

Canara Bank **PATUR BRANCH**

VEHICLE SEIZURE NOTICE

Whereas the undersigned being the Branch Manager of CANARA BANK, PATUR BRANCH under the Bank Recovery Policy, Branch has issued seizure notice on 22/04/2026 Calling upon the concerned Borrower's / Guarantor's to repay the amounts mentioned in the respective Notices within 7 days from the date of the respective Notices as per details given below. In terms of Clause 16 and as per schedule of the Hypothecation Agreement deed executed by you, the Bank is entitled to take possession of the vehicle and seise, appoint Receiver and/or sell the same either by private sale or public auction without intervention of the Court and to apply the net proceeds towards the liquidation of dues to the bank and further the said vehicle/said goods thus taken possession of or any part thereof may be sold by public auction or private treaty and/or otherwise disposed of as the Bank may deem fit "in as where is condition". The Bank shall be entitled to deduct and appropriate from the sale proceeds all or any expenses incurred or paid or chargeable in connection with the exercise of the powers of the Bank and the Bank will be entitled to appropriate the net sale proceeds towards the balance due to the Bank.

However, the notice is hereby given to the concerned Borrowers, where necessary, to pay to CANARA BANK, PATUR BRANCH within 7 days from the date of publication of this notice the amounts indicated herein below due on the dates together with future interest at contractual rates, till the date of payment, under the loan/and other agreement and Documents executed by the concerned persons. As security for the Borrower's obligations under the said agreements and documents, the following assets have been hypothecated to CANARA BANK, PATUR BRANCH.

Sr. No.	Name of Borrower/s	Schedule Of Hypothecated Machinery / vehicle/goods	Amount Demanded
1.	Loan A/C No: 161000889138 Sri/Smt MOHAMMAD SAHIR MOHAMMAD ZAHIR, S/O MOHAMMAD ZAHIR Address: AT POST TATUR AJIT NAGAR PATUR	Vehicle : ERTIGA SMART HYBRID ZXI O Color : PEARL ARCTIC WHITE ENGINE NO: K15CN9065942 CHASIS NO. MA3BNC72SNG510571 Registration No: MH30BL2000	Rs. 28,196.81/- out of total outstanding liability of Rs. 5,84,694.81/- as on 22/04/2026. due

You are requested to pay the amount under the aforementioned loan within 7 days, failing which please take notice that Bank will proceed against the hypothecated assets details of which are furnished in the Schedule below by taking possession and conduct the public auction/private treaty without intervention of Court as mentioned in the said Hypothecation Agreement, without further notice/remind and you will be held responsible for all costs, trouble and incidents thereto in this regard.

Date: 25.04.2026 Branch Manager

Canara Bank

ASSET RECOVERY MANAGEMENT (ARM) BRANCH
Plot No 32, First Floor, Corporation Colony, North Ambazari Road, Near to Lad Metro Station, Gandhi Nagar, Nagpur - 440010 (Maharashtra)
Email: c6820@canarabank.com Phone - +91 927071694

PHYSICAL POSSESSION NOTICE [SECTION 13(4)] (For immovable property)

Whereas, the undersigned being the Authorised Officer of the Canara Bank under Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act 54 of 2002) and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice dated 11/11/2024 calling upon the borrowers Mr. Shubham Purushottam Tapdya to repay the amount mentioned in the notice, being Rs. 42,30,179.00 (Rupees Forty-Two Lakhs Thirty Thousand One Hundred and Seventy-nine thousand and 179 only) and cost within 60 days from the date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower/Guarantor and the public in general that the undersigned has taken Physical 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 and 9 of the said Rule on this 24th day of April of the year 2026 pursuant to orders of A.C.J.M. Nagpur in Cr. M.A. No. 1512/2025.

The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Canara Bank for an amount of Rs. 51,79,050.45* (Rupees Fifty One Lakhs Seventy Nine Thousand Fifty and Paise Forty Five Only) as on 23.04.2026 + Interest and cost thereon.

DESCRIPTION OF THE IMMOVABLE PROPERTY

ALL THAT entire R.C.C. Superstructure bearing Apartment No. 301, having carpet area of 39.389 Sq. Mtrs., Built up area of 45.116 Sq. Mtrs., Open and Enclosed Balcony area of 13.738 Sq. Mtrs., and Super Built up area of 79.324 Sq. Mtrs. on the THIRD FLOOR of the building to be known and styled as 'ARCADO TOWER - IV' TOGETHERWITH 10.923% undivided share and interest in All that piece and parcel of land bearing Plot No. 209 and Plot No. 210, admeasuring amalgamated area 262.047 Sq. Mtr. being a portion of entire land bearing Kharsa No. 139 of Mouza Nara, P.S.K. 11, Ward No. 57, Sheet No. 666/77, City Survey No. 472 in the layout of M/s Kale Land Developers Nagpur within the limits of the Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur in Tahsil and District Nagpur and Bounded as under-East: 9 Mtr. Wide Road, West: Plot No. 164, North: Plot No. 208, South: Plot No. 210.

Note: Besides, the above property is also mortgaged to Canara Bank in the account of M/s Gita Agro Industries (A/c No. 184004501160) which is having liability of Rs.94,60,946.60 (Rupees Ninety Four Lakh Sixty Thousand Nine Hundred Forty Six and Paise Sixty Only) as on 23.04.2026.

Date: 24/04/2026
Place: Nagpur

Authorized Officer
CANARA BANK

PNB Housing **APPENDIX - IV - A - E-AUCTION PUBLIC SALE NOTICE OF IMMOVABLE PROPERTY/IES**

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 PROVISIONS OF RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.
Reg. Office: 9th Floor, Antriksh Bhawan, 23 Kasturba Gandhi Marg, New Delhi-110001, Phones: 011-23357171, 23357172, 23705414, Web: www.pnbhousing.com

B.O.:NAGPUR:1st Floor, Achrajowerli, Chindwararoad, ChhaonSquare, Sadar, Nagpur-440001

Notice is hereby given to the public in general and in particular to the borrower(s) and guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-D mortgaged/charged to the Secured Creditor, the construction/Physical Possession of which has been taken by the authorized Officer (M/s PNB Housing Finance Limited) Secured Creditor, will be sold on AS IS WHERE IS, AS IS WHAT IS and WHATEVER THERE IS BASIS, as per the details mentioned below. Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrowers/mortgagor(s)/assignee(s) as the case may be indicated in column no-A under Rule-8(6) & 9 of the Security Interest Enforcement Rules, 2002 as amended as on date. For detailed terms and conditions of the sale, please refer to the link provided in M/s PNB Housing Finance Limited/secured creditor's website i.e. www.pnbhousing.com.

Loan No.	Name of the Borrower/Co-Borrower/Heirs(A)	Demand/Amount (Rs.)	Nature of Possession (S)	Description of the Property (D)	Reserve Price (RP) (Rs.)	EMD (HP) (Rs.)	Last Date of Submission of Bid (G)	Bid/Retr. Rate (H)	Inspection Date (I)	Date of Auction & Time (J)	Know Exam. Case No. (K)
HOU/NAG/0119/041378	Ravindra Gajanan Dekate / Devki Gajananrao Dekate / Devi Harwarwar And Plastic, B.O.: NAGPUR	Rs. 2392763.07 20-09-2025	Physical Possession	Flat No 201, Second Floor, Shivneri Apartment, Sheet No 103, Mihandigh Road, Nagpur, Maharashtra-440017, India.	Rs. 22,32,000	Rs. 2,23,200	25-05-2026	10,000	05-05-2026 12:00pm to 03:00PM	26-05-2026 2PM to 03:00PM	NOT KNOWN

* Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereon. ** To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/claims in respect of above mentioned/secured assets except what is disclosed in the Column No.-K. Further such encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances. (1) As on date, there is no order restraining and/or court injunction PNBHFL/the authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/secured assets and status is mentioned in column no-K (2) The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/orders passed etc. if any, stated in column no-K, including but not limited to the title of the documents of the title pertaining thereto available with the PNBHFL, and satisfy themselves in all respects prior to submitting tendered application form or making Offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form. (3) Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s)/purchaser is legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money) on the same day or not later than next working day. The sale may be confirmed in favour of (bidders) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the sale consideration amount has to be deposited by the purchaser within 15 days from the date of acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry of mandatory period of 15 days mentioned in the sale confirmation letter and the property/secured asset shall be resold as per the provisions of SARFAESI Act. (4) M/s C1 India Private Limited would be assisting the Authorized officer in conducting sale through an e-Auction having its Corporate office at Plot No. 68, 3rd Floor, Sector 44, Gurgaon, Haryana 122003 Website - www.baanknet.com For any assistance related to inspection of the property or obtaining the Documents and for all other queries, please refer to registration, you have to connect with VIVEK LODHA Toll Free No. - 1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNBHFL or refer to www.pnbhousing.com.

PLACE : NAGPUR DATE : 25.04.2026 SD/AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED

बैंक ऑफ महाराष्ट्र Bank of Maharashtra

अचल कार्यालय -अर्थमंजल, सातव चौक, जवाहरपद, अकोला.444005
टेलीफोन /TELE :0724-2490845, 0724-2490353
ईमेल- e-mail: cmrecovery_ako@mahabank.co.in

POSSESSION NOTICE [Rule 8(1)]

Whereas, the undersigned being the Authorised Officer of Bank of Maharashtra, under Securitization and Reconstruction of Financial Assets and Enforcement Security Act, 2002 and in exercise of power conferred under section Sub Section 12 Section 13(12) read with rule 8 of the security interest (Enforcement) Rules, 2002 issued demand notice on the date mentioned against the account as stated herein after calling upon them to repay the amount within 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrowers/ guarantors and the public in general that the undersigned has taken Physical/Symbolic possession of the property described herein below in exercise of power conferred on him/her under section 13(4) read with Rule 8 of the said rules.

The borrowers in particular, guarantors and the public in general are hereby cautioned not to deal with the below mentioned property and any dealing with the property will be subject to the charge of Bank of Maharashtra or the amount (and interest) due thereon. 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. No.	Name of Borrowers /Guarantors And Branch	The details of the properties mortgaged to the Bank and taken possession by the Bank are as follows	Outstanding Amount	Demand Date
1.	M/s Mandot Jewelers, (Borrower) Shri Sagar Santosh Mandot - Partner 1 Shri Smitesh Santosh Mandot - Partner 2 : 2. Shri Vijay Motilal Mandot (Guarantor) 3. Shri Anil Chadulal Mandot (Guarantor) Deulgaon Raja Branch (406)	(Symbolic Possession) 1. Hypothecation of Stock, Book Debtor etc. (Symbolic Possession) 2. Mortgage of all Pieces and Parcels of Land / Shop together with the buildings and structures constructed on Property No.160 (New), (Old Property No.347) situated at Chikhali-Jaina Road, Deulgaon Raja, Buldana Area - 193.21 Sq.Mtr. Bounded as:- East- Shop of Mohd.Safi, West - Shop of Sadashiv Khandehbarad, North - Open Space, South - Chikhali-Jaina Road. (Physical Possession) 3. Mortgage of all Pieces and Parcels of Land together with the buildings and structures/residential block/ constructed (if any) at Plot No 41,CTS No.11429/52, part G parcel of Survey No.31/3, 32/3 & 35/3C situated near Barvalde College at Jalna, Tq. & Dist. Jalna Area:- 232.50 Sq.Mtr Bounded as:- East - Road, West - SH - 50, North - Plot No 40, South - Plot No 41 part & 41B. Owned by Sagar Santosh Mandot & Smitesh Santosh Mandot	Rs. 37,09,184.00 (Rupees Lakh Nine Seven Lakh Nine Thousand Six and One Hundred Eighty Four Only) + further Unapplied Interest@ 11.20 % w.e.f. 28.01.2025	28/01/2026 Date of possession taken 21/04/2026

Date: 21.04.2026, Place: Akola (Anil Kujur), For Bank of Maharashtra, Chief Manager & Authorized Officer.

ACRE MAKING ASSETS WORK **ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.**

Registered Office : 14th Floor, Eros Corporate Tower, Nehru Place, New Delhi-110019 Tel: 91-11-43115600 Fax : 91-11-43115618
Corporate Office : Unit No. : 502, C Wing, One BKC, Radius Developers, Plot No. : C-66, G-Block, Bandra Kurla Complex, Mumbai - 400051
Tel.: 022 68643101 E-mail : acre.arc@acreindia.in Website : www.acreindia.in CIN : U65993DL2002PLC115769

POSSESSION NOTICE - [UNDER RULE 8(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002]

The Authorized Officer of the Secured Creditors mentioned herein, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act (Act), 2002 and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice as mentioned below calling upon the Borrower (s) to repay the amount mentioned in the demand notice(s) appended below within 60 days from the date of receipt of the said notice(s) together with further interest and other charges from the date of demand notice within 60 days from the date of receipt of the said notice.

Thereafter, Assignor mentioned herein, has assigned the financial assets to ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD also as its own/acting in its capacity as trustee of the Trust herein mentioned hereunder (hereinafter referred as "ACRE"). Pursuant to the assignment agreements, under Sec. 5 of the SARFAESI ACT, 2002, ACRE has stepped into the shoes of the Assignor and all the rights, title and interests of the Assignor with respect to the Financial Assets along with underlying security interests, guarantees, pledges have vested in ACRE in respect of the financial assistance availed by the Borrower and ACRE exercised all its rights as the secured creditor.

The borrower having failed to repay the amount, notice is hereby given to the Borrower (s) and the public in general that the undersigned being the Authorised Officer of ACRE has taken the possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of SARFAESI ACT, 2002 read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on the date mentioned against each property

Name of the Assignor	Name of the Trust	Loan Account Number / Borrower Name & Co-Borrower(s) Name	Date of Demand Notice / Amount of Demand Notice	Date of Possession / Type of Possession	Description of Property
Bajaj Housing Finance Limited	ACRE 178 TRUST	H402HLT0198578 Amol Bansial Wasnik (Borrower) & Bansial Wamanrao Wasnik (Co-Borrower)	30.01.2026 Rs. 17,86,373/- (Rupees Seventeen Lakh Eighty Six Thousand Three Hundred and Seventy Three Only)	22.04.2026 Symbolic	All That Piece And Parcel Of Land Plot No. 1 & 16a (plot No. 1 Admeasuring 4140 Sq. Feet & Plot No. 16A Admeasuring 1525 Sq. Feet) Total Admeasuring 5665 Sq. Feet, Out Of Kharsa No. 17/2 P.h.no. 39.ward No.20(Old) Mouza Chikhali (khurd), City Survey No. 35. Sheet No. 442/43712 Nagpur Tah & Distt. Nagpur, Eithin The Limits Of Nagpur Improvement Trust And Nagpur Municipal Corporation Nagpur, Tahsil And District Nagpur And Bounded As Under-the Above Plot No. 1 & 16a is Bounded As Under:- On The East-flat No. 30 On The West-road On The North-nalah And Thereafter Kh. No. 50 On The South-flat N 302 Second Schedule All That R.c.c. Superstructure Comprising Tenement/apartment Premises No. 301 On The Third Floor, Proposed To Be Constructed On The Said Plot To Be Known And Styled As "yogirana Complex Covering A Super Built Up Area Of 88.071 Sq. Mtrs.

Sd/-
Authorized Officer
Assets Care & Reconstruction Enterprise Ltd.

Date : 25.04.2026
Place : Nagpur

Bank of India **Relationship beyond banking**

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

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

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 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 Authorised Officer of Bank of India, secured creditor, will be sold on As is where is, As is what is & Whatever there is on DT. 26.05.2026 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:
25.05.2026 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: 26.05.2026 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: Asset Recovery Branch BORROWER : Veerbhadra Trading Co. Proprietor : Mr. Nikit Prakash Dalal	Commercial cum residential unit No. 3A & 4A, First Floor of building "Dalal Mansion", on House No. 956, Circle No. 13/19, City Survey No. 488, Ward No. 44, Situated at Sambaji Kasar Road, Maskasath Itwari, Nagpur. Shop No. 3A Build up area 160.69 Sq ft Shop No. 4A Build up area 205.51 Sq ft. Google Map Location : Latitude 21.09256, Longitude 79.0639	Rs. 87,00,000/- + uncharged interest & other expense	Demand Notice : 27.03.2023 Possession Notice: 15.06.2023 (Symbolic) (Physical) 24.01.2025	Reserve Price : Rs. 24,50,000/- EMD : Rs. 2,45,000/-	Mr.Sanjay Tripathi, No. 9226012042
2.	Branch : Asset Recovery Branch Borrower :M/S Tiwari Agro Industries Partners : i) Mr.Pukhraj Ramprasad Tiwari ii) Mrs. Shital Manish Joshi	EQM of Non-Agricultural land at Field Survey No.11 admeasuring 1.06H.R. and S.No.13, admeasuring 2.10 HR, situated at Mouza-Italapur, Tah-Hinganghat, Dist-Wardha owned by Mr. Pukhraj Ramprasad Tiwari. Google Map Location : Latitude : 20.521012; Longitude : 78.833453	Rs. 6,56,95,000/- + uncharged interest & other expenses	"Demand Notice : 29.06.2022 Possession Notice: 13.09.2022 (Symbolic) 19.05.2023 (Physical)	Reserve Price : Rs. 2,24,25,000/- EMD : Rs. 22,42,500/-	

Terms & Conditions:

- E-Auction is being held on AS IS WHERE IS, AS IS WHAT IT IS, WHATEVER IS THERE IS 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 Tender 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 25.05.2026 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 26.05.2026 between 11.00 AM to 5.00 PM. (IST). 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 requisite 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 for forfeiture 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 sale 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.
- Date of inspection of Property 22.05.2026 from 11am to 04pm

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: 25/04/2026, Place: Nagpur Authorized Officer, Bank of India, Nagpur Zone

यूनियन बैंक Union Bank of India

अचल कार्यालय -अर्थमंजल, सातव चौक, जवाहरपद, अकोला.444005
टेलीफोन /TELE :0724-2490845, 0724-2490353
ईमेल- e-mail: cmrecovery_ako@mahabank.co.in

REGIONAL OFFICE, NAGPUR
34/2 Ashirwad Commercial Complex, Central Bazar Road, Ramdaspath, Nagpur-10
Phone No. 0712-2461042

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 provision to Rule 8 (6) of the Security Interest (Enforcement) Rule, 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 Symbolic / Physical Possession of which has been taken by the Authorised Officer of Union Bank of India (secured creditor) will be sold on "As is where is", "As is what is" and "Whatever there is" on the date 12.05.2026, for recovery of dues as mentioned hereunder to Union Bank of India from the below mentioned Borrower(s) & Guarantor(s). The reserve price and the earnest money deposit are also mentioned hereunder :

Branch: Gokulpeth, Nagpur NIT Complex, West High Court Road, Gokulpeth, Nagpur.	
1	Name of the Borrowers & Guarantors: Mr. Sameer Ratan Verma Amount Due Rs. 5,89,484.34 (As per demand notice dated 02.03.2020) and interest there on.
1.1	Property No. 1 (Symbolic Possession) All that piece and parcel of Apartment No. 404, 4th Floor, Building Known & Styled As Vijaya Apartment-5, Plot No. 60& 66, Survey No. 12/3, 12/4, PH No. 38, Mouza Ghogli, situated in Swami Dham Nagan, Ghogli-Besa Road, Tah Nagpur (Rural), Dist Nagpur. Super Built Up Area: 75.583 Sq. Mt. (813.57 Sq. Ft.). Boundaries: East-Plot No. 65, West-Flat No. 403, North-Road, South-Flat No. 401. Reserve Price: Rs. 12,44,655.00 (Rs. Twelve Lacs Forty Four Thousand Six Hundred Fifty Five Only), EMD: Rs. 1,24,465.50 (Rs. One Lac Twenty Four Thousand Four Hundred Sixty Five and Paise Fifty Only)
Branch : Seminary Hills Branch Shop No.F-1/2/3/6/7/8, Govinda Gourkhede Complex (First Floor), KH No 9/1, Hajariyahad, Seminary Hills, Nagpur.	
2	Name Of The Borrowers & Guarantors : Mr. Vivek Jeewanlal Gupta & Mrs. Rekha Vivek Gupta Amount Due Rs. 12,41,251.69 (As per demand notice dated 04/05/2023) and interest there on.
2.1	Property No. 1: (Physical Possession) : ALL THAT PIECE & PARCEL MALIK MAQBOOJA NAGPUR MUNICIPAL HOUSE BEARING NO 199 admeasuring area 69.56 Sq Mtrs or 748.74 Sq Ft (Area about 96.619 Sq Mtrs or 1040.625 Sq Ft on sit), ward no 41 situated at Raut Chowk Lalgaon Nagpur Tah & Dist Nagpur Sheet No 121 City Survey No 117 Mouza NAGPUR within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust including all rights of easements, accruing arising or flowing thereof Tah, and Dist Nagpur. Flat property details: All that RCC superstructure comprising APARTMENT No G-02 situated on Ground Floor admeasuring Carpet Area 48.063 Sq Mtrs and total Super Built up area 57.430 Sq Mtrs, which includes One Kitchen with Rooms, W.C. and Bath covered Balcony Area and staircase premium area and common area together with Lift, Premium Area, Share in Parking, lobby and other area together with 10.51% undivided share in land in the Plot area of the aforesaid Municipal Corporation House 199 containing by admeasuring area 69.56 sq Mtrs or 748.74 Sq ft (Area about 96.619 sq. Mtrs or 1040.625 Sq Ft on sit) Ward no 41 Situated at Raut Chowk, lalgaon, Nagpur Sheet No 121, City Survey No 117 mouza NAGPUR Within the local limits of the Nagpur municipal Corporation and the Nagpur improvement trust including all rights of easementary rights, accruing arising or flowing thereof in "MEMOON HEIGHTS" and FIGHTS the same is bounded as per Plan. 1) On East House of Mr. Nanusaw Chawda 2) On West-House of Mr. Muslim Jan 3) On North-Lane & house of Mr. Shourya Bairagi 4) On South Ganesh Mangal Karalaya & House of Mr. Nanusaw Chawda Reserve Price: Rs. 13,13,250/- (Rs. Thirteen Lacs Thirteen Thousand Two Hundred Fifty Only), EMD : Rs. 1,31,325/- (Rs. One Lac Thirty One Thousand Three Hundred Twenty Five Only)
Branch: Station Road, Bhandara Jalaram Chowk, Gandhi Ward, Station Road, Bhandara, Maharashtra 441904.	
3	Name of the Borrowers & Guarantors: Sudarshan Abhi Behara Amount Due Rs. 7,54,544.98 (As per demand notice dated 06.02.2024) and interest there on.
3.1	Property No. 1: (Symbolic Possession) All that piece and parcel of the immovable property i.e. residential flat second floor and undivided share of land only, on T.S.No. 2, Gat No. 96/6 Plot No. 38, Flat No. 634/2, At-Mouza Gadegaon N.H-6, Tah- Lakhani, Dist-Bhandara-441804. Boundaries : East - House of Anandara Hatwar, West - Flat No. 620/5 Digambar Ambade, North-Road, South - Open Plot of Seller. Reserve Price : Rs. 7,54,000.00 (Rs. Seven Lacs Fifty Four Thousand Four Hundred Only)
Branch: Chandrapur Branch (Chhota Bazar) Kamallaxmi Sadan, Chhota Bazar, Post & Dist. Chandrapur, Maharashtra	
4	Name of the Borrowers & Guarantors: Mr. Rajendra Nanaji Chamalwar & Vinod Nilkanthrao Jogi Amount Due Rs: 18,45,244.83 (As per demand notice dated 30.01.2025) and interest there on.
4.1	Property No. 1 (Symbolic Possession) All That Piece & Parcel Of Plot No. 69, Survey No 10754-A Bhumapan No. 113. PM N 25 Adash Raghujai Nagar", Mouza Chichordi. Municipal Corporation: Padmavati Tah Bhadravati & Dist Chandrapur-442501. Boundaries : North : Plot No 68, South : Part of Plot No 69, East : Plot No 73, West : Layout Road. Reserve Price: Rs.37,66,350.00 (Rs. Thirty Seven Lacs Sixty Six Thousand Three Hundred Fifty Only), EMD : 3,76,635.00 (Rs. Three Lacs Seventy Six Thousand Six Hundred Thirty Five Only)
Branch- Kalmeshwar Sant Lahanuji Maharaj Ward Kalmeshwar, Kalmeshwar-Katol Road, Nagpur, Maharashtra	
5	Name of the Borrowers & Guarantors: Mr. Pradeep Krushnarao Jagtap Alias Pradeep Deshmukh & Mrs. Pratibha Pradeep Deshmukh Amount Due Rs: 14,02,683.00 (As per demand notice dated 01/07/2025) and interest there on.
5.1	Property No. 1(Symbolic Possession): All the pieces and parcels of land situated at Mouza-Kalmeshwar... House Property no. 17000128 Ward no. 17 Mouza no. 19 Total Area 1000 sq.ft (92.93 sq.mtr) Tah. Kalmeshwar Distt. Nagpur in the State of Maharashtra within the jurisdiction of the Sub-Registrar Kalmeshwar, together with the buildings, sheds, standing thereon. Boundaries of Property No. 17000128: To the East : Plot No. 34, To the West : Plot No. 32, To the South : 40 mtr wide layout, To the North : House of surendra Deshmukh. Reserve Price: Rs. 14,43,555.00 (Rs. Fourteen Lacs Forty Three Thousand Five Hundred Fifty Five Only), EMD: Rs. 1,44,355.50 (Rs. One Lac Forty Four Thousand Three Hundred Fifty Five and Paise Fifty Only).
Branch : Wadi, Nagpur Plot No.50, Near Kailash Petrol Pump, Amravati Road, Wadi, Dist Nagpur - 440023	
6	Name Of The Borrowers & Guarantors: Mubotech Systems, Prop : Mangesh Ramji Thakre & Sau Priti Mangesh Thakare Amount Due Rs. 10,24,575.65 (As per demand notice dated 16.06.2021) and interest there on
6.1	Property No. 1 (Symbolic Possession) Open Land Bearing Plot No. 48 & 49 In The Residential Layout Of K.H. No. 3a/1/2, P.H.No. 77, Mouza- Bidganespur, Within The Grampanchayat Limit Of Talgahat, Thl.- Hingna & Dist.-Nagpur. Reserve Price: Rs. 16,05,735.00 (Rs. Sixteen Lacs Five Thousand Seven Hundred Thirty Five Only