

Government Of Maharashtra  
**Maharashtra Revenue Tribunal, Mumbai**  
 Old Secretariat, 2nd Floor, Fort, Mumbai-400032  
 Telephone No.-22844634, 22843121,  
 Email ID mtregistrarm@gmail.com/registrarm@yahoo.in  
 No.Member(Adm.)/TNC/REV/SND/258/2014 Date: 23.03.2026

**The Federal Bank Pvt Lts.,** R/o.Alwaye, Keral and its branch at Nashik at Trimbak Naka, Trimbak Road, Nashik-422001  
**...Applicant**

**2 a) Vimalbai Ratanlal Shamsuka,** R/o.638, Gadgil Lane, Ravivar Peth, Nashik-422001  
**2b) Chanda(Badam) Rajendra Lunawat,** R/o.102, Agarwal Layout, Waghalpur, Near Navasa, Yawatmal-445205  
**2c) Jyoti Pravin Kothari,** R/o.Row house no-4, Parshvakrupa, Soham Garden, Manpada, Ghobandar Road, Thane -400607  
**2d) Sarita Satish Raka,** R/o.Dhanraj and Sons, Vikas Vastralaya, Gorakhpur, Jabalpur. M.P.-482001  
**2e) Sanjay Ratanlal Shamsuka,** R/o. R/O.638, Gadgil Lane, Ravivar Peth, Nashik-422001  
**...Respondents**

**Subject: Regarding hearing notice.**  
 It is to be understood that the above-mentioned application filed by the above-named applicant No. Member(Adm.)/TNC/REV/SND /258/2014, has been fixed for hearing on 08/07/2026 at 11.00 AM before the Tribunal at the following address.  
 If you do not appear before the Tribunal in person or through an authorized representative or legal representative on the next hearing date, the Tribunal will hear the said application ex parte and pass appropriate orders in that regard.

Sd/-  
 (Varsharani Bhosale)  
 Registrar  
 Maharashtra Revenue Tribunal, Mumbai, Old Secretariat,  
 Extension Building, 2nd Floor, Fort, Mumbai-400032

**BERAR FINANCE LIMITED**  
 Partnership for Prosperity  
 Corporate Identity Number (CIN):U65929MH1990PLC057829  
 Registered Office: Avinisha Tower, Mehada Chowk,  
 Dhantoli, Nagpur - 440012, Tel No. 0712-6663999,  
 Website: www.berarfinance.com; E-mail: investor.relations@berarfinance.com

### NOTICE OF 01/FY.2026-2027 EXTRA - ORDINARY GENERAL MEETING

NOTICE is hereby given that the 01/ FY. 2026-2027 Extra-Ordinary General Meeting ("EGM") of the Members of Berar Finance Limited ("the Company") will be held on FRIDAY, MAY 15, 2026 AT 11.00 A.M. (IST) through Video Conferencing ("VC") / Other Audio Visual Means ("OAVM") facility to transact the business as set out in the Notice of the EGM, in compliance with the applicable provisions of the Companies Act, 2013 ("the Act") read with the applicable rules made thereunder and General Circular No. 14/2020 dated April 8, 2020, General Circular No. 17/ 2020 dated April 13, 2020 read with other relevant circulars including General Circular No. 03/2025 dated September 22, 2025 issued by the Ministry of Corporate Affairs ("MCA") (collectively "MCA Circulars") permitting convening of EGM through electronic means (VC/OAVM) without physical presence of Members at a common venue. Members participating through the VC/OAVM facility shall be reckoned for the purpose of quorum under Section 103 of the Act.

In compliance with the aforementioned circulars, the Company has completed dispatch of the Notice of the EGM ("the Notice") on Wednesday, April 22, 2026 through electronic mode only to those shareholders whose names appear on the Register of Members or in the Register of Beneficial Owners maintained by the Depositories as at the close of business hours on April 17, 2026 and who have registered their email ids with the Company/Depository Participants. The requirement of sending the physical copy of the Notice of the EGM to the Members have been dispensed with vide the MCA Circulars. The Notice is available on the Company's website www.berarfinance.com and also on the website of BSE Limited at www.bseindia.com. The Notice of the meeting can also be accessed on the website of Central Depository Services (India) Limited ("CDSL") (agency appointed for providing the remote e-voting facility and the system during the EGM) at www.evotingindia.com. The physical copy of Notice will be sent to shareholders at their registered address who request for the same.

Pursuant to the provisions of Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014, as amended from time to time, the Members are provided with facility to cast their votes on the resolution set forth in the Notice using electronic voting system (e-voting) provided by CDSL. The procedure and the instructions for remote e-voting as well as e-voting during the EGM and attendance of the EGM through VC/OAVM are furnished as a part of EGM Notice.

Mr. Sunil Zore, Practicing Company Secretary (CP: 11837) having office at "A-wing, 202, Kolsheet Road, Dhokali Naka, Cosmos Nest, Thane (W) - 400 607" and at "Block No.98, Wing III, Rajat Sankul, Ganeshpeth, Nagpur-440018" has been appointed as the Scrutinizer for conducting E-Voting process (both remote e-voting as well as e-voting during the EGM) in a fair and transparent manner.

The voting rights of Members shall be in proportion to the shares held by them in the paid-up share capital of the Company as on the cut-off date i.e. Friday, May 08, 2026 and a person who is not a member as on cut-off date should treat this notice for information purpose only.

The remote e-voting will commence on Monday, May 11, 2026 at 9:00 A.M. (IST) and end on Thursday, May 14, 2026 at 5:00 P.M. (IST). The e-voting module shall be disabled by CDSL for voting after 5.00 p.m. (IST) on May 14, 2026. Once the vote on a resolution is cast by the member, the member cannot change it subsequently.

Those Members, who will be present in the EGM through VC/OAVM facility and have not cast their votes on the resolutions through remote e-voting and are otherwise not barred from doing so, shall be eligible to vote through e-voting system during the EGM.

The Members who have cast their vote by remote e-voting prior to the EGM may also attend/participate in the EGM through VC/OAVM but shall not be entitled to cast their votes again.

Any person, who acquires shares of the Company and becomes a member after dispatch of the Notice, but holds shares as on the cut-off date i.e. Friday, May 08, 2026 may obtain the copy of Notice, login ID and password by sending a request to helpdesk.evoting@cdslindia.com or to the Company at its email id investor.relations@berarfinance.com from their registered e-mail ID.

Those Members who have not yet registered their email address with the Company/ Depositories, kindly refer note number (xii) of the Notice for registering the same.

All grievances connected with the facility for voting by electronic means may be addressed to Mr. Rakesh Dalvi, Sr. Manager, (CDSL ) Central Depository Services (India) Limited, A Wing, 25th Floor, Marathon Futurex, Mafatal Mill Compounds, N M Joshi Marg, Lower Parel (East), Mumbai - 400013 or send an email to helpdesk.evoting@cdslindia.com or call at toll free no. 1800 21 09911.

By order of the Board  
 For Berar Finance Limited  
 Sd/-  
 CS. Deepali Balpande  
 (Company Secretary)

Place: Nagpur  
 Date: April 22, 2026

**बैंक ऑफ महाराष्ट्र**  
**Bank of Maharashtra**  
 भारत सरकार का चयन  
 एक परिवार एक बैंक

### ASSET RECOVERY CELL AMRAVATI

Zonal office: Ground Floor, Dourasnarhar Bhawan, BSNL Near Head Post Office, Shyam Chowk, Amravati - 444601  
 E-mail: legal\_ama@bankofmaharashtra.bank/in, recovery\_ama@bankofmaharashtra.bank/in  
 Phone No. - 0721-267452, 2678205  
 H.O.: Lokmangal, T501, Shivajinagar, Pune-411005.

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

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property/ies mortgaged/charged to the Bank of Maharashtra, the Physical Possession of which has been taken by the Authorised Officer of Bank of Maharashtra, will be sold on "As is where is", "As is what is", and "Whatever there is" on 25/05/2026 for to the Bank of Maharashtra from the Borrower (s) and Guarantor(s) as mentioned in the table. Details of the Borrower's and Guarantor's amount due, Short description of the immovable property and encumbrances known thereon, possession type, reserve price, and the Earnest money deposit are also given as under-

Sr. No.	Branch Name	Name of Borrowers & Name of Guarantors	Detailed Description of the immovable property with known encumbrances, if any and Name of Mortgagor/owner and the Type of the Possession	Reserve Price, EMD, Bid Increase Amt. in Rupees
1	Khaparde Bagicha, Amravati Branch Mr. Surendra Pakhare, Branch Manager. No. No. 9576 54909	Borrower :- M/s. Sindh Garments Address - Shop No.1 to 40, Wing- B6, Dreamzland Business Park, Bargaon Dharmale, Amravati 444901. Through its partners: 1. Mr. Sanjay Premechand Harwani 2. Mr. Sankalp Sanjay Harwani 1 & 2 Both Address - Harwani Nagar, Daroga Plot, Near Barf Karkhana Pratinid Press Galli, Amravati-444606. Guarantors:- 1) Mr. Sankalp Sanjay Harwani 2) Mr. Sanjay Premechand Harwani 3) Mrs. Jaya Sanjay Harwani 1 to 3 are address - Harwani Nagar, Daroga Plot, Near Barf Karkhana Pratinid Press Galli, Amravati-444606 4) Mr. Amit Ropchand Shadi 5) Mr. Vicky Ropchand Shadi 4 & 5 are both Address- Kesar Apartment, Flat No. 1 Jairam Nagar, Shankar Nagar Road, Opp. Arora Hospital Amravati-444605 6) Mr. Pramod Motiramji Rathod Address- Tuljai Jairam Nagar, Shankar Nagar Road Rajpeth, Amravati-444606.	1) All those piece and parcel of Commercial Nazul Plot No. 25 from out of Sheet No.68-D adm 37.97 sq mtr of Mouje- Gaonthan Amravati at Bata Galli, behind Saroj talkies Amravati. Bounded as- East- Bata Galli Satidham Complex Road, West- Land of Saroj Talkies, North- Service lane then property of Mr. Gohil, South-Remaining Part of same Property Owned by Mrs. Jaya Sanjay Harwani. Type of possession- Physical 2) All those piece and parcel of Plot No.1 situated in F.S. No.46 area adm 468.00 sq mtr and residential house constructed thereon near Harsh Mangalim, Hari Ganga oil at Mouje- Jewad, Amravati. Bounded as- East-Plot No.4 & 5, West-Road & Garden, North-Plot no. 2, South-Road. Owned by: Shri Amit Rupchand Shadi and Vikki Rupchand Shadi Type of possession- Physical 3) All those piece and parcel of Shop No. C- 5 and C-6 having built up area 1652.73 sq. ft. on Plot No.798 C Wing Sector 2, City Land Complex Mouje Bargaon Dharmale, Taluka and District Amravati-444901. Bounded as- East- Road Then B Wing, West-Road Then D Wing, North-Shop no. C3 & C4, South-Shop no. C7 & C8. owned by M/s Sindh Garments through its Prop. Shri. Sanjay Harwani. Type of possession- Physical 4) All those piece and parcel of Commercial Shop No. C- 58 having built up area 760.19 sq.ft on Plot No. 798, C Wing Sector 2, City Land Complex Mouje Bargaon Dharmale, Taluka and District Amravati. Bounded as- East-Shop no. C-57, West- Road, North- Shop no. C- 56, South- Shop no. C-60. owned by M/s Sindh Garments through its Prop. Shri. Sanjay Harwani. Type of possession- Physical	RP : Rs. 1,30,44,000/- EMD : Rs. 1,30,44,000/- BI : Rs. 1,00,000/- RP : Rs. 2,97,86,000/- EMD : Rs. 2,97,86,000/- BI : Rs. 1,00,000/- RP : Rs. 74,37,000/- EMD : Rs. 7,43,700/- BI : Rs. 1,00,000/- RP : Rs. 34,21,000/- EMD : Rs. 3,42,100/- BI : Rs. 1,00,000/-

Total Dues in Rupees as per 12 (2) notice Dt. 28/04/2025: Rs. 8,75,44,773/- + interest thereon

Date & time of E-auction : 25/05/2026 From 02.00 PM to 04.00 PM

The last date for submission of online bid form & Deposit of EMD and id Proof is 24/05/2026, up to 11:59 PM

Date & time for inspecting the property- 25/04/2026 to 20/05/2026 between 10.00 AM to 5.00 PM, prior appointment.

Payment Details:- Successful bidder shall have to deposit 25% (Twenty Five percent) of the bid amount, less EMD amount deposited on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction.

Person to contact-1) Randhir Prasad, Mob. No. - 9993045593, 2) Pravin Kutariya, Mob. No. - 9766981843, 3) Dipi Bobade Mob. No. - 8329871962

### 30 DAYS STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

For detailed terms and conditions of the sale, please refer to the link "https://bankofmaharashtra.in/properties\_for\_sale" provided in the Bank's website and also on E-bikray portal https://ebkray.in/eauction-psb (Now https://baanknet.com).

Date : 23/04/2026  
 Place : Amravati

AUTHORISED OFFICER  
 BANK OF MAHARASHTRA

**IDBI BANK**  
 IDBI Bank Ltd. Retail Recovery, 1st Floor, Salasar  
 Prestige, Plot No. 1/A, Off. WHC Road,  
 Dharampeth, Nagpur - 440010, Maharashtra

**SALE NOTICE**

**PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES**  
**APPENDIX IV-A (See proviso to Rule 9(1))**

E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 9(1) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of IDBI Bank Ltd., Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 15.05.2026 for recovery of mentioned below due to IDBI Bank Ltd., secured creditor from below mentioned

Sr. No.	Name of the Borrower/ Mortgagee/Guarantor	Description of Property	Reserve Price & EMD
1.	Shri Mahadeo Jangluji Pohekar	All that piece and parcel of land bearing Plot No. 46 containing by total admeasuring 112.50 sq mtr in the layout/scheme known and styled as ""Kanchan Nagari -11"" being a portion of entire land bearing Survey/Khasra no 399 (having independent Survey/Khasra No 399/46) of Mouza- Hingna P.H. No 49 within the limits of Hingna, Dist- Nagpur in the state of Maharashtra and bounded as follows: On the East by: Plot No 47, On the West by: Plot no 45, On the North by: 09 mtr wide Road, On the South by: Plot no 4 Together with undivided share in land and all and singular the structures thereon, both present and future.	RESERVE PRICE Rs. 38.00 Lakh EMD Rs. 3.80 Lakh

**IMPORTANT DATES:**

Sale of Bid / Tender document	04.05.2026 to 14.05.2026
Date of Property Inspection	07.05.2026
Last Date of submission of Bid along with EMD	14.05.2026
Date of E-auction	15.05.2026
Time of E-Auction	11.00 AM to 4.00 PM

1. For details terms and conditions of the sale, please refer to the link provided in [www.bankofmaharashtra.com](http://www.bankofmaharashtra.com) and IDBI Bank's website i.e. [www.idbi.com/](http://www.idbi.com/) or [www.idbibank.com](http://www.idbibank.com). For any clarification, the interested parties may contact Shri Pranjali Goswami (email) -pranjali.goswami@idbi.co.in, Mob. 9706081274 or Shri Siddhartha R Chhadidar (e-mail) siddhartha.chhadidar@idbi.co.in, Mob - 8956085039. Or Shri Vipin Chiwande (e-mail) vipin.chiwande@idbi.co.in, Mob - 9834086151 or Shri Manoj Chokha Ubale (e-mail) -manoj.ubale@idbi.co.in phone - 0712-6659111, Mob. 8983317711. For E-auction support, you may contact Miss. B M Sushmitha / Marina Josephine Jacob Phone Nos. - 8951944383 / 9686196751 Landline-080-40482100, e-mail- sushmitha.b@antaresystems.com; pooja.m@antaresystems.com  
 2. For queries during the live auction: Auction Room - Miss. B M Sushmitha / Marina Josephine Jacob Phone Nos. - 8951944383 / 9686196751 Landline-080-40482100, e-mail- sushmitha.b@antaresystems.com; pooja.m@antaresystems.com

**STATUTORY 15 DAYS SALE NOTICE UNDER RULE 9(1) OF THE SARFAESI ACT, 2002**

The borrower/guarantors are hereby notified to pay the sum as mentioned above along with up to dated interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned/ sold and balance dues will be recovered with interest and cost.  
 Date: 23.04.2026, Place: Nagpur Sd/- Authorized, Officer IDBI Bank Ltd

**MAHATRANSCO**  
 Maharashtra State Electricity Transmission Co. Ltd.

**E-TENDER NOTICE - 3rd CALL**

MSETCL SRM invites online RFx (e-Tender) from the Registered Contractors for MAHATRANSCO e-Tendering (SRM) website for below mentioned work.  
**E-tender No./RFx No.: 7000039408 - 3rd call.**  
**Name of work:** 3rd call for Strengthening the system by replacement of old single conductor of 100kV auxiliary bus & complete stub bus of all 100kV bays and stub bus of 220kV bays by new twin 0.4 ACSR Zebra Conductor at 220kV RS Kalwa under 400KV R S O&M Division, Kalwa. **Estimated Cost:** Rs. 2,94,92,367/- Excluding GST, Rs. 3,48,00,993/- Including GST. **EMD Amount:** Rs. 2,94,923.67. **Tender Fees:** Rs. 5000/- + GST. **Date for Submission of the e-Tender Documents:** From 23.04.2026 @ 15.00 Hrs to 03.05.2026 @ 15.30 Hrs.  
 For detailed information visit our website:  
<https://srmtender.mahatransco.in> Sd/- CHIEF ENGINEER, EHV PC (O&M) Zone, Vashi

**Repro Home Finance Limited**  
**AMRAVATI BRANCH:** Plot No.666, 1st Floor, Salyadev Rathi Nagar, VMV College Road, Amravati - 444 603

**E - AUCTION SALE NOTICE**

Sale of Immovable Properties Mortgaged to Repco Home Finance Ltd. Under Securitisation and Reconstruction of Financial Assets And Enforcement of Security Interest Act 2002

Whereas the Borrower: Mr.Manish Bansidhar Panchagam, S/o.Mr.Bansidhar Balaram Panchagam, Co-Borrower: Mrs.Shilpa Manish Panchagam, W/o.Mr.Manish Bansidhar Panchagam, have borrowed money from Repco Home Finance Limited, Amravati Branch against mortgage of the immovable property more fully described in the schedule hereunder. Since the Borrowers failed to repay the loan amount, the Company has issued Demand Notice under Section 13(2) of the SARFAESI Act, 2002 on 29.08.2025 calling upon them to repay the amount mentioned in the notice vide Loan Account No.2211811000203 being Rs.14,32,394/- as on 11.08.2025 together with further interest, costs and expenses within 60 days from the date of the said notice.

Whereas the Borrower, Co-Borrower and Guarantor, having failed to pay the amount due to the Company as called for in the said demand notice, the Company has taken possession of the secured asset more fully described in the schedule hereunder by issuing Possession Notice under Section 13(4) of the Act on 26.12.2025.

Whereas the Borrower, Co-Borrower and Guarantor, having failed to pay the dues in full, the secured creditor, Repco Home Finance Limited has decided to sell the under mentioned secured asset in "As is where is condition" and "As is what is condition" under Section 13(4) of the Act read with Rules 8 & 9 of the Security interest (Enforcement) Rules 2002 for realization of the debts due to the Company. The dues of the Borrower vide Loan Account No.2211811000203 being Rs.15,62,310/- as on 13.04.2026.

**Date / Time of E - Auction: 05.06.2026, Between 11.00 a.m. and 12.00 Noon (with unlimited auto extension of 5 minutes)**

**Last Date & time for submitting E-Tenders: 04.06.2026, 04.00 p.m**

**DESCRIPTION OF THE PROPERTY:** All that piece and parcel of the property situated at the local limits of Municipal Corporation Amravati and within the Jurisdiction of Sub Registrar Amravati at Nazul Sheet No. 29 B, therein Nazul Plot No. 25, admeasuring 151.7 Sq. Mt. Thereon residential house, at Mouje Rajpeth, Pragane Badnera, Tq. & Dist. Amravati, (Hereinafter called as the subject property) and the subject property is bounded as under Towards East: Road. Towards West: Road. Towards North: Plot No. 22 & 24. Towards South: Road.

**RESERVE PRICE** ₹ 59,87,000/- **EMD (10% of Reserve Price)** ₹ 5,98,700/- **Minimum Bid Increment Amount** ₹ 40,000/-

For E-Auction procedure, please contact M/s. C1 India Pvt. Ltd., Mr. Prabhakaran - 74182 81709.  
 For inspection of the property the intending bidders may contact the Branch Head, Repco Home Finance Limited, Amravati Branch, on all working days between 10 a.m & 5 p.m. Contact Nos. 91585 09966 & 72126 60050.  
 Date: 17.04.2026 Authorised Officer, Repco Home Finance Limited

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 The Indian Express,  
 The Financial Express  
 and Loksatta

**JANSEWA URBAN COOP BANK LTD**  
 Head Office- Madhavleela Complex, 1st Floor, Maskasath Chowk, Itwari, Nagpur- 440002  
 Tel No- 0712-2776885, 2776886

### 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 (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/physical/symbolic possession of which has been taken by the Authorized Officer of the Bank/Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective property.

Name of Borrower (Individual / Joint / Sr Firm/ Co.) Name of Proprietor/Partners /Directors /Guarantor (s)	Details of Immovable Properties Mortgaged/ Owner's Name (Mortgagors of properties)	A) Date of Demand notice U/s 13(2) of the SARFAESI act, 2002. B) O/s amount as on date of 13(2) notice C) Possession date U/s 13(4) of the SARFAESI Act, 2002 D) Nature of Possession	A) Reserve Price B) EMD Amount C) Last date of EMD Deposit	Date /Time of eauction	Details of the encumbrances known to the secured creditor
1.M/s. Shree Vaishnavi Construction (Borrower) 2. Mr. Binod Jagganathprasad Soni (Mortgagor) 3. Mrs. Miti Binod Soni. (Guarantor no.1) 4. Mr. Kishor Gangaprasad Tiwari (Guarantor no.2)	ALL THAT piece and parcel of agricultural land (presently in commercial use) bearing Khasra/Survey No. 80/3K admeasuring about 0.10 H.R. out of total land admeasuring about 0.37 H.R. having Land Revenue Rs. 1.58, together with Bhogwadhar/Class I occupancy rights situated at MOUZA: WANJARA, P.H. No. 17, having City Survey No. 864/59 and Sheet No. 244 situate at Tahsil & District Nagpur, the said property is situated within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation Bounded as under: - East: - Land bearing Bhumapan Kr. No. 80/3K, West:- Land bearing Bhumapan Kr. No 80/3K, North:- 30 Ft Wide Road, South:- Remaining area of C. T.S. No. 244	A)10.05.2021 B)74,19,529/- C)12.07.2021 D) Physical	A)1,00,00,000 B)10,00,000 C)16.05.2026 Till 12 noon	Date: - 16.05.2026 Time: - 02.00 pm to 04.00 pm	SA-112/2023 in DRT Nagpur

**TERMS & CONDITIONS:-**

- The secured asset will not be sold below the reserve price.
- EMD amount is to be paid in the form of Demand Draft (DD) in favour of "Jansewa Urban Co-op Bank Ltd", Payable at Nagpur.
- The DD is to be submitted on or before 12 noon on 16.05.2026, no extension will be provided. The auction will be held manually at the Bank premises mentioned hereinabove.
- The successful bidder shall have to deposit 25% (twenty-five percent) of the bid amount, less EMD amount deposited, on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction in case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be refunded to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.
- The Authorized Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.
- The sale certificate shall be issued in the favour of successful bidder on deposit of full bid amount as per the provisions of the act.
- The particulars are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".
- The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation.
- It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspects the property in consultation with the dealing officer as per the details provided.
- All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.
- The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties (E-Auctioned) not known to the bank. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.
- Authorized person contact number - Ram Ughale - 8208523054, Reshida Methwani-9552854780  
 Date: 23.04.2026  
 Place: Nagpur

**Indian Bank**  
 ZONAL OFFICE NAGPUR  
 PALM ROAD NEAR RESERVE BANK OF INDIA CIVIL LINES NAGPUR-440001 E-Mail: zonagpur@indianbank.co.in, Ph. No. 0712-2521113

### DEMAND NOTICE

Date: 10.04.2026

### Notice under Sec. 13 (2) of The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002

Sent on 10.04.2026 by Registered post to the following parties on their registered address

- M/s D K TRADELINKS (Borrower) Proprietor Shivaji Ravindra Debnath House No. 665, Tarsa Road, Shiv Nagar Kanhan Pipri, Tah Parseeoni Dist Nagpur-441401
  - Mr Shivaji Ravindra Debnath (Proprietor & Borrower)
  - Mrs. Sunita Rabindra Debnath (Guarantor & Mortgagor)
- 2 & 3 At: House No. 665 Shivaji Bhavan Tarsa Road, Opp Shiv Mandir Shiv Nagar Kanhan, Tah Parseeoni Dist Nagpur-441401  
 Sub: Your loan account MSME LAP Scheme 7818741281 with Indian Bank Kamptee Collieries branch.

You committed default in repayment of loans to the tune of Rs 30,10,059.00 (Rupees Thirty Lakh Ten Thousand and Fifty-Nine only). The said amounts carry further interest at agreed rate and charges from 10.04.2026 till date of repayment.

The Bank issued notice under the Act as on 10.04.2026 calling upon you to repay the outstanding amount of Rs 30,10,059.00 (Rupees Thirty Lakh Ten Thousand and Fifty-Nine only). The said amounts carry further interest at agreed rate and charges from 10.04.2026 till date of repayment. The notice was sent to you by Regd post has been returned unserved. A copy of the same is affixed at above mentioned address.

You are called upon to pay of Rs 30,10,059.00 (Rupees Thirty Lakh Ten Thousand and Fifty-Nine only). The said amounts carry further interest at agreed rate and charges from 10.04.2026 till date of repayment . within 60 days from the date of this notice failing which Bank will be constrained to exercise its rights of enforcement of security interest as against the secured assets given in the schedule hereunder. This Notice is without prejudice to any other right / remedy available to the Secured Creditor.

"We draw attention to the provision of section 13 (8) of the SARFAESI Act and the Rules framed there under which deals with your rights of redemption over the Securities."

**Schedule of property :-** All that piece and parcel of Plot No.15 Area 2550 Sq Ft House No 665 A Khasra no 212 (New) Old Khasara No. 180/3 and 187 Patwari Halka No. 15 within the limit Nagpur Parishad Kanhan Pipri, Shiv Nagar, Tarsa Road, Kanhan, Tah Parseeoni Dist Nagpur -441401 in the name of Mrs. Sunita Rabindra Debnath and same has been bounded by: East: Plot No 16 & 17, West: Plot No 15 & Remaining portion of Plot No 15, North: Public Road, South: Public Road

Yours faithfully  
 Authorized Officer, Indian Bank  
 Place: Nagpur, Date: 23.04.2026

**Indian Bank**  
 ZONAL OFFICE NAGPUR  
 PALM ROAD NEAR RESERVE BANK OF INDIA CIVIL LINES NAGPUR-440001 E-Mail: zonagpur@indianbank.co.in, Ph. No. 0712-2521113

### DEMAND NOTICE

Date: 10.04.2026

### Notice under Sec. 13 (2) of The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002

Sent on 10.04.2026 by Registered post to the following parties on their registered address

- M/s J VR GROUP (Borrower) Proprietor Vaibhav Gopal Delikar Rohana Savner Nagpur Road, Ward No 1, City Rohana, District Nagpur, Rohana Parshivni, Nagpur 441305
- Mr Vaibhav Gopal Delikar (Borrower & Mortgagor) S/o Gopal Delikar, Building No 02, Qtr No G-3, Vidharb Primer Housing Society, Zingabai Takli, VTC: Mankapur, PO: Mankapur, Nagpur, Maharashtra 440003

Sub: Your loan account(s) MSME-GEN-TL 7999457062 & MICRO-SMALL-OC 7932232546 with Indian Bank Kamptee Collieries branch.