(AC NO.) LNNGP02922-

230278147 & LNNGP17723-240290979

AAVAS FINANCIERS LIMITED

27,27,827.00/

8,05,990.00/

DUES AS ON

21 MAR 2025

(CIN:L65922RJ2011PLCO34297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square Mansarovar Industrial Area, Jaipur. 302020

7 JUN 24

Rs. 2420840/-

Rs. 683415/-

DUES AS ON

4 JUN 24

24 FEE

25



FLOOR,SWAMI

SADAN, JHANDA

GRUH.NAGPUR

UPHAR

CHOWK,DHARMI ETH,NEAR JOSHI

AM TO

01.00

PM 29 APR

2025

AUCTION NOTICE

Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read witl 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/char, the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of AAVAS FINANCIERS LIMITED Secured Creditor, will be sold on where is", "As is what is ", and 'Whatever there is" basis. The details of the cases are as under. Date Name of Borrowers/ Date & Amount of Reserve Earnest Date & Place of Tender Money Price For Co-Borrowers/ Dues As on Time of Open & Aucti 13(2)Demand For Property Guarantors/Mortagors Property Auction **RAJESH MATE,** Mrs. RACHNA RAJESH MATE

HOUSE NO. 54, ADMEASURING 195.16 SQ. METERS (OR 2100.00 SQ. FTS.) OF MOUZA AAMBADI , P.H. NO. 17, SITUATED IN THE LAYOUT OF GRAMPANCHAYAT AAMBADI , TALSLI AND DISTRICT BHANDARA MAGRIL

TAHSIL AND DISTRICT BHANDARA NAGPÜR MAHARASHTRA **ADMEASURING 195.16 SQ**

HTRA-INDIA Terms & Conditions: 1). The person, taking part in the tender, will have to deposit his offer in the tender form provided by the AFL which is to be collected from the above branch office during working hours of any working day, super scribing "Tender Offer for name of the property "on the sealed envelope along with the Cheque/DD/pay order of 10% of the Reserve Price as Earnest Money Deposit (EMD) in favour of AAVAS FINANCIERS LIMITED payable at Jaipur on/before time of auction during office hours at the above mentioned offices. The sealed envelopes will be opened in the presence of the available interested parties at above mentioned office of AAVAS FINANCIERS LIMITED The Inter-se bidding, if necessary will also take place among the available bidders. The EMD is refundable if the bid is not successful. 2). The successful bidder will deposit 25% of the bidding amount adjusting the EMD amount as initial deposit immediately or within 24hrs after the fall of the hammer towards the purchase of the asset. The successful bidder failing to deposit the said 25% towards initial payment, the entire EMD deposited within 15 days after the confirmation of the sale by the secured regulary characteristics. immediately of within 24hrs after the fall of the hammer towards the purchase of the asset. The successful bidder failing to deposit the said 25% towards initial payment, the entire EMI deposited within 15 days after the confirmation of the sale by the secured creditor; otherwise his initial payment deposited amount will be forfeited. 3). The Authorised officer has absolute right to accept or reject any bid or adjourn/postpone the sale process without assigning any reason therefore, the date of tender depositing or the date of tender opening is declared as holiday by Government, then the auction will be held on next working day. 4). For inspection and Interested partie who want to know about the procedure of tender may contact AAVAS FINANCIERS LIMITED 201,202, Inde Floor, South End Square, Mansarovar Industrial Area, jaipur-302020 C Pushpendra Meena – 9875896876 or respective branch during office hours. Note: This is also a 15/30 days notice under Rule 9(1)/8(6) to the Borrowers/Guarantors/Mortgagor of the above said loan accounts about tender inter se bidding sale on the above mentioned date. The property will be sold, if their out standing duesare not repaid in full.

Place : Jaipur Date : 25-03-2025 Authorised Officer Aavas Financiers Limited



शाखा: आस्ती वसुली शाखा, दुकान नं.एफ-१/२/३/६/७/८, गोविंदा गौरखेडे कॉम्प्लेक्स (पहिला मजला), खासरा नं ९१/१, हजारीपहाड, सेमिनरी हिल्स, नागपूर 440006



अंचल संपत्ती विक्री करीता विक्री

सिक्युरिटायझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शिअल ॲसेट्स अँड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट, २००२ सहवाचता सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रुल्स २००२ च्या नियम ८ (६) च्या तरतृदी अंतर्गत स्थावर मालमत्तेच्या विक्रीकरिता ई-लिलाव विक्री सूचना.

विशेषतः कर्जदार आणि जमानतदार आणि सर्वसामान्य जनतेला याद्वारे सूचीत करण्यात येते की, खाली वर्णन करण्यात आलेली मालमत्ता, सेक्युर्ड क्रेडिटर, यूनियन बँक ऑफ इंडिया कडे गहाण असन यनियन बँक ऑफ इंडिया चे प्राधिकत अधिकारी यांच्याद्वारे सांकेतिक / वास्तविक ताबा घेण्यात आलेला आहे. ज्याचे दिनांक **11.04.2025**. रोजी "जे आहे जेथे आहे". "जे आहे जसे आहे" आणि "जे आहे तिथे आहे" या तत्वावर विक्री केली जाईल

दुकान नं.एफ-१/२/३/६/७/८, गोविंदा गौरखेडे कॉम्प्लेक्स (पहिला मजला), केएच नं ९१/१, हजारीपहाड, सेमिनरी हिल्स, नागपूर, संपर्क क्रमांक: 9423456034

कर्जवार आणि जमानतवाराचे नावः श्री. मुनशाद अहमद समशाद हुसेन सिद्धीकी आणि श्री. फैयाज अहमद समशाद हुसेन सिद्धीकी

रक्कम देय रु. 43,36,779.97 (दि. 10.10.2022 च्या मांगणी सुचनेनुसार) आणि त्यावरील व्याज

<mark>मालमत्ता क्रमांक १ (</mark>वास्तविक **ताबा)**

सर्व भाग आणि तुकडा अपार्टमेंट नं. 301 आणि 302, संपूर्ण बिल्ट अप एरिया 78.80 चौ.मी 🛭 तीसरा मजला आणि संपूर्ण 6.28% अविभाजित वाटा आणि व्याज सुरज अपार्टमेंट या नावान ओळखली जानारी बिल्डिंग, महानगर हाऊस नं. 904 आणि 905 / 1, वार्ड नं. 60. सी.एस नं. 2216 / 2 आणि 2216 / 3, शिट नं. 62 / 50, मौजा- जरीपटका एरिया राज नगर- विजय येथे स्थित, छावनी, महानगर आणि एनआयटी च्या हद्दीत ता आणि जि. नागपूर चतुर्सिमाः- पुर्वः खुली जमीन, पश्चिमः खुली जमीन आणि बुटी, उत्तरः मंदानी यांची संपत्ती, दक्षिणः रोड राखीव किंम्मत राखीव किंम्मत (रू. 34,36,000.00 रूपये चौतीस लाख छत्तीस हजार फक्त) इएमडी : (रू. 3,43,600.00 रूपये तीन लाख त्रेचाळीस हजार सहाशे फक्त)

कर्जदार आणि जमानतदार यांचे नाव:- श्रीमती. वैशाली राजु राऊत (कर्जदार) आणि श्री. राजु रामभाक राकत (सह-कर्जदार)

देय रक्कम रू. 37,59,729.00 (16.04.2024 च्या मागणी सुचणेनुसार) आणि

मालमत्ता क्रमांक 1 (वास्तविक **ताबा**)

अनुपातित अविभाजित 25.00 % वाटा आणि व्याज सर्व भाग आणि तुकडा जमीन बेअरिंग प्लॉट नं. 19 क्षेत्रफळ 1800 चौ.फुट तसेच 167.24 चौ.मी सेल डिड आणि एरिया क्षेत्रफळ सुमारे 167 1520 चौ.मी रेगुलराईजेशन लेटर प्रमाने एनआयटी चा भाग आणि संपूर्ण जमीन बेअरिंग खा. नं. 121 / 1,121 / 2,121 / 3 आणि 121 / 4 (जुन्या सेल डिड खासरा नं. 121 / 4) मौजा परसोडी पटवारी हल्का नं. 44 बेअरिंग सिटी सर्वे नं. 738 शिट नं. 19 बेअरिंग नागपूर महानगरपालिका हाऊस नं. 2336 🖊 19 सर्व भाग आणि तुकडा आरसीसी सुपरस्ट्रक्चर कॉम्प्रेसिंग अपार्टमेंट नं. 101 पहिला मजला '' क्रिष्णा हाईट्स'' या नावाने ओळखली जानारी बिल्डिंग बिल्ट अप एरिया 41.631 चौ.मी सोबत प्रिमीयम बाल्कनी एरिया पार्किंग एरिया सुपर बिल्ट अप एरिया 97.547 चौ. मी एनआयटी आणि एनएमसी च्या हद्दीत ता आणि जि. नागपूर. भाग्यश्री बार आणि रेस्ट्रॉरेंट, दुसरा बस स्टॉप, गोपाल नगर नागपूर मोजा परसोडी ता आणि जि. नागपूर 440022 चतुर्सिमा- पूर्व वाव्हारे लेआउट, पश्चिमः प्लॉट नं. 20, उत्तरः रोड, दक्षिणः रोड

राखीव किंम्मत (रु. 42,55,000.00 रुपये बेचाळीस लाख पंचावण हजार फक्त) इएमडी : (रु. 4,25,500.00 रुपये चार लाख पंचवीस हजार पाचशे फक्त)

कर्जदार आणि जमानतदार यांचे नाव:- मेसर्स गोदावरी टेडर्स

17.10.2022 च्या मागणी सचणेनुसार)

2. श्री नेहरू लालवानी जेसवाणी (मृत) त्यांच्या कायदेशीर वारस 2 (अ) श्रीमती लक्ष्मी मृत नेहरू लालवाणी ची पत्नी (ब) श्री हर्ष | आणि त्यावर व्याज नेहरू लालवाणी चा मुलगा (क) कु. नेहा नेहरू लालवाणी ची मुलगी (ङ) कु. रिया नेहरू लालवाणी ची मुलगी

3. श्रीमती प्रोमिला अमरलाल जेसवाणी

।. श्रीमती लक्ष्मी नेहरू लालवाणी (जमानतदार) मालमत्ता क्रमांक 1 (वास्तविक ताबा)

सर्व भाग आणि तुकडा कॉर्पोरेट कार्यालय नं. 109, सी0110, सी0111 आणि सी0112, एकुण बांधकाम क्षेत्रफळ 109.542 चौ.मी. 🗀 इंदिरा आर्केड 🗥 म्हणून ओळखल्या जाणा–या आणि शैलीबध्द इमारतीच्या पहिल्या मजल्यावर, प्लॉट नं. 218, एनएमसी घर नं. 257 / एफ / ९, वार्ड नं. 67, सिटी सर्वे नं. 1591 आणि 1593, शीट नं. 4 आणि 17, मौजा सिताबर्डी, सदर येथील स्थित, डी कृष्णा जवळ आणि धरमपेठ महिला सहकारी बँक, तह. आणि जि. नागपुर

राखीव किंम्मत (रू. 1,14,14,000.00 रूपये एक करोड चौदा लाख चौदा हजार फक्त) 🛭 इएमडी : (रू. 11,41,400.00 रूपये अकरा लाख एक्केचाळीस हजार चारशे फक्त)

मालमत्ता क्रमांक 2 (सांकेतिक ताबा)

सर्व भाग आणि तुकडा कॉर्पोरेट कार्यालय नं. 106, सी0107, सी0108 आणि सी0121, एकूण बांधकाम क्षेत्रफळ 112.51 बौ.मी. ''इंदिरा आर्केड'' म्हणून ओळखल्या जाणा–या आणि शैलीबध्द इमारतीच्या पहिल्या मजल्यावर, प्लॉट नं. 218, एनएमसी घर नं. 257 / एफ / 6-8'21, वार्ड नं. 67, सिटी सर्वे नं. 1591 आणि 1593, शीट नं. 14 आणि 17, मौजा सिताबर्डी, सदर येथीत रिथत, डी - कृष्णा जवळ आणि धरमपेठ महिला सहकारी बँक, तह. आणि जि. नागपुर

राखीव किंम्सत (रू. 1,29,02,000.00 रुपये एक करोड एकोणतीस लाख दोन हजार फक्त) इएसडी : (रू. 12,90,200.00 रुपये बारा लाख नव्वद हजार दोनशे फक्त)

मालमत्ता क्रमांक ३ (वास्तविक ताबा)

फ्लॅट नं. एफ2 च्या सर्व भाग आणि तुकडा, बांधकाम क्षेत्रफळ 61.77 चौ.मी. पहिला मजला, लेआउट प्लॉट नं. 37, टीएस नं. 11, नवीन सर्वे नं. 107 / 59, मौजा देवई गोविंदपुर, रयतवारी. राखीव किंम्मत (रु. 13,46,000.00 रुपये तेरा लाख छेवाळीस हजार फक्त) इएमडी : (रु. 1,34,600.00 रुपये एक लाख चौतीस हजार सहाशे फक्त)

कर्जदार आणि जमानतदार यांचे नाव:- मेसर्स आर्या कलर केम ए पार्टनरशिप यांच्या द्वारे श्री. समिर 🛭 देय रक्कम रू. २,९८,४२,४४२.४० (२५.१०.२०२३ च्या मागणी सुचणेनुसार) हिवसे आणि श्रीमती भुमिका प्रशांत हिवसे, (कर्जदार) श्री. समिर हिवसे, श्रीमती भुमिका प्रशांत आणि त्यावर व्याज हिवसे आणि श्रीमती सुधा ज्ञानेश्वर हिवसे (जमानतदार)

मालमत्ता क्रमांक 1 (वास्तविक ता**डा**)

रहिवासी प्लॉट नं. पी – 5 च्या सर्व भाग आणि तुकडा नीर्मल गंगा कॉम्प्लेक्स च्या मागे, गिट्टीखदान, बंद काटोल रोड नागपुर – 440014 वार्ड नं. 62, खा. नं. 174 / 7, 174 / 8 सिटी सर्वे नं 497, शीट नं. 60, मौजा बोरगाव, पी.एच. नं. 08, प्लॉट क्षेत्रफळ 485.60 चौ.मी. 🦯 5227.00 चौ.फुट चतुर्सिमा - पूर्व - प्लॉट नं. पी - 4, पश्चिम - रोङ, उत्तर - श्रीमती शशी महादुळे यांचे

राखीव किंम्मत (रू. 1,85,82,000.00 रुपये एक करोड पंच्याऍशी लाख बयाऍशी हजार फक्त) इएमडी : (रू. 18,58,200.00 रुपये अठरा लाख अठ्यावण हजार दोनशे फक्त)

कर्जदार आणि जमानतदार यांचे नाद:- मेसर्स जय गोविंदा स्पिनटेक्स प्रोप्रायटर , श्री. अजय रामनिवास दिय रक्कम रू. 9,86,31,189.56 (30/05/2024 च्या मागणी सुचणेनुसार)

मालमत्ता क्रमांक 1 (सांकेतिक ताबा)

जमीनीचे सर्व भाग आणि तुकडा औद्योगिक बिगर-कृषी जमीन सर्वेक्षण 🗸 खासरा नं. 62, क्षेत्रफळ 1.57 हेक्टर (सेव्हन ट्वेल्व्ह एक्स्ट्रॅक्ट क्षेत्रफळ 157.00 चौ. मी.) मौजा - रोशखेडा, पी.एच. न 71 सध्याच्या आणि भविष्यातील बांधकामांसह, सर्वे सुविधा हक्कांसह आणि त्यांच्याशी संबंधित असलेल्या हक्कांसह. रोशनखेडा या गावात स्थित, तह. वरूड, जि. - अमरावती आणि चतुर्सिमा पुर्व - लोणकरचा खासरा, पश्चिम - बखालचा खासरा, उत्तर - तिवारी चा जिनिंग कारखाना, दक्षिण - लोणकर आणि मांदाळेचा खासरा राखीव किंम्मत (रू. 3,21,47,000.00 रुपये तीन करोड एकवीस लाख सत्तेचाळीस हजार फक्त) इएमडी : (रू. 32,14,700.00 रुपये बत्तीस लाख चौदा हजार सातशे फक्त)

मालमत्ता क्रमांक 2 (सांकेतिक ताबा)

जमीनीचे सर्व भाग आणि तुकडा औद्योगिक बिगर-कृषी जमीन सर्वेक्षण ⁄ खासरा नं. 53, मौजा - रोशनखेडा, पी.एच. नं. 71 च्या 0.56 हेक्टर (म्हणजे 5600.00 चौ.मी.) जमिनीपैकी 0. 53 हेक्टर (म्हणजे 5300.00 चौ.मी.) जिमनीचे मोजमाप, सध्याच्या आणि भविष्यातील बांधकामांसह, त्याशी संबंधीत सर्व सुविधा हक्कांसह, रोशनखेडा गावात, काटोल वरूड रोडवरील बस स्टॉपजवळ, ग्रामपंचायत रोशनखेडा, तह वरुड, जि. - अमरावती - आणि चतुर्सिमा - पुर्व - टेंबधारेचा खासरा, पश्चिम - श्री तिरुपती जिनींग आणि प्रोसेसिंग फेक्टरी, उत्तर - रोड,

राखीव किंम्मत (रु. 3,50,00,000.00 रूपये तीन करोड पन्नास लाख फक्त) इएमडी : (रु. 35,00,000.00 रूपये पस्तीस लाख फक्त) कर्जदार आणि जमानतदार यांचे नाव:- मेसर्स श्री सलासर एंटरप्राईजेस प्रोप्रा. श्रीमती पल्लवी सचीन |देय रक्कम रू. 3721073.04 (26.08.2024 च्या मागणी सुचणेनुसार)

काशीकर आणि श्री सचीन मधुकर काशीकर (जमानतदार)

रहिवासी फ्लॅट / अपार्टमेंट नं. 34 चे सर्व भाग आणि तुकडा तिस-या मजल्यावरील इमारत, जी इमारत नं. ए6 व्यंकटेश नगर म्हणून ओळखली जाते आणि शैलीबध्द, प्लॉअ नं. 198 ते 309 मध्ये स्थित 550.0 चौ.फुट सुपर बिल्ट अप क्षेत्रफळ असलेला फ्लॅट, खा नं. 319 / 1,2,3 आणि ४ सिटी सर्वे नं. 101 शीट नं. 248 वार्ड नं. 20, केडीके कॉलेजच्या बाजूला नंदनवन मौजा नागपुर तह आणि जि. नागपुर. चतुर्सिमा ः पुर्व - फ्लॅट नं. 31, पश्चिम - बिल्डींग नं. ए - 7, उत्तर - बिल्डींग नं. ए - 12, दक्षिण - फ्लॅट नं. 33.

आणि त्यावर व्याज

राखीव किंम्मत (रु. 18,94,000.00 रुपये अठरा लाख चौ-याण्णव हजार फक्त) 🛭 इएमखी : (रु. 1,89,400.00 रुपये एक लाख एकोणनव्यद हजार चारशे फक्त)

कर्जदार आणि जमानतदार यांचे नाव:- मेसर्स साई समर्थ ब्रीक्स आणि मटेरियल्स सप्लायर्स त्यांचे मालक देय रक्कम रू. 47,60,017.55 (29/11/2022 च्या मागणी सुचणेनुसार) प्रोप्रा. श्री कमलेश बकाराम अथीळकर, श्री कमलेश बकाराम अथीळकर आणि श्री कुंताबाई अथीळकर आणि त्यावर व्याज

मालमत्ता क्रमांक 1 (सांकेतिक ताबा)

जिमनीचा सर्व भाग आणि तुकडा मौजा - मुंडीकोटा, रा. सर्वे नं. 20, थाक नं. 114 आर.एन.एम. मुंडिकोटा ग्राम पंचायत मुंडिकोटा ता. तिरोडा आणि जि. गॉदिया, ज्यामध्ये मौजा मुंडीकोटा गुंठा 542 / 2 मधील कोवीर लेआउटपैकी प्लॉट नं. 23, 24, 25 आणि 26 आहे ज्यांचे क्षेत्रफळ 0.72 हेक्टर, ज्यामध्ये कोरलेले प्लॉट नं. 23 क्षेत्रफळ 221.74 चौ.मी. प्लॉट नं. 24 क्षेत्रफळ 213 10 चौ.मी. आणि प्लॉट नं. 24 ज्याचे क्षेत्रफळ 213.10 चौ.मी. आणि प्लॉट नं. 26 क्षेत्रफळ 215.50 चौ.मी. तिन्ही मिळून 879.85 चौ.मी., ता. - तिरोडा, जि. गोंदिया चतुर्सिमा - पुर्व - 6 मी. लेआउट रोड. पश्चिम - ग्रामपंचायत रोड. उत्तर - श्री नाशिक मेश्राम यांचे रिकामा प्लॉट. दक्षिण - 9 मी. लेआउट रोड राखीव किंम्मत (रु. 18,66,000.00 रुपये अठरा लाख सहासष्ठ हजार फक्त) इएमडी : (रु. 1,86,600.00 रुपये एक लाख सहाऐंशी हजार सहाशे फक्त)

EMD ची शेवटची तारीख: EMD बोली लावण्यापूर्वी तसेच लिलावाची मुदत संपण्यापूर्वी ईएमडी जमा करून मालमत्ता आयडीशी लिंक केली जाईल. कोणतीही तांत्रिक अडचण टाळण्यासाठी मालमत्ता आयडीसह EMD रक्कम जमा करणे आणि लिंक करणे आवश्यक आहे.

ई-लिलावाची दिनांक आणि वेळ : 11.04.2025 (दु.12.00 ते साय.5.00 वाजे पर्यत)

विक्री व नोंदणी आणि लॉगिन व बिर्डीगच्या नियम आणि शर्तीसाठी वेबसाईटला भेट द्या.

PSB Alliance Pvt. Ltd.(https://baanknet.com)

टिप : शेवटच्या क्षणाची गर्दी टाळण्यासाठी सर्व बोलीदारांना विनंती करण्यात येते की वरील वेबसाइटला भेट द्यावे व ई-लिलावाच्या तारखेपूर्वी किमान 1

आठवड्या आधी नोंदणी , केवायसी उपडेशन व पेमेंट पूर्ण करावे.

प्राधिकृत अधिकारी, यूनियन बँक ऑफ इंडिया

दिनांक : 24.03.2025, स्थळ : नागपूर नोट : संबंधित जाहिरातीचे भाषांतर इंग्रजीवरून करण्यात आले आहे, तरी अधिक अचूक माहितीसाठी इंग्रजी जाहिरात ग्राहय धरण्यात येईल

PUBLIC NOTICE

nis is to inform the general public that **Bank of** Baroda Dharampeth Branch intends to accept the undermentioned property standing in the name of M/s. Hotel Ashiyana through its Partners Shri Sanjay Bansilal Paliwal, Shri Mayur Sanjay Paliwal, Shri Shubham Sanjay Paliwal Nagpur as a security for a loan / cred acility requested by one of its customers. And the said property is already mortgaged with the

In case anyone has got any right / title/ interes claims over the undermentioned property, they are advised to approach the Bank within 10 days along with necessary proof to substantiate thei

If no response is received within 10 days, it is with the mortgage.

SCHEDULE OF PROPERTY

All That piece and parcel of land known as Plot No. X-10 the Butiburi industrial Area, Situated Corporation, Taluka and Registration Sub District Nagour Rural and Registration Distric Nagpur containing by admeasurement 2168.00 Sq. Mtrs with construction of built up area 277.582 Sq. Mtrs. (FSI 0.128) thereon or thereabout as per building completion certificate issued by Executive Engineer MIDC ounded as under - On The East :Plot No. X-In the West: MIDC 30.00 Mtrs. R/W., On the orth : Plot No. X-9, On the South : MIDC 60 Mtr

Nagpur - Dt. 25/03/2025 ADV. V.R .KALE

Office. Plot no 55 Opp Lane of Prahalad Dairy Choti Dhantoli, Nagpur **PH 9822217900**

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CLASSIFIEDS CHANGE OF NAME

I RANJANA ARUNKUMAR SARDA resident of KUKREJA INFINITY, FLAT 1102 . CIVIL LINES. NAGPUR-440001 have changed name to RANJANA SARDA

0130050434-1

"IMPORTANT"

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Phoenix ARC Private Limited

Regd. Office: 3rd Floor, Wallace Tower 139-140/B/1, Crossing of Sahar Road and Western Express Highway Ville Parle (East) Mumbai - 400 057. Tel: 022-6849 2450, Fax: 022-6741 2313 CIN: U67190MH2007PTC168303 Email: info@phoenixarc.co.in, Website: www.phoenixarc.co.in. **PUBLIC NOTICE FOR E-AUCTION CUM SALE**

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned property mortgaged to Phoenix ARC Private Limited pursuant to assignment of debt by Motital Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited -Assignor) will be sold on "AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS", by way of "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002) through website: www.phoenixarc.co.in/ as per the details given below:

	Date and Time of E-Auction Date : 16-04-2025 / 11:00 AM to 02:00 PM (with unlimited extensions of 5 minute each)								
Sr. No.	Borrower(s)/Guarantor(s) / Loan Account	Demand Notice Date and Amount	Description of the Immovable Property	Reserve Price, EMD & Last Date of Submission of EMD					
1	LAN: LXBHA00217-180060903 Branch: Bhandara Borrower: Manoj Damaji Ramteke Co-Borrower: Ratnamala Manoj Ramteke	24-05-2019 For Rs. 4,43,721/- (Rupees Four Lac Forty Three Thousand Seven Hundred Twenty One Only)	Plot No 10, Sr No- 91/3/1, At/ Rajendra Ward, Po/Andhalgaon, Th/Mohadi Water Tank, Bhandara Maharashtra - 441905	Reserve Price: Rs. 5,00,000/- (Five Lakh Only) EMD: Rs. 50,000/- (Fifty Thousand Only) Last date of EMD Deposit: 15-04-2025					
2	LAN: LXNAG00115-160006068 Branch: Nagpur Borrower: Ishvarlal Shyamlal Samud Co-Borrower: Jasavanati Ishavaralal Samud	19-06-2018 For Rs. 6,52,549/- (Rupees Six Lac Fifty Two Thousand Five Hundred Forty Nine Only)	Plot No.64 & 65, Ph.No.38, Survey No.51/2, 51/3,Mz- Sitalwadi, Indra Housing Society, Ishwar Nagarchargaon Road, Ramtek, Dist.Nagpur-441104 Maharashtra	Reserve Price: Rs. 6,33,000/- (Six Lakh Thirty Three Thousand Only) EMD: Rs. 63,300/- (Sixty Three Thousand Three Hundred Only) Last date of EMD Deposit: 15-04-2025					
Terms and Conditions of E- Auction: 1. The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure se									

for bidding information & support, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online. The interested buyers may go through the auction terms & conditions and process on the same portal and may control to Ashok Dnyaneshwar Gopale 9321924161, Ashish Sharafd Dhapte 8976791951, Chandrashekhar Shriram Kumbhar - 9372704932, Abhijeet Chavan - 9372705200, Ishan dew 828227331, details available in the above mentioned Web Portal and may contact their Centralised Help Desk: + 91 83709, 69696, E-mail ID: contact@auctionbazaar.com. 2. All the intending purchasers/ bidders are required to register their name in the portal mentioned above as https://www.auctionbazaar.com and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid. 3. For participating in the e-auction, intending purchasers/ bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured asset along with copies of the PANCARD, Board Resolutions in case of Company and Address Proof on or before the Last date for submission of EMD mentioned above. Intending purchasers/bidders are required to submit separate EMDs for each of the Items/Properties detailed herein above. 4. At any stage of the auction, the Authorised Officer may accept/reject/modify/ cancel the bid/offer or post-pone the auction without assigning any reason thereof and without any prior notice. 5. The successful purchaser/bidder shall bear any statutory dues, staxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the secured asset conveyed/delivered in his/her/fits favour as per the applicable law. 6. The intending bidders should make their own independent enquiries regarding encumbrances, title of secured asset put on auction and claims/rights/dues affecting the secured assets, including statutory dues, etc prior to submitting their b for bidding information & support, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online he auction advertisement does not constitute and will not constitute any commitment or any representation of Phoenix. The authorized officer of Phoenix shall no e responsible in any way for any third-party claims/rights/due, 7. The prospective/intending bidder shall furnish an undertaking that he/she is not dis-gualified a er provisions of Sec. 29 (A) of Insolvency and Bankruptcy Code, 2016 and failure to furnish such undertaking along with the KYC documents, shall automaticall

IDBI Bank Ltd. Zonal Office, Salasar Prestige, 1st Floor, Plot No.

(T) IDBI BANK 1/A, Off WHC Road, Dharampeth, Nagpur Pin: 440 010 MH NOTICE UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (the SARFAESI Act)

Mr. Virendra Dinkarrao Pilondre (Borrower)

Mrs. Rajshri Virendra Pilondre (Co-borrower)

Notice is hereby given to the aforesaid Borrower(s) that the aforesaid Borrower was sanctioned financial assistance of Rs. 31,45,000/-(Rupees Thirty One Lakh Forty Five Thousand only) by IDBI Bank Ltd. (IDBI Bank), by way of Home Loan and Mortgage Loan for Housing purpose. Pursuant to the sanction of the said financial assistance, necessary loan and security documents were executed by Mr. Virendra Dinkarrao Pilondre and Mrs. Raishri Virendra Pilondre. The said financial assistance has been secured, inter alia. by mortgage by deposit of title deeds of the properties mentioned below. As the aforesaid Borrower has defaulted in repayment of the said financial assistance in terms of the Loan Agreement (s) dated 19.03.2020 and 19.03.2020, the account of the Borrower has been classified as non-performing assets (NPA) in the books of IDBI Bank in terms of the guidelines issued by Reserve Bank of India (RBI) from time to time. In view of the defaults committed by the aforesaid Borrower, IDBI Bank, vide it's letter bearing Ref. No. IDBI Bank/LRN/41/2024-25/ dated 12.12.2024, has declared the financial assistance together with interest and other moneys aggregating Rs. 29,10,020/- (Rupees Twenty Nine Lakh Ten Thousand Twenty Only) as on 09.11.2024, to have become immediately due and payable by the Borrower and called upon the Borrower to pay to IDBI Bank the said sums together with further interest thereon with effect from 10.11.2024 till payment or realization, at the contractual rate as stated in the said letter. As on 09.11.2024 an amount of Rs. 29,10,820/- (Rupees Twenty Nine Lakh Ten Thousand Eight Hundred Twenty Only) is due and payable by Mr. Virendra Dinkarrao Pilondre and Mrs. Rajshri Virendra Pilondre to IDBI Bank, along with further interest thereon at the contractual rate till payment/realization. Necessary notice was issued/served by IDBI Bank, under section 13(2) of the SARFAESI Act at the

respective addresses of the Borrower(s)/Mortgagor(s) by "Registered post with Acknowledgement Due" which was returned un-served with postal remark "Item Returned- Addressee Left without instructions". In view of the aforesaid, this public notice is issued in compliance with Proviso to Rule 3 (1) of the SARFAESI Rules. Please note that you shall not transfer or otherwise (other than in the ordinary course of your business) any

offence punishable under section 29 of the SARFAESI Act. We invite your attention to provisions of sub section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. In the circumstances, Borrower (s) /Mortgagor (s) is, once again, requested to pay the aforesaid amount

of the Secured Assets, without prior written consent of IDBI Bank, failing which You shall be liable for an

within sixty days from the date hereof failing which IDBI Bank, as a secured creditor shall be entitled to enforce its security interest, under the provisions of the SARFAESI Act as also under any other law as available to IDBI Bank for realising its dues.

DETAILS OF THE PROPERTY

All that R.C.C superstructure comprising Apartment No G-O1, on Ground Floor, covering a built up area of 79.610 sq mtr situated at North-East side in the building known and styled as "Kedarnath-II" together with the 5.303% undivided share and interest in all that piece and parcel of land bearing Plot No 150-A,150-B, 151 &152 total admeasuring area 825.654 sq mtr (as per regularization letter of Nagpur Improvement Trust, Nagpur) in Khasra No 26/2, 27/2, 28/2 & 29/5 of Mouza- Borgaon, P.H No 8 in the layout of Welcome Co-operative Housing Society Ltd, Nagpur, City Survey No 657, Sheet No 47, Ward No 62 within the limits of Nagpur Municipal Corporation, Nagpur and NIT, Nagpur, Tal& Dist-Nagpur and bounded as follows: On the East by: KH No 27/3, On the West by: Road, On the North by: Road On the South by: Plot No 153

Together with undivided share in land and all and singular the structures and erections thereon, both present and future. **Authorised Officer**

Place: Nagpui Date: 25/03/2025 & Deputy General Manage **IDBI Bank Limited**

HDFC BANK We understand your worl

Place: Nagpur

HDFC Bank Limited

Retail PortFolio Management., HDFC Bank Ltd. 4th Floor, Fidvi Tower, Mount Road, Sadar Nagpur- 440001

E-AUCTION SALE NOTICE UNDER SARFAESI ACT, 2002 ion and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002, for sale on "AS IS WHERE IS 8

mmovable Properties Tak WHAT IS THERE IS BASIS"

Sr. No.	Names of the Borrowers / Guarantor and	Outstanding Dues to be recovered (Secured Debt)	Location & Details of Immovable Property	Reserve Price (Rs.)	Date Of Inspection	Date of E-Auction and Timing
	Loan Account No.			Earnest Money Deposit (Rs.)		
	M/s. Seasons, Shop no. 18A, Ground Floor, Poonam Chambers Chhavani, Nagpur-440013.	Rs. 1,48,72,753 /- as on 2-Mar -2023.	All Piece and parcle of below mentioend properties, Shop no. 18,18-A, 19 and 20	Rs. 80,00,000/-	11-04- 2025 BETWEEN	15-04-2025 At 11 AM to 12 NOON
	M/s. The Card Point 19/20, Poonam Chambers, ByRamji Town, Chindwara Road, Nagpi Ainshiram R Motwani, Ajay Ainshiram Motwani, Apurva Rajkur Ainshiram Motwani, Rajkumar Ainishiram Motwani, Sushiladev Unique Creation\ No 3 to 9 R/o. Plot No. 505, New Friends Society, Near Bhim Opayanand Park, Nagpur—440014.	No. 61, Kh. No. 116, C.S. No. 2217/1. Sh. No. 61/49,	Rs. 8,00,000/-	11.00 AM to 2.00 PM	with	
2.	M/s. Jalaram Trading Company Ihrough Its Proprietor Chetan Mahendra Dron, (Deceased), Ihrough its legal heir Dhara Chetan Dron, Aged Major, Occ. Business, Malgujaripura, Indira Market Road, Near Bank of Baroda, Wardha – 442001		no. 199, Mouza no. 85, Near Bank of Baroda, Wardha - 442001	Rs. 34,70,393/-	11.04.2025 BETWEEN 11.00 AM to 2.00 PM	At 11 AM to 12 NOON
	Mr. Chetan Mahendra Dron (Deceased), Through its legal heir D	Rs. 3,47,039/-				

responsible for any error, misstatement or omission in the said particulars. The tenderer(s)/prospective purchaser(s) are, therefore requested in their own interests, to satisfi imself/themselves with regard to the above and the other relevant details pertaining to the abovementioned property/properties, before submitting the tenders

properties/secured assets and Tender Documents/Online Auction Catalogue can be collected/obtained from the Authorized Officer of HDFC Bank Ltd at Retail PortFolic Management., 4th Floor, Fidvi Tower, Mount Road, Sadar Nagpur- 440001 on any working day or can be downloaded from https://hdfcbank.auctiontiger.net. Properties ar vailable for inspection on the date(s) and time mentioned above in column

available for inspection on the date(s) and time mentioned above in column.

2. Sealed tenders (in the prescribed tender documents/e-bidding catalogue only) along with 10% of the offer amount towards earnest money deposit (EMD) should be deposited in the office HDFC Bank Ltd at Retail PortFolio Management.,4th Floor, Fidvi Tower, Mount Road, Sadar Nagpur- 440001 on or before 11.04.2025 till 5 PM. Payments should be made only by demand drafts/pay orders drawn on a scheduled bank in favour of "HDFC BANK LTD" payable at par at Nagpur. Tenders that are not duly filled up or tenders not accompanied by the EMD or tenders received after the above date prescribed herein will not be considered/ treated as valid tenders, and shall accordingly be rejected. The date of e-auction and

commission card, driving license, copy of the pan card issued by the income tax department, aadhar card etc. Please note that proof of residence countersigned by the enderer/offerer herself/himself also needs to be provided.

4. The Borrower(5)/Mortgagor(5), Guarantor(5) of the immovable Properties/Secured Assets may, if they so desire, give/sponsor their Best Possible Valid Offer(s) for the imroperties/secured assets offered for sale provided that the terms and conditions of sale are duly complied with. The tenderers/prospective purchasers will be given an opportunity to increase/improve their offer/s during online auction. The additional terms and conditions fo

tenderers/prospective purchasers participating in online auction are: (A) e-Procurement Technologies Limited (Auction Tiger) Is Assisting The Authorized Officer In Conducting The Online Auction. (B) Detailed Terms And Condition For Participating In The Online Auction, Format, Application, Declaration, etc, Can Be Downloaded From Website https://ldfcbank.auctiontiger.net. (C) Upon Receipt of The Necessary Documents As Mentioned Above Within The Stipulated Date and time, a password/user id will be provided by M/s. E-procurement technologies limited to Eligible Tenderers/Prospective Purchasers To Participate In The Online Auction at https://hdfcbank.auctiontiger.net. Necessary trainings will be provided by M/s. E-procurement technologies limited for the purpose.

6. Statutory dues like property taxes/cess and/or builder/society dues, contribution to building repair funds, transfer charges, any other taxes etc. should be ascertained by the tenderer(s)/offerer(s)/prospective purchaser(s) and the same shall be borne and paid by the purchaser. The stamp duty, legal charges, registration charges and GST if any as applicable in respect of the sale certificate to be executed shall be paid by the purchaser alone.

7. The person declared to be the purchaser shall, immediately after such declaration, deposit 25% of the amount of purchase money to the 'Authorised Officer' immediately an

Limited (Auction Tiger) , Ahmedabad. Bidder Support Numbers: 09265562818/9265562821/9265562819, 079-68136880/ 881/ 837/ 842, Email Ram prasad & Rikin (NPA eAuction) Mobile: 9978591888 & 6351896833 Email: ramprasad@auctiontiger.net & rik in@auct HDFC Bank reserves its right to accept or to reject highest and/or all offer/s and to cancel entire auction proceedings without assigning any reasons

NAGPUR

NB: to the best of knowledge and information of the Authorized Officer (A.O.) of HDFC Bank Ltd., there are no encumbrances.

The particulars in respect of the secured assets specified herein above have been stated to the best of the info

Terms & conditions of Sale . Sale is strictly subject to the terms & conditions stipulated in the prescribed Tender Document/ E-Bidding catalogue and in this notice. Further details of the i

is the mentioned herein above in column 2 (1) The bid incremental values for said property will be Rs. 1,00,000/-.

B. Documents: along with tender documents/e-bidding catalogue the tenderer/s should also attach copy of his/her photo identity proof such as copy of the passport, election

ng 75% to be deposited within 15 days from the date of auction date, in default of such deposit, the property shall forthwith be put up again and resold. In case of any difficulty in obtaining Tender Documents/e-bidding catalogue or Inspection of the Immovable Properties / Secured Assets and for queries, Please Contact Concerned Officials of HDFC BANK LTD., Mr. Sunil Kumthekar on 9371619596 or Email: sunil.kumthekar@hdfcbank.com and Officials of e-Procurement Technologies

Date: 25/03/2025. Authorized Officer, Regd. Office: HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400013