period in any case not exceeding 3 months as agreed upon in writing by and solely at the discretion of the Authorized Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting Purchaser shall have no claim/right in respect of property/amount.
- The publication is subject to the force major clause.
- Bidding in the last moment should be avoided in the bidders own interest as neither the Ujjivan Small Finance Bank nor Service provider will be responsible for any lapse/failure (Internet failure/power failure etc.). In order to ward-off such contingent situations bidders are requested to make all necessary arrangements/alternatives such as power supply back-up etc, so that they are able to circumvent such situation and are able to participate in the auction successfully.

This is also a notice to the above named borrowers/Guarantor/s/Mortgagors about public auction scheduled for sale of mortgaged properties.

Place: Maharashtra Date : 17.04.2026

Sd/- Authorized Officer, Ujjivan Small Finance Bank