

JANA SMALL FINANCE BANK
(A Scheduled Commercial Bank)

Registered Office: The Fairway, Ground & First Floor, Survey No. 10/1,11/2 &12/2B, Off Domlur, Koramangla Inner Ring Road, Next to EGL Business Park, Challaghatta, Bangalore-560071. **Branch Office:** Plot No. 20, Ground Floor, Opp. Padole Hospital, Ring Road, Deendayal Nagar, Trimurti Nagar, Nagpur-440022

E-AUCTION NOTICE

PUBLIC NOTICE FOR SALE THROUGH E-AUCTION UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT (SARFAESI ACT) 2002, READ WITH PROVISIO RULE 8(6) & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES 2002

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

Sr. No.	Loan Account Number	Name of Original Borrower/ Co-Borrower/ Guarantor	Date of 13-2 Notice	Date of Possession	Present Outstanding balance as on	Date & Time of Inspection of the property	Reserve Price in INR	Earnest Money Deposit (EMD) in INR	Date and Time of E-Auction	Last Date Time & Place for submission of Bid
1	45749420000218 45749430000161 & 32299430000170	1) Mr. Hajendra Umrao Bharati, 2) Mrs. Babita Hajendra Bharti	24.05.2023	13.05.2025	Rs.22,04,429.18 (Rupees Twenty Two Lakh Four Thousand Four Hundred Twenty Nine and Eighteen Paise Only) as of 08.06.2025	21.06.2025 9.00 AM to 5.30 PM	Rs.10,77,300/- (Rupees Ten Lakh Seventy Seven Thousand Three Hundred Only)	Rs.1,07,730/- (Rupees One Lakh Seven Thousand Seven Hundred Thirty Only)	15.07.2025 11.00 AM to 2.00.PM	14.07.2025 before 05.00 PM Jana Small Finance Bank Limited: Plot No.20, Ground Floor, Opp. Padole Hospital, Ring Road, Deendayal Nagar, Trimurti Nagar, Nagpur-440022

Property Description/ Schedule: All that piece and parcel of land bearing Grampanchayat House No.338 (As per Namuna 8), Property No.331 (As per Correction Deed) total admeasuring area of 756 Sq.ft., (70.26 Sq.mtrs.), together with construction thereon, situated at Mouza Khmani, Sheet No.10, City Survey No.596, Talathi Saja No.31, Thak No.93, within the limits of Grampanchayat Khmani, Tehsil and District Gondia. **Bounded by:** East by: Datta Mandir, West by: House of Mr. Jitu Ramaji Mendhe, North by: Grampanchayat Road and South by: Plot of Mr. Devanand Multani.

The properties are being held on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and the E-Auction will be conducted "On Line". All payments relating to purchase of above said property to be made in favour of **Jana Small Finance Bank**. The auction will be conducted through the Bank's approved service provider **M/s. 4 Closure** at the web portal <https://bankauctons.in> & www.foreclosureindia.com. For more information and For details, help, procedure and online training on e-auction, prospective bidders may contact **M/s. 4 Closure**; **Mr. Nitesh Pawar, Contact Number: 8142000725**. Email id: nitesh@bankauctons.in, info@bankauctons.in. For further details on terms and conditions to take part in e-auction proceedings and any for any query relating to property please contact **Jana Small Finance Bank officers Mr. Ajay Naik (Mob. No.9960948687) & Mr. Mahendra Bramhane (Mob. No.9029290202)**. To the best of knowledge and information of the Authorised Officer, there are no encumbrances on the properties. However the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on prior to submitting their bid. No conditional bid will be accepted. This is also a notice to the above named borrowers/Guarantor's/Mortgagors about e-auction scheduled for the mortgaged properties. The Borrower/Guarantor/Mortgagor are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses before the date of auction, failing which the property will be sold and balance dues if any will be recovered with interest and cost

Date: 12.06.2025, Place: Nagpur

Sd/- Authorized Officer, Jana Small Finance Bank Limited

FEDBANK
Registered Office: Unit No. 1101, 11th Floor, Cignus, Plot No. 71 A, Powai, Paspoli, Mumbai – 400087

FEDBANK FINANCIAL SERVICES LIMITED
PUBLIC NOTICE FOR AUCTION CUM SALE OF IMMOVABLE PROPERTIES UNDER THE (SARFAESI ACT)

15 days' Notice of Sale of Immovable Secured Asset/s is hereby given by Fedbank Financial Services Limited (Secured Creditor) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) & 9(1) of the Security Interest (Enforcement) Rules 2002. The undersigned as Authorized Officer of Secured Creditor has taken over the possession of the Secured Asset(s) under SARFAESI Act 2002.

Public at large in general and the Borrowers/Co-Borrowers and Guarantors in particular, are hereby informed that the Secured Asset(s) as mentioned in the schedule are put for sale through Public Auction, as per the terms agree able to Secured Creditor on "As is where is", "As is what is", and "Whatever there is" "basis on 03/07/2025 from 10 am to 10.30 am for recovery of total amount Rs. **33,87,011/-** (Rupees Thirty Three Lakhs Eighty Seven Thousand Eleven Only) as on 16/05/2025 in Loan Account No. **FEDNKRH0514277** with interest and expenses thereon from 17/05/2025 due to Fedbank Financial Services Limited, Secured Creditor, from Vaibhav Shankar Totawar (Borrower); Leela Shankarrao Totawar (Co - Borrower).

DESCRIPTION OF THE IMMOVABLE PROPERTY

All that undivided 1.842% share and interest in all that piece and parcel of land bearing Apartment No G-07, having super built up area of 57.60 Sq Mtr. Situated on the Ground Floor of the building to be known and styled as "Shridhar Apartment" of Mouza Nagpur, Ward No 34 bearing City Survey No 312 and Sheet No 203, which is the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil Nagpur & Dist Nagpur

RESERVE PRICE (IN RS.)	Rs. 25,11,000/- (Rupees Twenty Five Lakhs Eleven Thousand Only)
EARNEST MONEY DEPOSIT (IN RS.) THROUGH DD/PO/RTGS IN FAVOR OF 'FEDBANK FINANCIAL SERVICES LIMITED'	Rs. 2,51,100/- (Rupees Two Lakhs Fifty One Thousand One Hundred Only)
BID INCREMENTAL AMOUNT	Rs. 50,000/- (Rupees Fifty Thousand Only)
LAST DATE, TIME AND VENUE FOR SUBMISSION OF BIDS WITH SEALED OFFER/ TENDER WITH EMD	Till 01 st July, 2025 latest by 05:00 P.M. at – Fedbank Financial Services Limited, Achraj Tower No. 2, Block No. 302, 3 rd Floor, Chouni Square, Katol Road, Sadar, Nagpur – 440013
INSPECTION OF PROPERTIES	27 th June, 2025 Before 5 PM
LAST DATE FOR PAYMENT OF 25% OF ACCEPTED HIGHEST BID FOR CONFIRMED SUCCESSFUL BIDDER(INCLUSIVE OF EMD)	The payment should be made latest by next working day from the date of bid confirmation
LAST DATE FOR PAYMENT OF BALANCE 75% OF HIGHEST BID	Within 15 days from the date of bid Confirmation

For detailed terms and conditions of the sale, please refer to the link provided in Fedbank Financial Services Limited (FEDFINA) Secured Creditor's website i.e. www.fedfina.com & Link <https://www.fedfina.com/public-notice-for-auction-cum-sale/> under Auction For any enquiry, information, support, procedure and training kindly coordinate with Authorised Officer of Fedbank Financial Services Limited is / are Mr. Harjeet Singh Bhamhra – 7263813513, Email Id- harjeet.singh@fedfina.com

Date: 12/06/2025
Place: Nagpur

Sd/- (Authorised Officer)
Fedbank Financial Services Limited

यूनियन बैंक ऑफ इंडिया
एक सकारक बैंक

Union Bank of India
A Government of India Undertaking

Branch: Asset Recovery Branch, Nagpur
 Shop No.F-1/2/3/6/7/8, Govinda Gourkhede Complex (First Floor), KH No 91/1, Hajaripahad, Seminary Hills, Nagpur-440006, Cont.No.: 9423456034

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 30.06.2025, 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: Asset Recovery Branch, Nagpur		
Shop No.F-1/2/3/6/7/8, Govinda Gourkhede Complex (First Floor), KH No 91/1, Hajaripahad, Seminary Hills, Nagpur, Contact No: 9423456034		
1	Name of the Borrowers & Guarantors: M/s. Ali Enterprises, Prop.: Mr. Abrar Ali Insan Ali Syed, Guarantor : Mr. Farhad Ali Abrar Ali Syed, M/s. Silvercity Mega Structure Pvt. Ltd.	Amount Due Rs. 10,62,19,233.00 (As per demand notice dated 17.11.2018) and interest there on.
1.1	Property No. 1 (Physical Possession) All that piece & parcel of Non Agricultural Open Plots Bearing Nos. 21,31 & 32, situated at Ashriwad Nagar, Bhogwatdar Class-I Gat No. 86/9, P H No. 8, T. S. No. 8, Mouza Andhargaoan, Taluka Mohadi, Bhandara, Total Area: 521.95 Sq. Mt. Owner: Mr. Abrar Ali Insan Ali Syed. Boundaries of Plot No. 21: East-Open Land of Mr. Navkhare, West-Road, North-Land of Mr. Mate Guruji, South-Plot No. 20. Boundaries of Plot No. 31: East-Road, West-Land of Mr. Borkar Police, North-Plot No. 32, South-Plot No. 30. Boundaries of Plot No. 32: East-Road, West-Land of Mr. Borkar Police, North- Land of Mr. Mate Guruji, South-Plot No. 31. Reserve Price: Rs. 10,26,000.00 (Rs. Ten Lacs Twenty Six Thousand Only), EMD: Rs 1,02,600.00 (Rs. One Lac Two Thousand Six Hundred Only)	
1.2	Property No. 2 (Physical Possession) All that piece & parcel of Open Plot No. 1 to 14, Gat No. 27/1 & 27/2, P H No. 9, Khata No. 146, situated Near Gosikhurd Punaervasana Colony, Bhogwatdar Class Bhumiswami, Mouza Ashok Nagar, Tah & Dist Bhandara. Area: 2723.07 Sq. Mt. Owner: Mr. Abrar Ali Insan Ali Syed. Boundaries: East-Land of Shri. Dahake, West-Land Bearing Gat No. 26, North-Nalah, South-Other Part of Gat No. 27. Reserve Price: Rs. 1,01,22,000.00 (Rs. One Crore One Lacs Twenty Two Thousand Only), EMD: Rs 10,12,200.00 (Rs. Ten Lacs Twelve Thousand Two Hundred Only)	
1.3	Property No. 3 (Physical Possession) All that piece & parcel of Open Plots in KH No. 133/2, P H No. 16, Bandobast No.122, Mouza Khanji, situated at Mohabala, MIDC Road, Warora, Within the limits of Grampanchayat, Tah Warora & Dist Chandrapur. Area: 2.04 Hectare (Total 103 Plots). Owner: Mr. Abrar Ali Insan Ali Syed. Boundaries: East-KH No. 173 & 174 of Agri. Land, West- KH No. 246 & 125 of Agri. Land, North-KH No. 133/1 of Agri. Land, South- KH No. 125 & 132 of Agri. Land. Reserve Price: Rs. 2,09,33,000.00 (Rs. Two Crore Nine Lacs Thirty Three Thousand Only), EMD: Rs 20,93,300.00 (Rs. Twenty Lacs Ninety Three Thousand Three Hundred Only).	
1.4	Property No. 4 (Physical Possession) All that piece & parcel of Open Plots No. 1 to 9, Survey No. ½ B (Old No. 48), P H No.81, situated at Silvercity City-Spark, Village Sonurli, Off Nagpur-Jam Raod, N.H. 07, Tah & Dist Nagpur. Area: 2081.83 Sq. Ft. Owner: Mr. Syed Abrar Ali. Boundaries: East-Land KH No. 1/1, West- Land KH No. 02, North- Land KH No. 03, South-Pandhan/Road. Reserve Price: Rs. 23,80,000.00 (Rs. Twenty Three Lacs Eighty Thousand Only), EMD: Rs 2,38,000.00 (Rs. Two Lacs Thirty Eight Thousand Only)	
2	Name of the Borrowers & Guarantors: M/s Godavari Traders 1. Mr. Amaral Jeswani, 2. Mr. Neharu Lalwani (Deceased) through his legal heirs 2(a) Smt. Laxmi Wd/o. Neharu Lalwani, (b) Mr. Harsh S/o. Neharu Lalwani, (c) Ms. Neha D/o. Neharu Lalwani, (d) Ms. Riya D/o. Neharu Lalwani, 3. Mrs. Promila Amaral Jeswani, 4. Smt. Laxmi Neharu Lalwani (Guarantor)	Amount Due Rs.7,96,42,896.63 (As per demand notice dated 17.10.2022) and interest there on.
2.1	Property No.1 (Physical Possession) All that piece & Parcel of Corporate Office No.109, CO110, CO111 & CO112, total built up area adm. 109.542sq.mtrs. On the First Floor of the Building Known & Styled as "Indira Arcade", Plot No 218, NMC House No. 257/F/9, Ward No. 67, City Survey No. 1591 & 1593, Sheet No. 4 & 17, Mouza Sitabuldi, Situated at SADAR, Near D-Krishna & Dharampeth Mahila Sahakari Bank, Tahsil & Dist Nagpur. Reserve Price: Rs. 1,14,14,000.00 (Rs. One Crore Fourteen Lacs Fourteen Thousand Only), EMD: Rs. 11,41,400.00 (Rs. Eleven Lacs Fouty One Thousand Four Hundred Only)	
2.2	Property No.2 (Symbolic Possession) All that piece & Parcel of Corporate Office No.106, CO107, CO108 & CO121, total built up area adm. 112.51sq.mtrs. On the First Floor of the Building Known & Styled as "Indira Arcade", Plot No 218, NMC House No. 257/F/6-8-21, Ward No. 67, City Survey No. 1591 & 1593, Sheet No. 14 & 17, Mouza Sitabuldi, Situated at SADAR, Near D-Krishna & Dharampeth Mahila Sahakari Bank, Tahsil & Dist Nagpur. Reserve Price : Rs. 1,29,02,000.00 (Rs. One Crore Twenty Nine Lacs Two Thousand Only), EMD: Rs. 12,90,200.00 (Rs. Twelve Lacs Ninety Thousand Two Hundred Only).	
2.3	Property No.3 (Symbolic Possession) All that piece & parcel of flat No F2, having built up area adm. 61.77 sq.mtrs. First Floor, Layout Plot No. 37, TS No 11, New Survey no. 107/59, Mouza Deval Govindpur, Rayatwar, Shastrinagar ward, Tah & Dist Chandrapur, Behind Hotel Mayur, Mul Road, Chandrapur. Boundaries : East: Patel's Plot, West: Layout plot no. 36, North: 6.00 Layout Road, South: Mayur Flat. Reserve Price: Rs. 13,46,000.00 (Rs. Thirteen Lacs Fouty Six Thousand Only), EMD: Rs. 1,34,600.00 (Rs. One Lac Thirty Four Thousand Six Hundred Only)	
3	Name of the Borrowers & Guarantors: M/s. Arya Colour Chem, a partnership firm through its partners Mr. Sameer Hiwase & Mrs. Bhumika Prasant Hiwase (Borrower), Mrs. Sudha Dnyaneshwar Hiwase (Guarantor)	Amount Due Rs. 2,98,42,482.40 (As per demand notice dated 25.10.2023) and interest there on.
3.1	Property No.1 (Physical Possession) All that piece & parcel of residential plot no. P-5 behind Nirmal Ganga Complex. Gittikhadan, Off. Katol Road Nagpur-440014 ward no. 62, Kh. no. 174/7, 174/8 City Survey No. 497, sheet no. 60, mouza-Borgaon, P.H. No. 08, plot area admeasuring 485.60 sq.mtrs. /5227.00 sq.ft. Bounded As- East- Plot no. P-4, West- Road, North Plot of Smt. Shashi Mahadule, South-Khasara Boundary. Reserve Price: Rs. 1,67,25,000.00 (Rs. One Crore Sixty Seven Lacs Twenty Five Thousand Only), EMD: Rs. 16,72,500.00 (Rs. Sixteen Lacs Seventy Two Thousand Five Hundred Only)	
4	Name of the Borrowers & Guarantors: M/s Shri Salasar Enterprises Prop Mrs Pallavi Sachin Kashikar & Mr. Sachin Madhukar Kashikar (Guarantor)	Amount Due Rs. 3721073.04 (As per demand notice dated 26.08.2024) and interest there on.
4.1	Property No.1 (Symbolic Possession) All that piece and parcel of Residential Flat/ Apartment No 34 Third Floor Building known and styled as Building No A6 Yuvantesh Nagar, situated on plot no 198 to 309 Flat having super built up area 550.0 sq ft Kh no 319/1, 2,3&4 city survey no 101 Sheet no 248 ward no 20 situated at besides KDK college Nadevanw Mouza Nagpur Tah & District Nagpur. Bounded as -East- Flat No 31, West- Building No A-7, North -Building No A-12, South -Flat no 33. Reserve Price: Rs. 17,89,000.00 (Rs. Seventeen Lacs Eighty Nine thousand Only), EMD: Rs. 1,78,900.00 (Rs. One Lac Seventy Eight Thousand Nine Hundred Only)	
5	Name of the Borrowers & Guarantors: M/s. Sai Samarth Bricks & Materials Suppliers through its Proprietor Mr. Kamlesh Bakaram Athlikar, Mr. Kamlesh Bakaram Athlikar & Mrs. Kuntabai Athlikar (Guarantor)	Amount Due Rs. 47,60,017.55 (As per demand notice dated 29/11/2022) and interest there on.
5.1	Property No. 1 (Symbolic Possession) All that piece & parcel of land bearing mouza- Mundikota, Ra. Sa. No. 20, Thak no. 114 R.N.M. Mundikota Gram Panchayat Mundikota Tah- Tiroda & Distt.- Gondia in which plot no. 23, 24, 25 & 26 out of the carved layout in mouza Mundikota Gunta 542/2 having area about 0.72 HR, in which carved plot no. 23 area adm. 221.74 sq.mtr. plot no. 24 having area 213.10 sq.mtrs. & plot no. 26 area about 215.50 sq.mtrs. all three put together 679.85 sq.mtrs., Tal- Tiroda, Distt.- Gondia. Bounded as under- East- 6. Mtr. Layout road. West- Gram Panchayat Road. North- Vacant plot of Shri. Nashik Meshram, South- 9 mtr. Layout Road. Reserve Price: Rs. 18,85,000.00 (Rs. Eighteen Lacs Sixty Five Only), EMD: Rs. 1,86,500.00 (Rs. One Lac Eighty Six Thousand Five Hundred Only)	
6	Name of the Borrowers & Guarantors: Mr. Mohammed Kaleemur Rehman & Mrs. Bina Mohammed Kaleemur Rehman	Amount Due Rs. 28,04,826.07 (As per demand notice dated 07.06.2018) and interest there on.
6.1	Property No. 1 (Symbolic Possession) All that piece & parcel of Apartment No. 102, on First Floor of "Royal Gayatri Park" complex in "Royal Daffodil" building of "Madhav Nagari" KH No. 50, PH No. 46, Mouza Wagdara, within village limit of Waghdara, TahHingna, Dist Nagpur. Super Built Up Area-130.145 Sq. Mt. Boundaries: East-Shiv of Isasani, West-12.00 Mt. Wide Road and then remaining Portion of KH No. 50, North-Portion of Same KH. Owned by New City Housing Society, South-Road & Layout of Madhav Nagari & Rewati Construction & Developers. Reserve Price: Rs.21,31,000.00 (Rs. Twenty One Lacs Thirty One Thousand Only), EMD: Rs.2,13,100.00 (Rs. Two Lac Thirteen Thousand One Hundred Only)	
7	N Kumar Retail and properties Pvt. Ltd. (Borrower) (M/s. POONAM BAZAR Unit of N Kumar Retail and properties Pvt Ltd) through its Directors & Guarantot -Mr. Nandkumar Khatumal Harchandani & Ms. Archana Deepak Wani	Amount Due Rs. 5,28,81,796.01 (As per demand notice dated 16.01.2024) and interest there on
7.1	Property No. 1 (Symbolic Possession) All that piece and parcel of land 2.89% undivided share and interest equivalent to 161.70 sq. Mtrs.in the form of Shop Block Nos. 19 to 43 at lower Ground Floor Situated at "Poonam Chambers" from standing on the Total plot of land 5576.20 sq. mtr. or thereabout situated at Chhaoni bearing Khasara No.166 Mouza Jaripatka City Survey No 24 Halka No 11, Ward No 61 (old), 23(New) constructed on Non-agricultural land adm. 60000 sq.ft. equivalent to 5576.20 sq.mtrs. at Chhaoni Tahsil and District Nagpur within the registration district and sub district of Nagpur. Together with the undivided interest in common areas and facilities in the said plot of land Bounded as Under East Chhindwada Road, West Co Owners Property, North- Approach Road to Co-owners, South Chhaoni. Reserve Price: Rs. 5,46,00,000.00 (Rs. Five Crore Forty Six Lacs Only), EMD: Rs. 54,60,000.00 (Rs. Fifty Four Lacs Sixty Thousand Only).	

Last Date of EMD: EMD shall be deposited and Linked/Mapped with the Property ID before the expiry of auction time prior to placing the bid. It is advisable to deposit and Link / Map the EMD amount with the property ID well in advance to avoid any technical glitch.

Date & Time of E-auction:
30.06.2025 (12 pm to 5 pm)

For detailed terms and condition of the sale and Registration and Login and Bidding Rules visit

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

Note: All bidders are requested to visit the above site & complete the registration, uploading of KYC documents & EMD payment at least 1 week before the date of E-auction to avoid last minute rush.

Date : 11.06.2025
Place: Nagpur

AUTHORIZED OFFICER
UNION BANK OF INDIA

READ Express CAREERS
Every THURSDAY in

The Indian Express,
The Financial Express
and Loksatta

यूनियन बैंक ऑफ इंडिया
एक सकारक बैंक

Union Bank of India

REGIONAL OFFICE, AMRAVATI
 1ST FLOOR, AYUR MALL, NEAR VIDHARBA AYURVEDIC COLLEGE, DASTUR NAGAR, FARSHI STOP ROAD, AMRAVATI- 444606

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) 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 Authorized 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 mentioned below, 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: Station Road Akola
 Dhagekar Complex, Opp. Akola Cricket Club, Station Road, Near Tower Chowk Akola- 444001 Mr. Shiv Dayal Mishra (B.M.), Mob. No. 8295474449

1.	Name of the Borrower : Mr. Inzimm Ul Haque Zia Ul Haque Name of the Guarantor: Mr. Sayyed Shakir Sayyed Sabir Ali	Amount Due Rs. 23,38,166.08 and further interest cost & expenses.
11	Property No. 1 All that Piece & Parcel Of Flat No.101, admeasuring 1500 Sq. Ft. Bilal Residency, First Floor Property No. 3677, Plot No. 7 Ward No. 1, Mouje Taplabad Akola Maharashtra. The boundaries: To East: Plot No. 6, To West: Plot No. 8, To North: Another Plot, To South: Flat No.102. Reserve Price: Rs. 18,32,000.00. Earnest money to be deposited: Rs. 1,83,200.00	

Date & Time of E-Auction: 15/07/2025 (12 noon to 5 pm) | EMD shall be deposited before participation in the auction process

For detailed terms and condition of the sale and Registration and Login and Bidding Rules visit <https://baanknet.com>

Note: All bidders are requested to visit the above site & complete the registration, KYC updation & payment 2 to 3 days before date of E-auction to avoid last minute rush. The details of encumbrances, if any known to the Secured Creditors: NOT KNOWN TO THE BRANCH
 Bid Increment Amount: 1% of the Reserve Price

Date: 12/06/2025
Place: Amravati

Authorized Officer
UNION BANK OF INDIA

AAVAS FINANCIERS LIMITED
(CIN:L65922R12011PLC034297) 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 **AAVAS FINANCIERS LIMITED** Secured Creditor, will be sold on "As is where 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 Auction	Place of Tender Submission, Tender Open & Auction at Aavas Financiers Ltd.
GOVINDA KESHAW CHAWARE, MR. GOUTAM GOVIND CHAURE, MRS. TINA GAUTAM CHAURE (AC NO.) LNNAG00720-210179689	Rs. 13,15,934.00/- DUES AS ON 03 JUNE 2025	10 MAY 23 Rs. 1073328/- DUES AS ON 8 MAY 23	20 JAN 25	GAOTHAN/GRAMPANCHAYAT HOUSE NO.1 (D-37) OLD AND NEW 81 (D-37) OF MOUZA CHANKAPUR, B. NO. 71, AT- WARD NO. 2, SITUATED GRAMPANCHAYAT- POTA TAHASIL- SAONER AND DISTRICT- NAGPUR, MAHARASHTRA ADMEASURING 1050 SQ. FT.	Rs. 780000/-	Rs. 78000/-	11.00 AM TO 01.00 PM 15 JULY 2025	2ND FLOOR, SWAMI SADAN, JHANDA CHOWK, DHARMP ETH, NEAR JOSHI UPHAR GRUH, NAGPUR- 440008, MAHARAS 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 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 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 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 AAVAS FINANCIERS LIMITED 201,202, 1Ind Floor, South End Square, Mansarovar Industrial Area, jaipur-302020 or 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 dues are not repaid in full.

Place : Jaipur Date : 12-06-2025

Authorised Officer Aavas Financiers Limited

Home First Finance Company India Limited
 CIN: L65990MH2010PLC240703
 Website: homefirstindia.com
 Phone No.: 180030008425 Email ID: loanfirst@homefirstindia.com

POSSESSION NOTICE

REF: POSSESSION NOTICE UNDER SUB-RULE (1) OF RULE 8 OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

WHEREAS the undersigned being the Authorized Officer of HOME FIRST FINANCE COMPANY INDIA LIMITED, pursuant to demand notice issued on its respective dates as given below, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act No. 54 of 2002) and in exercise of powers conferred under section 13(2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 calling upon you/Borrowers, the under named to pay outstanding dues as within 60 days from the date of receipt of respective notices. You/Borrowers all, however, have failed to pay the said outstanding dues within stipulated time, hence **HOME FIRST FINANCE COMPANY INDIA LIMITED** are in exercise and having right as conferred under the provision of sub section (4) of section 13 of SARFAESI ACT, 2002 read with rules thereunder, taken **POSSESSION** of the secured assets as mentioned herein below:

Sr. No	Name of Borrowers/ Co-Borrowers/ Guarantors	Description of Mortgaged Property	Date of Demand Notice	Total O/s as on date of Demand Notice (in INR)	Date of possession
1.	Diksha Shrikrushna Nagrale, Shrikrushna Urkudaji Nagrale	House-Plot No 24, Gajanan Nagri, Mauza-Selu, tah-Selu dist- Wardha, Comes under Nagar Panchayat Selu, of Field Survey No. 76/A/78, Out of Plot No. 24 having area 112.50 Sq.mt, Selu, Maharashtra-442104. Bounded By : North by - Layout Road 9M Wide, South by - SR. No. 76/B/1, East by - Bhukhand No. 23, West by - Bhukhand No. 25.	05-04-2025	16,25,072	09-06-2025
2.	Yuvraj Vijaysing Chitodiya, Kajal Yuvrajsingh Chitodiya	House-house no 773, at. sawarkhed, tq. morshi. dist. Amravati, Malmatta No 773, Grampanchayat Sawarkhed, Mouja Sawarkhed, Tq. Morshi. Dist. Amravati, Amravati, Maharashtra-444905. Bounded By : East by - Road, West by - (Mr. Jigendar Singh), North by - (Mrs. Devisingh Chitodiya), South by - Mr. Kamal singh Chitodiya.	05-04-2025	8,85,316	09-06-2025
3.	Gaurav Shivshankarrao Gawali, Vaibhav Shivshankarrao Gawali	Row House-20-A/2, Mouza rahatgaon, Survey No. 177/2, Amravati, Gaurav Gawali Purchase, Plot No. 20-A/2, Mouza rahatgaon, Pragane Nandgaon Peth, Amravati Tq & Dis. Amravati-444606. Bounded By : East by - Plot No. 19/A, 19/B, West by - Road in Layout, North by - Plot No. 20/A/1, South by - Kamal reality layout.	05-04-2025	25,75,720	09-06-2025

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 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 of the said rule on the date mentioned above. The **BORROWERS/ GUARANTORS** and the **PUBLIC IN GENERAL** are hereby cautioned not to deal with the above referred Properties/Secured Assets or any part thereof and any dealing with the said Properties/Secured Assets shall be subject to charge of HOME FIRST FINANCE COMPANY INDIA LIMITED for the amount mentioned hereinabove against Properties/Secured Assets which is payable with the further interest thereon until payment in full.

The borrower's attention is invited to the provisions of subsection (8) of Section 13 of the Act, in respect of time available to redeem the secured asset.

Place: Amravati, Wardha Date: 12-06-2025

Authorised Officer, Home First Finance Company India Limited.