

DEBTS RECOVERY TRIBUNAL AT CGO COMPLEX, BLOCK B, 2nd FLOOR, SEMINARY HILLS, NAGPUR - 440006
S.A. No.: 396/2022 FF-30/05/2025
MRS. YACHNA GAJANAN PATHAK

INDIA SHELTER FINANCE CORPORATION LTD.

TO, Respondent No. 2. MR. KISHOR BALWANTRAO THAKRE, R/o 6254, Ram Mandir Road, Ankita Medical, Ayodhya Nagar, Nagpur - 440024.

SUMMONS/PAPER PUBLICATION
1) WHEREAS the above named applicant/appellant has filed the above referred application/appeal in this Tribunal.
2) WHEREAS the service of Summons/Notice could not be effected in the ordinary manner and whereas the application for substituted service has been allowed by this Tribunal.
3) You are directed to appear before the Tribunal in person or through an Advocate and file Written Statement/Say on 30/05/2025 at 10:30 A.M. and show cause as to why reliefs prayed for should not be granted.
4) Take notice that in case of default the Application/Appeal shall be heard and decided in your absence.
Given under my hand and the seal of the Tribunal on this 28/05/2025.

Registrar
Debt Recovery Tribunal
DRT Nagpur

BEFORE THE DEBTS RECOVERY TRIBUNAL, NAGPUR
'B' Block, 2nd Floor, C.G.O. Complex, Seminary Hills, Nagpur-440006
O.A. No. 154/2023 F.F. 28/07/2025

Applicant : ICICI Bank Limited
Vs.
Defendants : VISHAL URKUDE & OTHERS

DEFENDANT NO. 1
SHRI VISHAL SHANKARRAO URKUDE, R/o Flat No. 23, Shakuntala Niwas, New Subhedhar Road, Near Hanuman Mandir, Ayodhya Nagar, Nagpur, Tahsil - Nagpur, District Nagpur - 440 024.
DEFENDANT NO. 2
SAU. VASHALI VISHAL URKUDE, R/o Flat No. Plot No. 23, Shakuntala Niwas, New Subhedhar Road, Near Hanuman Mandir, Ayodhya Nagar, Nagpur, Tahsil - Nagpur, District Nagpur - 440024.

SUMMONS BY PAPER PUBLICATION

WHEREAS the above named applicant/appellant has filed the above referred application/appeal in this Tribunal.
1. WHEREAS the applicant has filed an application under section 19(4) of the Recovery of Debts and Bankruptcy Act, 1953, against you for recovery of debt of Rs. 42,34,394/- (Rupees Forty Two Lakhs Thirty Four Thousand Three Hundred Ninety Four Only) along with present and future interest, cost and other expenses.
2. WHEREAS the service of Summons/Notice could not be effected in the ordinary manner and whereas the application for substituted service has been allowed by this Tribunal.

3. You are directed to appear before this Tribunal in person or through an Advocate and file Written Statement/Say on 28/07/2025 at 10.30 a.m. and show cause as to why reliefs prayed for should not be granted.
4. Take notice that in case of default, the Application/Appeal shall be heard and decided in your absence.
Given under my hand and seal of the Tribunal on this 22nd day of May, 2025 at Nagpur.

By order of the Tribunal
Registrar
Debt Recovery Tribunal, Nagpur

NIWAS HOUSING FINANCE PRIVATE LIMITED

(Formerly known as Indostar Home Finance Private Limited, hereinafter referred as NHFPL)
Regd. Office: - Unit No. 305, 3rd Floor, Wing 2/E, Corporate Avenue, Andheri- Ghatkopar Link Road, Chakala, Andheri (East), Mumbai-400093

Notice under Section 13 (2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

NHFPL has sanctioned home/mortgage loan/construction loan to the following borrowers against mortgage of residential premises. The repayment of the said loans were irregular and the accounts are finally classified as Non-Performing Assets in accordance with directions and guidelines of National Housing Bank/RBI.
NHFPL has therefore invoked its rights and issued a notice under section 13(2) of the SARFAESI ACT, 2002 and called upon the borrowers to repay the total outstanding mentioned against respective borrowers within 60 days from the date of the demand notice. The following borrowers are hereby called upon by this publication to pay the total dues mentioned against them plus further charges & interest accrued till payment within 60 days from the date of the said demand notice, failing which NHFPL shall resort to all or any of the legal rights to take possession of the properties, dispose/sale it and adjust the proceeds against the outstanding amount.
The borrowers are also restrained from alienating or creating third party interest on the ownership of the properties.

Sr. No	Location/ Loan Account Number	Name of Borrower/ Co-Borrowers/ Guarantor	Date of Demand Notice Sent	Amount as per Demand Notice
1	NAGPUR LNNAGOH-07240045825	JAYSINGH RAMCHARAN PAL (BORROWER), RUCHI DEVI(CO-BORROWER)	20-05-2025	Rs.1256773/-(Rupees Twelve Lakh FiftySix Thousand Seven Hundred SeventyThree Only)

Description of property : ALL THAT PIECE AND PARCEL OF THE PROPERTY BEARING PLOT NO.1 ADM 209.10 SQ.MT IN THE LAYOUT OF KH.NO 57 OF MOUZA CHANKAPUR.P.H.NO53A, HOUSE NO.1 WARD NO.4 WITHIN THE LIMITS OF GRAM PANCHAYAT CHANKAPUR TASHIL SAONER AND DISTRICT NAGPUR THE FOLLOWING BOUNDARIES ARE EAST-EMPTY LAND, WEST-ROAD, NORTH-ROAD, SOUTH-HOUSE NO.2

2	NAGPUR LNNAGOH-10230036407	ASHISH RAMDAS JAMBHULKAR (BORROWER), CHHAYA ASHISH JAMBHULKAR(CO-BORROWER)	20-05-2025	Rs.559268/-(Rupees Five Lakh FiftyNine Thousand Two Hundred SixtyEight Only)
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Description of property : ALL THAT PIECE AND PARCEL OF THE PROPERTY BEARING PLOT NO.4 ADM 63.17 SQ.MT IN THE LAYOUT OF YEWLE OUT OF KH NO.1/22-4, MOUZA NARAI, P.H.NO.11, CTS NO.20 AND 35 SHEET NO.938/23 CORPORATION HOUSE NO. 206/4/5, WARD NO.57 WITHIN THE LIMITS OF NAGPUR MUNICIPAL CORPORATION TAH & DIST.NAGPUR THE FOLLOWING BOUNDARIES ARE EAST-PLOT NO.1, WEST-PLOT NO.13, NORTH-OTHERS LAYOUTS, SOUTH-PLOT NO.5

Date: - 29.05.2025
Place:- Nagpur

sd/-
Authorized Officer
NIWAS HOUSING FINANCE PRIVATE LIMITED

Shri Kanyaka Nagari Sahakari Bank Ltd., Chandrapur (Regd.No. CHD / BNK / 147) H.O. 1st Floor, "Raghuwanshi Complex", Behind City High School, Bazar ward, Chandrapur – 442402 Phone No. (07172)261328

Appendix IV (Rule 8(1)). SYMBOLIC POSSESSION NOTICE (For Immovable Property)

Whereas, The undersigned being the Authorized Officer of SHRI KANYAKA NAGARI SAHAKARI BANK LTD., CHANDRAPUR under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(12) read with Rules 3 of the Security Interest (Enforcement) Rules, 2002 (Second) issued a demand notice to the under mentioned calling upon to repay the amount mentioned in the notice Borrower/ Guarantors / Mortgages within 60 days from the date of receipt of the said Notice. The Borrowers /Guarantors / Mortgages having failed to repay the amount in response to notice is hereby given to the Borrowers/ Guarantors / Mortgages and the public in general that the undersigned has taken Symbolic Possession of the properties described herein below the exercise of the powers conferred on him / her under section 13(4) of the said Act read with Rule 8 of the said rules. Specially, the Borrowers, Mortgages & Guarantors in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of the Shri Kanyaka Nagari Sahakari Bank Ltd., Chandrapur (The Borrowers, Guarantors & Mortgages 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/Mortgages/ Guarantors & Address	Loan Outstanding Amount	Details of Immovable Properties
1	1) Payghan Vastra Bhandar Prop. Shri Avinash Harishchandra Payghan (Borrower/Mortgagor) Naka No. 03, Opp. Bajji Medical, Rajura, Tah. Rajura, Dist. Chandrapur- 442905 2) Shri Santosh Dayaram Choudhari (Guarantor) Corporator Shri Ramesh Nale 's house Jawahannagar Asifabad Road, Rajura Tah. Rajura, Dist. Chandrapur- 442905 3) Shri Raju Vasantrao Sainwar (Guarantor) Gandhi Ward, Mahadeo Mandir. Near Post Office, Rajura Tah. Rajura, Dist. Chandrapur- 442905 4) Sau. Jyoti Avinash Payghan (Guarantor) Naka No. 03, Opp. Bajji Medical, Rajura Tah. Rajura, Dist. Chandrapur- 442905	Rs.25,07,640.34 + Unapplied interest and charges from Date 07/05/2025 13(2)/Demand Notice Date 14/02/2025 Symbolic Possession Date 22/05/2025	Property Owned Mortgaged by Mortgagor Shri Avinash Harishchandra Payghan All that piece and parcel of land bearing Mouza Rajura Gandhibhawan ward No.06, Tah. Rajura Dist. Chandrapur - Malmatta No. RAJU00005436, GBW00037, (Old/6138) Area 101.19 Sq. Mtr. (1089.00 Sq. Ft) total construction thereon (Basement + First Floor) 189.81 Sq. Mtr. (2043.11 Sq. Ft) and Registration Registrar /Sub-Registrar, Rajura and which is bounded as under :- Towards East :- N.P. Road, Towards West :- Land of Poonam Wadhai , Towards North:-Property of Namdeo Lande and Hemant Atali, Towards South :-Property of Zingubai Shende
2	1) M/s/Lawnya Sadi Center Prop. Sau. Jyoti Avinash Payghan (Borrower) (Cash Credit A/c No. 21) R/o Shri Avinash H. Paighan, Jawahannagar Ward, Rajura, Tah.-Rajura Dist. Chandrapur- 442905 2) Shri Santosh Dayaram Choudhari (Guarantor) Corporator Shri Ramesh Nale 's house Jawahannagar Asifabad Road, Rajura, Tah. Rajura, Dist. Chandrapur- 442905 3) Shri Raju Vasantrao Sainwar (Guarantor) R/o. Gandhi Ward, Mahadeo Mandir. Near Post Office, Rajura, Tah. Rajura, Dist. Chandrapur- 442905 4) Shri Avinash Harishchandra Payghan (Guarantor/ Mortgagor) R/o. Jawahannagar Ward, Rajura, Tah. Rajura, Dist. Chandrapur - 442905	Rs.21,44,625.82 + Unapplied interest and charges from Date 07/05/2025 13(2)/Demand Notice Date 06/03/2025 Symbolic Possession Date 22/05/2025	
3	1) M/s/Lawnya Sadi Center Prop. Sau. Jyoti Avinash Payghan (Borrower) (PML Loan A/c No-22) R/O Shri Avinash H. Payghan, Jawahannagar Ward, Rajura, Tah.-Rajura Dist. Chandrapur- 442905 2) Shri Santosh Dayaram Choudhari (Guarantor) Corporator Shri Ramesh Nale 's house Jawahannagar Asifabad Road, Rajura, Tah. Rajura, Dist. Chandrapur- 442905 3) Shri Raju Vasantrao Sainwar (Guarantor) R/o. Gandhi Ward, Mahadeo Mandir. Near Post Office, Rajura, Tah. Rajura, Dist. Chandrapur- 442905 4) Shri Avinash Harishchandra Payghan (Guarantor/ Mortgagor) R/o. Jawahannagar Ward, Rajura, Tah. Rajura, Dist. Chandrapur - 442905	Rs.25,56,840.04 + Unapplied interest and charges from Date 07/05/2025 13(2)/Demand Notice Date 06/03/2025 Symbolic Possession Date 22/05/2025	

Place : Chandrapur Date : 28/05/2025 Sd/- Authorised Officer, Shri Kanyaka Nagari Sahakari Bank Ltd., Chandrapur

MANAPPURAM HOME FINANCE LIMITED

FORMERLY MANAPPURAM HOME FINANCE PVT LTD
CIN : U65923KL2010PL0039179
Unit 301-315, 3rd Floor, A wing, Kanaka Wali Street, Andheri-Kurla Road, Andheri East, Mumbai - 400093
Contact No.: 022-68194000/022-66211000

DEMAND NOTICE

Whereas the Authorized Officer of Manappuram Home Finance Ltd., having our registered office at IV/470A (old) w/638A (new), Manappuram House, Valapad, Thrissur, Kerala-680567 and branches at various places in India (hereinafter referred to as "MAHOFIN") is a Company registered under the Companies Act, 1956 and a Financial Institution within the meaning of sub-clause (iv) of clause (m) of sub-section (1) of Section 2 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as the Act) read with Notification No. S.O. 3466 (E) dated 18th December, 2015 issued by the Govt. of India, Department of Financial Services, Ministry of Finance, New Delhi, inter alia carrying on business of advancing loans for construction and / or purchase of dwelling units and whereas the Borrower / Co-Borrowers as mentioned in Column No. 2 of the below mentioned chart obtained loan from MAHOFIN and whereas MAHOFIN being the secured creditor under the SARFAESI Act, and in exercise of powers conferred under section 13(2) of the said Act read with Rule 2 of the security interest (Enforcement) Rules 2002, issued demand notice calling upon the Borrowers / Co-Borrowers as mentioned herein to repay the amount mentioned in the notices with further interest thereon within 60 days from the date of notice, but the notices could not be served upon some of them for various reasons. That in addition thereto for the purposes of information of the said borrowers enumerated below, the said borrowers are being informed by way of this public notice.

Sr. No.	Name of the Borrower/ Co-Borrower LAN/Branch	Description of Secured Asset in respect of which interest has been created	NPA Date	Date of Notice sent & Outstanding Amount
1	Monali Prabhakar Sahare, Prabhakar Anil Sahare, Anil Dulait Sahare, Fulnabai Anil Sahare MHL00600000393	All that piece & parcel of the land bearing Residential House No-32. Total adm area 1363.00 Sqft, (126.62 Sq Mtr), thereon WARD NO 3, Situated at Mouza Parasra, Grampanchayat- polasaski, Tah-jarshihli, Dist-Nagpur, Nagpur (rural), P.O.Saron, Nagpur, Maharashtra, Pin-441105, East-open Plot, West-open Plot, South-road, North-Open Plot	07-05-2025	12-05-2025 & Rs.276002/-

Notice, is therefore given to the Borrowers / Co-Borrowers, as mentioned herein above, calling upon them to make payment of the total outstanding amount as shown herein above, against the respective Borrower / Co-Borrower, within 60 days of publication of this notice. Failure to make payment of the total outstanding amount together with further interest by the respective Borrower / Co-Borrower, MAHOFIN shall be constrained to take u/s 13(4) for enforcement of security interest upon properties as described above, steps are also being taken for service of notice in other manners as prescribed under the Act and the rules made hereunder. You are put to notice that the said mortgage can be redeemed upon payment of the entire amount due together with costs, charges and expenses incurred by MAHOFIN at any time before the date of publication of notice for public auction or private treaty for transfer by way of sale, as detailed in Section 13(13) of the SARFAESI Act, you are hereby restrained from transferring and/or dealing with the Secured Properties in any manner by way of sale, lease or in any other manner.

Date : 29/05/2025 | Place : NAGPUR Sd/- Authorized Officer, Manappuram Home Finance Ltd

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CHANGE OF NAME

I, Nirmala Spouse of No 2805022W Hiv Kharat Digambar Vishwanath of ward No 3 Sakharherda Tehsil Sindkhed Raja Dist Buldhana have changed my Name From Nirmala to Nirmala Digambar Kharat vide Affidavit No 37 AB 428676 Dated 21/05/2025.

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IMPORTANT

What care is taken prior to acceptance of advertising matter for publication in this newspaper is to ensure that its contents, the Indian Express (IP) Limited cannot be held responsible for such contents, nor for any loss or damage incurred as a result of advertising with companies, associations or individuals advertising in this newspaper or Publications. We therefore recommend that readers make necessary inquiries before sending any monies or entering into any agreements with advertisers or otherwise acting on an advertisement in any manner whatsoever.

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 PROVISIO TO RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002
Reg. Off: 9th Floor, Ashanti Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Phones:011-23357171, 23357172, 23705414, Webs: www.pnbhousing.com

B.O.NAGPUR:1stFloor,AchraJatowelli,Chhindwararoad,ChhaoniSquare,Sadar,Nagpur-440001
Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) that the below described immovable property (ies) described in Column no-D of the attached schedule to the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "the Act") read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as "the Rules") is/are being offered for sale by the Secured Creditor, viz. PNB Housing Finance Limited (hereinafter referred to as "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) (since deceased), as the case may be, to appear in person or through an Advocate and file a written statement/objection, if any, on or before the date of the public sale of the property/ies mentioned in Column no-K under Rule 8(6) & 9 of the Security Interest Enforcement Rules, 2002 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/Guarantor/Legal heirs(A)	Demand Amount & Date (B)	Nature of Possession (C)	Description of the Properties mortgaged (D)	Reserve Price (RP) (E)	EMD (10% of Submission Price) (F)	Last Date of Bid Incre- mental Rate (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Known Emgu- rances/Cyrt Case If any (K)
HOU/NAG/0318/507937, RAHUL RAMESH TALE /RAJANI RAMESH TALE B.O. - NAGPUR	Rs. 187878.19 & 18-01-2019	Physical Possession	Flat No 303,Plot No 1,Third Floor, Ganesh Chit, Kumbhari Mouza, Kumbhari Nagpur, MAHARASHTRA-440009 Nagpur, India.	Rs. 6,50,000/-	Rs. 65,000/-	17/6/2025	05-06-2025 12:00pm to 03:00PM	18-06-2025 2PM to 03:00PM	NOT KNOWN

*Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upon the date of payment and/or realization thereof. ** 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 immovable/secured assets except what is disclosed in the Column No.-K. Further such encumbrances to be ascertained by the successful purchaser/bidder at his/her own risk and the undersigned is not responsible for independently ascertaining 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 information 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 tender and 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)/the 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 bidder(s) 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 price to be deposited by the bidder(s) within 15 days from the date of expiry 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 CT India Private Limited will be assisting the Authorised 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.banicauctions.com for any assistance related to the sale of the property/ies and for any other query or for registration, you have to co-ordinate with Ganesh Ankush/Nilakshi Patti Toll Free No. -1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNBHFL or refer to www.pnbhousing.com.
SD/- AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED

PLACE :- NAGPUR Date :- 29.05.2025

AAVAS FINANCERS LIMITED

(CIN:L65922RJ2011PLC034297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020

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 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 physical possession of which has been taken by the Authorised Officer of AAVAL FINANCERS LIMITED Secured Creditor, will be sold on "As is where is", "As is what is", "As is what is", and "Whatever there is" basis. The details of the cases are as under.

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagors	Dues As on	Date & Amount of 13(2)/Demand Notice	Date of Possession	Description of Property	Reserve Price For Property	Earnest Money For Property	Date & Time Of E-Auction	Date of Bid Submission	E-Auction Place of Tender Submission	Contact Person and Property Visit Date
SUNIL VISHNADAS BAJAJ, MRS. KIRTI SUNIL BAJAJ (AC NO.) LNNGP10221-182086717 & LNNGP02121-220186637	Rs. 43,77,239.00/- & Rs. 30,74,392.00/- DUES AS ON 27 MAY 2025	7 APR 22 Rs. 2467316/- & Rs. 1920364/- DUES AS ON 5 APR 22	21/ SEP/ 22	PROPERTY SITUATED AT FLAT NO. 203 (SECOND FLOOR), NIT LEASEHOLD PLOT NO 258, 259, RENUKA APARTMENT, KH. NO. 25/1-2-3, SHEET No. 14, WARD NO. 57, CITY SURVEY NO. 21, MOUZA INDORA, CORPORATION HOUSE NO. 345/258-259/5/3, NAGPUR, MAHARASHTRA ADMEASURING 688.79 SQ. FT.	Rs. 2925981/-	Rs. 292598/-	25-JUN-25	On or Before 23-Jun-25	2ND FLOOR,SWAMI SADHAN,JHANDA CHOWK,DHARMP ETH,NEAR JOSHI UPHAR GRUH,NAGPUR-440008,MAHARAS HTRA-INDIA	Devare / Deepak Jain 7039052930 9773358234 auctions@ aubank.in

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 offices during working hours of any working day, prior scribbling "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 AAVAL FINANCERS 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 AAVAL FINANCERS LIMITED The interest in 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 including the EMD amount as initial part 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 will be forfeited & balance amount of the sale price will have to be 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. If 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 parties who want to know about the procedure of tender may contact AAVAL FINANCERS LIMITED 201/202, 1Ind Floor, South End Square, Mansarovar Industrial Area, Jaipur-302020 or Puspendera 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 dues are not repaid in full.

Place : Jaipur Date : 29-05-2025 Authorised Officer Aavas Financiers Limited

AU SMALL FINANCE BANK LIMITED

Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001, Rajasthan, (India). (CIN:L36911RJ1996PLC011381)

APPENDIX-IV-A- [See proviso to rule 8(6)] 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)/ Co-Borrower (s)/Mortgagor (s) and Guarantor (s) that the below described immovable properties mortgaged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorised Officer of AU Small Finance Bank Limited (A Scheduled Commercial Bank), the same shall be referred herein after as AUSFB. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis through E-Auction for recovery of amount mentioned in the table below along with further interest, cost, charges and expenses being due to AUSFB viz. Secured Creditor.

It is hereby informed you that we are going to conduct public E-Auction through website <https://sarfaesi.auctiontiger.net>

Loan A/c No./ Name of Borrowers/ Co-Borrowers/ Mortgagors/Guarantor	Date & Amount of 13(2)/ Demand Notice	Date Of Possession	Description of Property	Reserve Price For Property	Earnest Money For Property	Date & Time Of E-Auction	Date of Bid Submission	E-Auction Place of Tender Submission	Contact Person and Property Visit Date
(Loan A/c No.) L9001060122065142, Aashinwad Trading Company Through I'S Proprietor Amit Tekchand Lekhwani (Borrower), Smt.Kaira Amit Lekhwani W/O Amit Lekhwani (Co-Borrower) Amit Tekchand S/O Tekchand (Co-Borrower)	10-Apr-24 Rs. 37.74,334/- Rs. Thirty-Seven Lac Seventy-Four Thousand Three Hundred Thirty-Four Only As On 08-Apr-24	28-Sep-24	Property Situated At-Shop No- 6, Ground Floor, H.No- 51/1, Circle No- 10/15, Cts No- 402/1, Sheet No- 159, The & Dist- Nagpur, Maharashtra "Property Area As Per Documents 484.91 Sq.Ft. But Physically Available 430 Sq.Ft."	Rs. 26,41,000/- Rs. Twenty-six Lakh Forty-one Thousand Only	Rs. 2,64,100/- Rs. Twenty-six Lakh Two thousand four hundred Only	25-JUN-25 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before 23-Jun-25	AU Small Finance Bank Ltd., Branch Address :- No A1, Yash Heights, Plot No 140 Ramdaspath Nagpur Maharashtra - 440010	Ravindra Devare / Deepak Jain 7039052930 9773358234 auctions@ aubank.in

The terms and conditions of e-auction sale are:-
(1). The E-Auction sale of Secured Asset is on "as is where is", "as is what is", "whatever there is" and "no recourse" basis for and on behalf of the Secured Creditor viz. AUSFB and there is no known encumbrance which exists on the said property.
(2). For participating in online e-auction sale, Bid document, copies of PAN Card, Board Resolution in case of Company and photo ID, address proof are required to be submitted along with EMD, which is payable by way of RTGS/NET/DD in the name of MSME AUCTION POOL ACCOUNT OF AU Small Finance Bank Limited, Current account No.192102112711599 AU SMALL FINANCE BANK LIMITED Fifth and Sixth Floor Sanyu Big Junction ST-3 Kharsa No. 64 to 67, Gram Sukhaiपुर New Aish Market Jaipur 302020. IFSC Code: AUUL0002011. Once an Online Bid is submitted, same cannot be withdrawn. Further any EMD binding by bidder will be required to get the UTR/NET/DO, No. of the RTGS/NET/DO with a copy of cancelled cheque on the following email IDs i.e. auctions@aubank.in
(3). All interested participants / bidders are requested to visit the website <https://sarfaesi.auctiontiger.net> & <https://www.aubank.in/bank-auction> for further details Terms & Conditions, to take part in e-auction sale proceeding and are also advised to contact e-mail address of sarfaesi@aubank.in

Please Note: This is also a 15 days notice Under Rule 8(6) read with Rule 9(1) to the Borrowers/Co-Borrowers/Mortgagors of the above said loan account about sale through tender / inter se bidding on the above-mentioned date. The property will be sold, if their outstanding dues are not repaid in full by the borrower in the given notice period.

Date : 28/05/2025
Place : Nagpur

Authorised Officer
AU Small Finance Bank Limited