



**SAMD, CIRCLE OFFICE NAGPUR, KINGSWAY, NAGPUR 440010**  
Tel :0712-2534323, eMail Id: conagpursamd@pnb.co.in

**Sale Notice For Sale of Immovable Properties**

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

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

**SCHEDULE OF THE SECURED ASSETS**  
**Date of E-Auction: 27.03.2026 (Last date of deposit of EMD: 26.03.2026)**

Sr No.	Name of the branch; Name of the account; Name & addresses of the borrower/Guarantors account	Description of Immovable Properties/Securities mortgaged/Owner's name (Mortgagors of properties)	(a) Date of demand Notice u/s 13 (2) of SARFAESI Act 2002	(a) Reserve Price	Date/Time of E-Auction	
			(b) O/S amount as on date of 13 (2) notice	(b) EMD		
			(c) Possession date u/s 13 (4) of SARFAESI Act 2002	(c) Bid Increase Amt.		
			(d) Nature of possession symbolic/physical/constructive			
1.	Chandrapur Nagpur Rd Sh. Bharat Bhagwan Bhatkar & Smt Jaya Bhatkar	All that piece and parcel of Flat No F-6 Second Floor Vandana Apartment Built up area 58.915 Sq Mtr constructed on Plot No 35&36, out of land of survey No 172/1, 172/3 & 31/5 with undivided to the extent of 50.625 sq mtrs in the land of Mouza Ballarpur Near Gurunanak public School, Bamni kothari State highway Mouja Ballarpur Dist Chandrapur in the name of Shri Bharat Bhagwan Bhatkar & Smt Jaya Bharat Bhatkar. Bounded as - East-9 Mtrs Road, West-6Mtrs road & Flat No F7 & F8, North-6Mtrs road, South-Layout Plot No 37 & 38	(a) 12/08/2020 (b) Rs.14,35,327.00 as on 30/06/2020 + intt & other charges w.e.f. 01/01/2020 (c) 09/03/2022 (d) SYMBOLIC	(a) Rs. 21,01,000.00/- (b) Rs. 2,10,100/- (c) Rs. 10,000/-	Date: 27.03.2026 Time: 11:00 am to 4:00 pm	
2.	MIDC, Nagpur Shri. Jagan Supchand Gadge (Borrower), Smt Shushila Jagan Gadge (Guarantor)	The Undivided 0.00944% Share and Interest in all that piece and parcel of Plot No 54, admeasuring about 2.40 Acres/Hectares, together with Residential Apartment No 04, Wing II, Block -B, comprising of total 556.72 sq ft i.e 51.74 sq mtrs, Super Built up and 449.71 sq ft i.e 41.78 sq mtrs Built up on the Ground floor of the building named and styled as "RAI TOWN" in KH No 158, Bhumapan No 112/4, Mouza Digdoh, Mouza No 169, P H No 6, Ward No 1, Gram Panchayat House No 1211/1408(New No. 1408/BB/W2/04) with in the limits of Tah Hingna Dist Nagpur in the name of Shri Jagan S Gadge. Boundaries of Plot- East- Plots of Smruti Co-op Hsg Soc Ltd, West-Open Land, North-Plots of Smruti Co-op Hsg Soc Ltd, South-Plots of Smruti Co-op Hsg Soc Ltd.	(a) 30/01/2025 (b) Rs.6,41,462.40 as on 20.01.2025 + further intt & other charges (c) 21/04/2025 (d) SYMBOLIC	(a) Rs.15,00,000.00/- (b) Rs.1,50,000.00/- (c) Rs. 10,000/-	Date: 27.03.2026 Time: 11:00 am to 4:00 pm	

Details of the encumbrances known to the secured creditors - Not known  
**TERMS AND CONDITIONS OF E-AUCTION SALE**  
The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions.  
1. The auction sale will be "online through e-auction" portal <https://baanknet.com/>  
2. The intending Bidders/ Purchasers are requested to register on portal (<https://baanknet.com>) using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/ Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet by **26.03.2026** before the e-Auction Date and time in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction.  
3. Platform (<https://baanknet.com/>) for e-Auction will be provided by e-Auction service provider M/S PSB Alliance having its Registered office at 4th Floor, Metro House, Mahatma Gandhi Road, Dhobi Talao, Near New Marine Lines, Mumbai 400020 (Support Number: 8291220220). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <https://baanknet.com/>. This Service Provider will also provide online demonstration/ training on e-Auction on the portal.  
4. For details General Terms and Conditions of Sale is available / published in the following websites/ webpage portal.  
a) <https://baanknet.com>, (b) [www.pnbindia.in](http://www.pnbindia.in)  
5. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction portal (<https://baanknet.com>).  
6. The Authorized Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.  
7. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".  
8. Further any statutory dues of Central Govt/ State Govt/ Any other statutory body shall be paid by the Purchaser of IP. Bank will Not bear any types of dues Past/Present/Future.

**STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002**

Date : 24.02.2026, Place : Nagpur  
Sd/- Authorized Officer Punjab National Bank Secured Creditor

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Every THURSDAY in  
The Indian Express,  
The Financial Express  
and Loksatta

आपणी धरोहर राजस्थान-सरकार आपमो गौरव  
**राजस्थान धरोहर प्राधिकरण**  
पूतल पर्यटन मन्त्र, संजय मार्ग (विद्याकपुरी घाट के सामने) खासा काठी, जयपुर-302001  
Tel:-0141-2615648/40 Email: rhpjajipur@gmail.com  
No: F/Engg/Empanelment/RHA/20556391 Date: 16.02.2026  
**INVITATION FOR EMPANELMENT (NIT No. 37/2025-26)**  
Bids for "Empanelment for Consultancy Services for Preparation of Detailed Project Report (DPR) for Civil Works/Projects, including Architectural Design Services, for Projects up to Rs. 7.00 Crore" are invited from interested bidders up to 6.00 pm on 10.03.2026. Other particulars of the bid may be visited on the procurement portal (<http://eproc.rajasthan.gov.in>, <http://sppp.raj.nic.in>) of the state. The approximate value of the procurement is Rs. 1.50 Crore.  
UBN is: HPP2526SLOB00052  
Raj.Samwad/C/2512013 Chief Executive Officer

**HDFC BANK**  
Regd. Office: HDFC Bank Ltd., HDFC Bank House, Senapati Bapat Marg, Lower Parel (W), Mumbai 400013 Add: HDFC BANK LTD, 2nd Floor at Capital One, Plot no. 1,9,9A Part B, Khasra No. 29/1,2, Jalprakash Nagar Metro Station, Somalwada, Wardha, Maharashtra, Nagpur - 440025

**POSSESSION NOTICE (U/s. Rule 8 (1) - for immovable property)**

The undersigned being the Authorized Officer of HDFC Bank Ltd. under the provisions of the Securitizations and Reconstruction of Financials Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Sec.13(12) read with rule 9 of the Security Interest (Enforcement) Rules, 2002 issued demand notices calling upon the respective borrower/co-borrower mentioned hereunder to repay the amount mentioned in the respective notice U/s.13(2) of the said Act within a period of 60 days.  
The respective borrower having failed to repay the said amount, notice is hereby given to the borrower/Co-borrower and public in general that the undersigned has taken **Physical Possession** of the property described herein below in exercise of powers conferred on me under Sec.13(4) of the said Act read with Rule 9 of the said Rules and as per order given by Hon'ble 28TH Jt. C.J.S.D. & A.C.J.M, Nagpur  
The respective borrowers in particular and public in general are hereby cautioned not to deal with the said property and any dealing with this property will be subject to the charge of the HDFC Bank Ltd. for the respective amount mentioned herein below along with interest thereon at contracted rate.

Details of secured/ hypothecated asset of which Physical possession taken	Name of Borrowers & co-borrowers	Sec 13(2) Notice Date & Notice Amount
Loan No. 87702122	1.CHOUKSE BHANGAR C/O NEAR HP PETROL PUMP AJNI RADKE KAMPTEE, NAGPUR-441002 2. NARESH C CHAUKSE NEAR PRADHANPITH SCHOOL J P NAGAR, KAMPTEE, NAGPUR-441002, MAHARASHTRA. 3. SAROJ CHOUKASE NEAR PRADHANPITH SCHOOL J P NAGAR, KAMPTEE, NAGPUR-441002, MAHARASHTRA. 4.NIKHIL N CHOUKSEY (Proprietor) OPPOSITE PRAGYAPITH SCHOOL, MODI PADVA KA, J P NAGAR,KAMPTEE, NAGPUR-441002, MAHARASHTRA. 5. NIKHIL N CHOUKSEY (Proprietor) NEAR HP PETROL PUMP,AJNI RADKE, KAMPTEE, NAGPUR-441002,MAHARASHTRA.	14/10/2024 and Amount of Rs. 38,37,522.73/- 14-Oct-2024  Date of physical possession  21-Feb-2026

Date: 21/02/2026  
Place: Nagpur  
Sd/-  
Authorised Officer For HDFC Bank Ltd.

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

**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 Securitization 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 **AAVAS FINANCIERS LIMITED**, the same shall be referred herein after as **AFL**. 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 AFL viz. Secured Creditor. It is hereby informed you that we are going to conduct public E-Auction through website <https://sarfaesi.auctiontigger.net>

Loan A/c Number / 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, Property Visit Date & Time
(AC NO.) LNWAR17723-240310244 Murlidhar Raheja, Jyoti Murlidhar Raheja	Rs. 14,37,334.00/- -Dues As On 20 Feb 2026	12 May 25 Rs. 1267684/- Dues As On 08-May-2025	12 Jan 26	House/Property No. 198, Mauja Hinganghat, Mauja No. 188, P. H. No. 6 Labor Ward Colony -Khasra No. 105/2 Having Block No. 13, Hinganghat, Wardha Hinganghat, Wardha. Mh 442301 Admeasuring 775 Sq. Ft	Rs. 1455375/-	Rs. 145538/-	11.00 Am To 01.00 Pm 28 Mar 2026	On Or Before 27 Mar 2026	1st Floor, Mangalam Building, Infront Of Shiva Vaibhav Mangal Karyalay, Gandhi Nagar, Bachlor Roda, Wardha-442001, Maharashtra-India	Ugarsen Rinwa - 9875895867, Property Visit Date 26-03-2026 9:00 am TO 5:00 pm

**The terms and conditions of e-auction sale:-**  
(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/NEFT/DD in the name of AAVAS FINANCIERS LIMITED, Current account No.0054847000107 AAVAS FINANCIERS LIMITED, Regd. & Corp Office : 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur 302020. **IFSC code: HDFC0000054**. Once an Online Bid is submitted, same cannot be withdrawn. Further any EMD submitted by bidder will be required to send the UTR/Ref no/DD No of the RTGS/NEFT/DD with a copy of cancelled cheque on the following email ID i.e. [auction@avaas.in](mailto:auction@avaas.in) (3.) All interested participants / bidders are requested to visit the website <https://sarfaesi.auctiontigger.net> & <https://avaas.in/sarfaesi-sale-notices> for further details help procedure & online training on E-Auction prospective bidder may contact including Terms & Conditions, to take part in e-auction sale proceeding and also advised to contact e-mail of [auction@avaas.in](mailto:auction@avaas.in) & [ramprasad@avaas.in](mailto:ramprasad@avaas.in), Contact No. 800023297 (Avas Contact Person : Ugarsen Rinwa-9875895867, Mohd. Kalim -7849821425)  
**Please Note** - This is also a 30 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.  
Place : Maharashtra Date : 24-02-2026  
Authorised Officer Aavas Financiers Limited

**Bandhan Bank**  
Regional Off.: Netaji Marg, Nr. Mithakhali  
Six Roads, Ellisbridge, Ahmedabad-6.  
Fax: +91-79-26560649, Toll Free No.: 18002335300  
Website: [www.bandhan.bank.in](http://www.bandhan.bank.in)

**AUCTION CUM TENDER FOR SALE NOTICE**

E-Auction Sale Notice for sale of Immovable assets under the SARFAESI Act, 2002 read with proviso to Rule 9(1) with reference 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 assets mortgaged/charged to the Bandhan Bank ("Secured Creditor"), the possession of which has been taken by the Authorized Officer of Bandhan Bank Ltd., will be sold on "As is where is", "As is what is basis" and "Whatever there is basis" for realization of Bank's dues.  
The specific details of the assets which is/are intended to be sold, is/are enumerated in the schedule below:

Sr. No	Name of Borrowers, Loan A/c No., Date of Possession / Name of Branch	Description of the property to be sold (Secured Assets)	Secured Debt as on date of demand notice and current outstanding which includes amount paid by the borrowers from the date of demand notice till date, if any, with further interest, costs, charge, etc.	Reserve Price & EMD being 10%
1.	Mrs.Sarita Shrinivas Kumbhala Mr.Narsimha Shrinivas Kumbhala Mr.Hrithik Shrinivas Kumbhala 20005010010816 14.11.2025 Nagpur	All that piece and parcel of the immovable property Situated at Flat No. B2 502, Survey No. 38/1, P. H. No. 48, Area admeasuring about 40.104 Sq. Mtr. Super built-up area and situated in Building No. B, 5th Floor, Gokul Vrundavan, Outer Hingna Ring Road, Mouza- Waghdhara, Tahsil- Hingna, Dist- Nagpur, Maharashtra-441108.	Rs.15,64,226.86 As on 16.08.2024 Rs. 18,34,246.44 as on 18.12.2025	Rs.16,31,712.5 EMD Rs.1,63,171.25

Last Date, Time and Place for submission of bid  
For Sr. 1  
March 25, 2026, on or before 3:00 PM at HF Centre 2nd Floor, Ramdeo Tower, Opp. Raj Height, Seven Hills, Jalna Road, Aurangabad-431001, Maharashtra

Property Inspection date & time  
Name of contact person with No.  
For Sr. 1  
March 13, 2026, From 11:00 AM to 1:00 PM Vishal Laxmanrao Mane -9922449367

Date and Time of E-Auction  
March 27, 2026, From 11:00 AM to 12:00 Noon

**Other Terms and conditions:**  
1. The aforesaid properties are being sold with no encumbrances as far known to the Bank. The Authorized Officer/bank shall not remain liable for any third party claims/rights/dues/litigations. The intending bidder should make their own independent inquiries regarding any encumbrances. For detailed terms and conditions of the sale please refer the link <https://bandhan.bank.in/properties-for-sale> provided in Bandhan Bank's website.  
2. The aforesaid properties will be sold by Tender cum e-auction through M/s. e-Procurement Technologies Ltd. (Auction Tiger) under the supervision of the Bank. Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://sarfaesi.auctiontigger.net/EPROC/> with Property ID 357003 Contact Person Mr. Maulik Shrimali Contact No.9173528727. The bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.  
3. Earnest Money Deposit (EMD) amount of 10% of the Reserve Price to be deposited by way of Demand Draft / Pay Order in favour of Bandhan Bank Ltd. payable at Par in all branches before the date of auction.  
4. The intending bidder shall submit bid to the Authorized Officer at the concerned location mentioned above along with EMD amount before the date of auction and self - attested KYC documents with Bid Form. The sealed envelope cover should be super-scribed with "Bid Form and EMD for e-auction with Property ID".  
5. Auction would commence at Reserve Price as mentioned above. Bidders shall improve their offers in multiples of Rs. 10,000/- and will remain extended/valid for fifteen minutes for each bid.  
6. The bidder who submits the highest bid (above the Reserve Price) on closure of Online auction shall be declared as successful bidder. Sale shall be confirmed in favour of the successful bidder subject to payment of 25% of sale price including EMD amount on same day of auction and balance within 15 days.  
7. The sale will be subject to confirmation by Bandhan Bank Limited.  
8. The sale will be subject to the Terms and Conditions of this Notice and Tender Document. Authorized Officer has absolute right to accept or reject any bid or modify the Terms and Conditions of the sale or adjourn /extend/postpone the sale/e-auction without assigning any reason therefor.  
9. In case of any dispute the English version shall prevail.  
Date: February 24, 2026  
Place: Maharashtra  
Authorised Officer  
Bandhan Bank Limited

**यूनियन बैंक ऑफ इंडिया Union Bank of India**  
Branch: Asset Recovery Branch, Nagpur  
Shop No.F-1/2/3/6/7/8, Govinda Gourkhede Complex (First Floor), KH No 91/1, Hajirapahad, 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 Securitization 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 27.03.2026, 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: Asset Recovery Branch, Nagpur  
Shop No.F-1/2/3/6/7/8, Govinda Gourkhede Complex (First Floor), KH No 91/1, Hajirapahad, Seminary Hills, Nagpur, Contact No: 7262039668  
Auction Dated 27.03.2026

1	Name of the Borrowers & Guarantors: M/s Godavari Traders 1. Mr. Amarlal Jeswani, 2. Mr. Neharu Lalwani (Deceased) through his legal heirs 2(a) Smt. Laxmi W/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 Amarlal 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.
1.1	Property No.1 (Physical Possession) [Commercial Shop-109] All that piece & Parcel of Corporate Office No.109, built up area adm. 19.65sq.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. 24,90,000.00 (Rs. Twenty Four Lacs Ninety Thousand Only), EMD: Rs. 2,49,000.00 (Rs. Two Lacs Forty Nine Thousand Only)	
1.2	Property No.2 (Physical Possession) [Commercial Shop-110] All that piece & Parcel of Corporate Office No.110, built up area adm. 19.65sq.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. 24,90,000.00 (Rs. Twenty Four Lacs Ninety Thousand Only), EMD: Rs. 2,49,000.00 (Rs. Two Lacs Forty Nine Thousand Only)	
1.3	Property No.3 (Physical Possession) [Commercial Shop-111] All that piece & Parcel of Corporate Office No.111, built up area adm. 19.65sq.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. 24,90,000.00 (Rs. Twenty Four Lacs Ninety Thousand Only), EMD: Rs. 2,49,000.00 (Rs. Two Lacs Forty Nine Thousand Only)	
1.4	Property No.4 (Physical Possession) [Commercial Shop-112] All that piece & Parcel of Corporate Office No.112, built up area adm. 50.59 sq.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. 64,11,000.00 (Rs. Sixty Four Lacs Eleven Thousand Only) EMD: Rs. 6,41,100.00 (Rs. Six Lacs Forty One Thousand One Hundred Only)	
2	Name of Borrower M/s. Shiva Pharma Chem Through partner Mr. Nanak Bhagwandas Nagwani, Mr. Amit Gopichand Jeswani, and Mr. Nehru S/o. Harjasrai Lalwani (Deceased) through his legal heirs a) Mrs. Laxmi Nehru Lalwani b). Mr. Harsh Nehru Lalwani	Amount Due Rs. 5,62,86,184.48 (As per demand notice dated 22/05/2025) and interest there on.
2.1	Property No.1 (Symbolic Possession) [Godown] All that 50% undivided share and parcel being land admeasuring about 0.10 hectares out of undivided portion admeasuring 0.20 hectares out of entire land bearing survey/Khasra No. 123 (New 123/2) Bhogwadatar-1 Khata No 36, Sanjha No 6 of Mouza Waddhamana, bearing Gram panchayat No 2171, ward No 3, within the limits of Gram panchayat Waddhamana Tahsil Higna and District Nagpur. The said entire land no 123 as per patwari map is bounded as under East: Nala, West: Khasra No 124, North: Khasra No 128 and South: Khasra No 122. Reserve Price: Rs. 3,59,00,000.00 (Rs. Three Crore Fifty Nine Lacs Only), EMD: Rs. 35,90,000.00 (Rs. Thirty Five Lacs Ninety Thousand Only)	
3	Name of the Borrowers & Guarantors: M/s Khatri Cotgin Private Limited Director/Guarantor/Mortgager: Dr. Jawahar Bahaddarchand Khatri, Mr. Kapil Khatri, Mrs. Archana w/o Jawahar Khatri	Amount Due Rs. 9,20,53,938.54 (As per demand notice dated 09.02.2016) and interest there on.
3.1	Property No.1 (Physical Possession) All that Piece and parcel of total 26 open plots bearing its numbers Plot nos. 9 to 12, Plot nos. 28 & 29, Plot nos. 45 to 64, having total area admeasuring of all these 26 plots is 4754 Sq.mtrs. (i.e. 51,172.05 sq.ft) being a portion of entire land bearing Kh. No. 419/2, P. H. No. 27, mouza- Wadner, situated at village Wadner Taluka Hinganghat, Distt.-Wardha. Reserve Price: Rs. 65,24,000.00 (Rs. Sixty Five Lacs Twenty Four Thousand Only), EMD: Rs. 6,52,400.00 (Six Lacs Fifty Two Thousand Four Hundred Only)	
4	Name of Borrowers & Guarantors -Mr. Satish Prakash Shrivvas alias Shrivvas and Mrs. Anjali Ravi Sharma	Amount Due Rs. 29,04,383/- (As per demand notice dated 26.11.2025) and interest there on.
4.1	Property No.1 (Symbolic Possession) All that piece & parcel of Flat no. 905 on 9th floor of Tormia (Wing A) in Type -1 is an East facing residential family unit comprising of living room cum dining, kitchen, 2 rooms and 2 bathrooms, total built up area including balcony and terrace is 79.791 sq.mtrs. and 0.145% undivided proportion share in land area admeasuring 2.25 HR (or 5.38 acres) sanctioned scheme popularly known and styled as "SUPREME BLOSSOMS" (TORENI) wing A in Type-1 first phase under construction over all piece and parcel of land bearing Kh. No. 174/2(New) corresponding to Kh no. 207/3(old), P. H. No. 12-A, class-I, Jama Rs. 6.23 situated at mouza- Bokhara, Tahsil & Distt.- Nagpur. The boundaries of Flat are as under- East- Flat no. 908, West- Others Land, North - Flat no. 906. South - Fire Staircase Reserve Price: Rs. 30,66,000.00 (Rs. Thirty Lacs Sixty Six Thousand Only), EMD: Rs. 3,06,600.00 (Three Lacs Six Thousand Six Hundred Only)	

Last Date of EMD: EMD shall be deposited and Linked/Maped 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:  
27.03.2026 (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 : 23.02.2026  
Place: Nagpur  
AUTHORIZED OFFICER  
UNION BANK OF INDIA