



# INDIA SHELTER FINANCE CORPORATION LTD.

Home Loans

**Symbiotic Possession Notice For Immovable Property**

**Regd. Office:** Plot-15, 16th Floor, Sec-44, Institutional Area, Gurugram, Haryana-122002 **Branch Office** :- P. No.210, Tiranga Chowk Cement Road Nandananbav Above Union Bank of India, Nagpur 440009 **Branch Office** :- India Shelter Finance Corporation Limited, Tanvi Arcade, Shop No.19,20, Darga Nagar, Opp Police Station, Darwaha Road, Yavatmal 445001 Maharashtra,

Whereas, The Undersigned Being The Authorised Officer Of The India Shelter Finance And Corporation Ltd, Under The Securitisation And Reconstruction Of Financial Assets And Enforcement (security) Interest Act,2002 And In Exercise Of Power Conferred Under Section 13(12) Read With Rule 3 Of The Security Interest (enforcement) Rules,2002,issued A Demand Notice On The Date Noted Against The Account As Mentioned Hereinafter, Calling Upon The Borrower And Also The Owner Of The Property/surety To Repay The Amount Within 60 Days From The Date Of The Said Notice. Whereas The Owner Of The Property And The Other Having Failed To Repay The Amount, Notice Is Hereby Given To The Under Noted Borrowers And The Public In General That The Undersigned Has Taken Physical Possession Of The Property/ies Described Herein Below In Exercise Of The Power Conferred On Him/her Under Section 13(4) Of The Said Act Read With Rules 8 & 9 Of The Rules On The Dates Mentioned Against Each Account. Now, The Borrower In Particular And The Public In General Is Hereby Cautioned Not To Deal With The Property/ies And Any Dealing With The Property/ies Will Be Subject To The Charge Of India Shelter Finance Corporation Ltd For An Amount Mentioned As Below And Interest Thereon, Costs, Etc.

Name Of The Borrower/Guarantor (owner Of The Property) & Loan Account Number	Description Of The Charge/ mortgaged Property(all The Part & Parcel Of The Property Consisting Of)	Dt. Of Demand Notice, Amount Due As On Date Of Demand Notice	Date Of Symbiotic Possession
<b>Mr./ Mrs. Nandani Jaychand Rathod &amp; Mr. Mrs. Nandhan Hemraj Rathod</b> <b>Reside At</b> :- At:Wadgaon Post Daheni Ta Digras Yavatmal, Yavatmal 445203 <b>Reside At</b> :- At:Wadgaon Post No.107 Part, Wadgaon, Street / Sector Name: Arni Road, Near Jagdamba Temple, Village: Wadgaon Yavatmal, District: Yavatmal, State: Maharashtra, 445203 <b>Loan Account No</b> HL44CHLONS000005097344)	All Piece And Parcel Of Property No. 107/1 Area 5100.00 Sq. Ft. Part, wadgaon,street / Sector Name: Arni Road, Near Jagdamba Temple, Village: Wadgaon Yavatmal, District: Yavatmal, State: Maharashtra , 445203 yavatmal Boundary- East-gam Panchayat Road , West-house Of Rajaram Rathod , North-house Of Santosh Rathod , South-house Of Rajaram Rathod	Demand Notice 11.09.2025 Rs. 296838/- (Rupees Two Lakh Ninety Six Thousand Eight Hundred Thirty Eight Rupees) as due as on 10.09.2025 together With Interest From 11.09.2025 And Other Charges And Cost Till The Date Of The Payment.	18.12.2025

**Place: Maharashtra Date: 23.12.2025**  
**For Any Query Please Contact Mr. Tushar Hurde (+91 7350002453) & Mr. Prakash Tandulkar (+91 7447426676)**

**For India Shelter Finance Corporation Ltd (Authorized Officer)**

**READ Express**  
**CAREERS**  
Every THURSDAY in  
The Indian Express,  
The Financial Express  
and Loksatta

# AAVAS FINANCIERS 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 **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.
<b>VIJAY MAROTRAOJI LAROKAR</b> , VIBHA VIJAY LAROKAR (AC NO.) LNNAG0222-230240747	Rs. 24,09,879.00/- DUES AS ON 19 DEC 2025	9 DEC 23 RS. 1733629/- DUES AS ON 6 DEC 23	8 NOV 24	PROPERTY NO. 5070 AND PROPERTY NO. 5070/1, CITY SURVEY NO. 262, 233 AND 232, MOUZA- MOUDA, BEHIND OF POLICE STATION MOUDA, MARKET ROAD, MOUDA, NAGPUR, MAHARASHTRA 411104 <b>ADMEASURING 1404.18 SQ. FT.</b>	Rs. 1430855.1/-	Rs. 143086/-	11.00 AM TO 01.00 PM 27 JAN 2026	2ND FLOOR, SWAMI SADAN, JHANDA CHOWK, DHARMPETH, NEAR JOSHI UPHAR GRUH, NAGPUR-440008, MAHARASHTRA-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, 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 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 **Ugargan Rinwa - 9875895867** 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 as on the above mentioned date. The property will be sold, if their out standing dues are not repaid in full.

**Place:** MAHARASHTRA      **Date :** 23-12-2025      **Authorised Officer Aavas Financiers Limited**



**VASTU**  
HOUSING FINANCE

# VASTU HOUSING FINANCE CORPORATION LTD

Unit 203 & 204, 2nd Floor, "A" Wing, Navbharat Estate, Zakaria Bunder Road, Sewri (West), Mumbai  
400015. Maharashtra. CIN No.: U65922MH2005PLC272501

**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 / Co-Borrower/ Mortgagee (s) that the below described immovable properties mortgaged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Vastu Housing Finance Corporation Limited the same shall be referred herein after as Vastu Housing Finance Corporation Limited. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis through E-Auction.

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

S N	Account No. And Name of borrower, co- borrower, Mortgageors	Date & Amount as per Demand Notice U/s 13(2) of Date of Physical Possession	Descriptions of the property/Properties	Reserve Price, Earnest Money Deposit (In Rs.)	E-Auction Date and Time, EMD Submission Last Date, Inspection Date
1	LP0000000098414 Arun Bandu Bute (Borrower), Promod Bandu Bute (Co-Borrower), Bandu Tryambak Bute (Co-Borrower), Anuradha Arun Bute (Co-Borrower), Vaishnavi Satish Bhalarao (Co-Borrower), Pratik Kailas Ratnaparkhi (Guarantor)	Demand Notice Date 20/Nov/23 & Amt Rs. 1020468/- as on 14/Nov/23 + Interest Cost etc. & 04/Sep/24	Aru no 93 north south division East Part Gurudev Nagar Amc Malmatta no 1999 Ward no B5 zone no 2 Fs No 27 Mouje Akola Maharashtra 444002 Admeasuring area 437.5 sq ft (40.65 Sqr Mtr.)	Rs.900000/- Rs.900000/-	06/01/2026 Timings 10:00 AM to 12:00 PM, 05/01/2026 up to 5:00 PM, 27/12/2025
2	HL0000000111686 Pratima Omprakash Dodake (Borrower) Omprakash Wasudevrao Dodake (Co-Borrower), Pritesh Omprakash Dodake (Co-Borrower),	Demand Notice Date 17/Feb/24 & Amt Rs.1274511/- as on 14/Feb/24 + Interest Cost etc. & 01/Mar/25	Property No.785, Prabhag No.04, Gaon No.87, Mouja-chandur Railway, Pragane- manjarkhed, Kasba And Tehsil-chandur Railway And District-Amravati, Maharashtra, 444904, admeasuring 146.30 Sqr. Mtrs.	Rs.1500000/- Rs. 1500000/-	06/01/2026 Timings 10:00 AM to 12:00 PM, 05/01/2026 up to 5:00 PM, 27/12/2025

1. All Interested participants / bidders are requested to visit the website <https://sarfaesi.auctiontiger.net>. For details, help, procedure and online training on e-auction, prospective bidders may contact M/S e-Procurement Technologies Pvt. Ltd. (Auctiontiger); Address : Head Office - 80005, West Street 11, Opp. Orient Club, Near Gujrat College, Ellis Bridge, Ahmedabad – 380 006 Gujrat (India).Contact Person : Mr. Ram Sharma Contact number: 8700232329/92655181, Opp. Orient Club, Near Gujrat 6842/8969; email id: ramsharma@auctiontiger.net, support@auctiontiger.net

2. For further details on terms and conditions please visit <https://sarfaesi.auctiontiger.net> to take part in an e-auction.

3. For more details about the property kindly contact to Authorized officer : Nasim Ahmed/ Atif Ali. Contact no.902107786/9823957786

**THIS IS ALSO A STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6) OF SECURITY INTEREST (ENFORCEMENT) RULES,2002**

Date : 23.12.2025

Place : Akola , Amravati

**Authorised officer**  
**Vastu Housing Finance Corporation Ltd**

यूनियन बैंक

अॉफ इंडिया

Union Bank

of India

REGIONAL OFFICE, AMRAVATI

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

Please scan QR Code  
for Property details

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 herunder:

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. Ansar Parvez Shaikh/ Ansar Parvez Abdul Sattar  
Mr. Abdul Gafar SK Ismail, Mr. Sheikh Ismail

Amount Due Rs. 4,40,266.84 and further interest cost & expenses.

1.1

Property No. 1 (Symbolic Possession)  
All the piece & Parcel of property consisting of Plot No F-2, Mahek Appartment, part of Sr no 2 Akola washim Road ganga nagar Mouje Taplabad Tal & Dist Akola.  
**Bounded as:- East:-Stairs -Case, West:-Land of Fahimunnisa, North :- Husainiya Madarsa, South:-Flat no F-3**  
**Reserve Price: Rs. 8,50,000.00,**  
**Earnest money to bedeposited: Rs. 85,000.00**

2.

Name of the Borrower : 1. Mohammed Rizwan Abdul Sattar , 2 Uzma BI Abdul Quader

Amount Due Rs. 32,67,400.24 and further interest cost & expenses.

2.1

Property No. 1 (Physical Possession)  
All the piece & Parcel of property consisting of Flat no 201 Second Floor, Mohammad Height Field Sr No 3/1, Layout Plot No 82 Husaini Layout Ganga Nagar Mouje Taplabad Akola Maharashtra. **Bounded: On the East by - layout plot no 83, On the West by - Layout plot no 81, On the North by - Road, On the South by - Flat no 202.**  
**Reserve Price: Rs. 18,60,000.00,**  
**Earnest money to bedeposited: Rs. 1,86,000.00**

3.

Name of the Borrower : Mr. Nisar Khan Idris Khan  
Name of the Co-Borrower : Mrs. Kalnat Tabassum Nisar Khan

Amount Due Rs. 25,56,732.75 and further interest cost & expenses.

3.1

Property No. 1 (Physical Possession)  
All the piece & Parcel of property consisting of Flat No 301, Third Floor, Mohammad Heights,FS no 3/1,plot no. 82, Mauje – Taplabad, Hussaini layout, Ganga nagar, Akola, Maharashtra-444001. **Bounded: East: -Layout Plot no 83, West:-Layout Plot no 81, North:-Road, South:-Flat no 302.**  
**Reserve Price: Rs. 18,19,000.00,**  
**Earnest money to bedeposited: Rs. 1,81,900.00**

Branch: Amravati

1st Floor Tank Complex, Rajkamal Square, Amravati Maharashtra 444601. Mr. Suraj Singh (B.M.), Mob. No. 8982024733

4.

Name of the Borrower : Mr. Nilesh Vijay Potdar

Amount Due Rs. 20,28,418.64 and further interest cost & expenses.

4.1

Property No. 1 (Symbolic Possession)  
All That Piece and Parcel of the Flat No 405 Fourth Floor A Wing Shri Ballaleshwari Residency Bearing Plot No 16 To 20f S No 7/2 B Mouza Mahajanpur Pragane Badnera Parvati Nagar Amravati, Maharashtra 444001. **Bounded: On the East By- Open Arial Space, On the West By-Flat No A - 404, On the North By-Passage And Flat No A-406, On the South By-Open Arial Space.**  
**Reserve Price: Rs. 22,27,000.00,**  
**Earnest money to bedeposited: Rs. 2,22,700.00**

5.

Name of the Borrower : Mr. Amit Roopchand Shadi

Amount Due Rs. 12,84,310.00 and further interest cost & expenses.

5.1

Property No. 1 (Symbolic Possession)  
SCHEDULE - I  
i) All that piece and parcel of the land bearing layout converted amalgamated Plot Nos. 1 to 25, total admeasuring 4577.75 Sq. Mtrs. (49192.03 sq. Fts.), which are amalgamated as per order no. 0139 dated 24/11/2020 from file survey nos. 21, 28/1-A, 28/1-B and 28/1-C of Mouje Peth Amravati, Pragane Badnera, Tal and Dist. Amravati, converted as per Revenue Case No. NAP-34/Peth Amravati-58/1988-89 dated 15/12/1989, situated within the limits of Amravati Municipal Corporation, which is bounded as under: Towards East:- 9 Mtrs wide Road, Towards West:- 15 Mtrs wide Road & Drainage for Water, Towards North:- 12 Mtrs wide Road, Towards South:- 9 Mtrs wide Road.  
ii) T.D.R. (rights) admeasuring 650.55 Sq. Mtrs (7002.52 Sq. Fts) out of total rights admeasuring 3690 sq.mtr of TDR Certificate bearing No. 144 issued by Amravati Municipal Corporation vide Folio No. AMC/ADTP/TDR/144/2019 dated 07/10/2020 from out of field survey No. 24/3 of Mouje Khasbag, Tq. and Distt. Amravati acquired by Amravati Municipal Corporation, Amravati for reservation No. 18.0 in wide D.P. Road.  
SCHEDULE- FLAT/APARTMENT  
All that piece and parcel of Building: A2-B2, Wing: B2, Floor: No- First Floor, Flat/Apartment No: B2-102, Carpet Area: 40.85 Sq. Mtrs., Build up Area: 43.58 Sq. Mtrs., Super Build Up Area: 59.72 Sq. Mtrs., Consisting of Living Hall, One Bed Room, Kitchen, Toilet and exclusive Balcony and Terrace areas of the Flat/Apartment which is bounded: Towards East:- by Flat No. B2-103, Towards West:- by Flat No. B2-101, Towards North:- by Open Space, Towards South:- by Common Flat No. B2-105.  
**Reserve Price: Rs. 15,47,000.00,**  
**Earnest money to bedeposited: Rs. 1,54,700.00**

6.

Name of the Borrower : Mrs. Paridhi Vicky Shadi

Amount Due Rs. 11,08,695.00 and further interest cost & expenses.

6.1

Property No. 1 (Symbolic Possession)  
All That Piece & parcel of Flat No. 205, On Second Floor, A2 Wing of "Vandan Park", Bearing Plot Nos 1 To 25, Field Survey Nos 21, 28/1A, 28/1B & 28/1C, Mouza - Peth Amravati, Pragane - Badnera, Within The Limits of Amravati Municipal Corporation, Shreenath Wadi, Gadgareshwar Temple Road, Old Akoli Road, (Admeasuring Carpet Area 411 Sq Ft) Tah & Dist - Amravati. Having Boundaries as Under: East: 15 Mtr Road, West: 9 Mtr Road & Drainage, North: 12 Mtr Road, South: 9 Mtr Road.  
**Reserve Price: Rs. 15,47,000.00,**  
**Earnest money to bedeposited: Rs. 1,54,700.00**

Branch: Mangaladevi

At Post Mangaladevi, Tah- Ner, Dist- Yavatmal PIN-445102. Mr. Mohan Range (B.M.), Mob. No. 79 7269 5505.

7.

Name of the Borrowers : Yashraj Dairy Udyog Proprietor Shri Gajanan S/o Shridharrao Tale  
Name of the Guantors : 1) Archana W/o Manoj Kumar Khichi, 2) Geeta W/o Manoj Kumar Khichi, 3) Suhas Bharat Kale, 4) Gajanan S/o Shridharrao Tale

Amount Due Rs. 82,97,774.88 and further interest cost & expenses.

7.1

Property No. 1 (Physical Possession)  
All that piece and parcel of the 54 Non Agriculture Plots, Sy no. 140/2, admeasuring 7678.01Sq. Mt., situated at Bodegaon, Tq. Darwha, Dist- Yavatmal. **Boundaries: East: Area of remaining Grd.no.140/2, West: Bodegaon to Lohi Road, North: C-Class Land, South: Karanja Road.**

SN	PLOT NO	Admeasuring area	Area	UNIT	SN	PLOT NO	Admeasuring area	Area	UNIT
1	Plot No. 18b	Admeasuring area	140.00	SQ. MT	28	Plot No. 56a	Admeasuring area	140.00	SQ. MT
2	Plot No. 20b	Admeasuring area	140.00	SQ. MT	29	Plot No. 57a	Admeasuring area	140.00	SQ. MT
3	Plot No. 21a	Admeasuring area	140.00	SQ. MT	30	Plot No. 57B	Admeasuring area	140.00	SQ. MT
4	Plot No. 21b	Admeasuring area	140.00	SQ. MT	31	Plot No. 58a	Admeasuring area	140.00	SQ. MT
5	Plot No. 22 A	Admeasuring area	210.44	SQ. MT	32	Plot No. 58b	Admeasuring area	140.00	SQ. MT
6	Plot No. 26a	Admeasuring area	123.75	SQ. MT	33	Plot No. 59a	Admeasuring area	140.00	SQ. MT
7	Plot No. 26b	Admeasuring area	123.75	SQ. MT	34	Plot No. 59b	Admeasuring area	140.00	SQ. MT
8	Plot No. 27a	Admeasuring area	123.75	SQ. MT	35	Plot No. 60a	Admeasuring area	140.00	SQ. MT
9	Plot No. 27b	Admeasuring area	123.75	SQ. MT	36	Plot No. 60b	Admeasuring area	140.00	SQ. MT
10	Plot No. 28a	Admeasuring area	123.75	SQ. MT	37	Plot No. 65a	Admeasuring area	131.25	SQ. MT
11	Plot No. 28b	Admeasuring area	123.75	SQ. MT	38				



# महाराष्ट्र ग्रामीण बँक

## MAHARASHTRA GRAMIN BANK

राजकीय मालकीची शेड्युलड बँक    Scheduled Bank Owned by Government

### PUBLIC NOTICE

### FOR SALE

**Head Office :** Plot No. 42, Gut No. 33 ( Part), Golwadi Village, Growth Center, Waluj Mahanagar IV, CIDCO, Ch. Sambhajinagar 431 136

**REGIONAL OFFICE : CH. SAMBAHAJINAGAR**

**SALE NOTICE THROUGH E-AUCTION (ONLINE AUCTION) UNDER SARFAESI ACT, 2002 CUM NOTICE TO BORROWERS/GUARANTORS SALE NOTICE UNDER SARFAESI ACT, 2002 (HEREAFTER REFERRED TO AS ACT) r/w SECURITY INTEREST (ENFORCEMENT) RULES,2002 (Hereafter referred to as Rules)**

In exercise of powers conferred under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 and pursuant to the possession of the secured assets of the borrowers(s)/ mortgagors mentioned hereunder, the public and all concerned including the concerned borrowers/mortgagors, their legal heirs/representatives, as the case may be are hereby informed that offers are invited by the Bank for purchase of the properties listed below. Whereas the Authorized Officer of the bank has decided to sell the properties described herein below on **"AS IS WHERE IS BASIS"** and **"AS IS WHAT IS BASIS"** under rules 8 & 9 of said Act, through online public auction. Maharashtra Gramin Bank is a secured creditor and any pending litigation from any other creditors of the borrower firm/partners shall not adversely affect the purchaser's right and title to the property purchased through e-auction. Moreover, there is no stay on sell of property from any Court.

Lot No.	Name of Borrower & Guarantor / Address / Branch Name / Loan A/c No.	Description Of Property	Total Dues Rupees	Reserve Price Rs. ----- EMD ----- Bid Increase Amt. Rs.	Date of Symbolic Possession
01	<b>Borrower :</b> <b>CAPGI INDUSTRIES PRIVATE LIMITED,</b> Gut No.113,Mauje Karodi,Tq and Dist.Chh.Sambhajinagar <b>Pro.Mr.Dhananjay Narayanrao Tandulkar &amp; Mrs.Sujata Dhananjay Tandulkar.</b> Residential Address: Plot No.11 CTS No.463/4,Builder Housing Society, Abhishekravikiran apartment,flat No.7, Nandanvan Colony, Chh. Sambhajinagar <b>Guarantor :</b> <b>1)Mrs. Shakuntala Narayanrao Tandulkar</b> Plot No.21,M.House No.675/A,City Survey No.279,street No.74,Khasara No.179/4,5, Ph. No.11,Behind Atta Chakki Near Faras Square,Mouza Zingabai Takli ,Nagpur <b>2)Mrs. Shashikala Jogeshwar Chodhary</b> W/O: Jogeshwar Chaudhari,Type 2A 814,HAL Township Ojhar T.S.Tal: Niphad,Dist: Nashik, Pin:422207 <b>3) Mrs. Vijaya Manish Upankar</b> Plot No.21,Adarsh Nagar,Pharas Zingabai Takli,Nagpur,Maharashtra,440001Branch: Ranjangaon shenpunji, Ta.Gangapur Dist. Chh.Sambhajinagar <b>Loan A/C No. : 80081144792 &amp; 80081148243</b>	Property Khasara No. 179/4,5, Mauja-Zingabai Takli, P.H.No.11, City Survey no.279, Plot No.21, residential house admeasuring area of plot 185.77 Sq.Mt of which Buildup Area 104.90 Sq.Mt, House No.675/A, within limits of NMC/NIT, situated at Nagpur Tq & Dist.Nagpur <b>In the Name of Dhananjay Narayanrao Tandulkar , Shakuntala Narayanrao Tandulkar, Shashikala Jogeshwar Chodhary, Vijaya Manish Upankar Boundaries</b> <b>East:-Plot No.29</b> <b>West:-Layout Road</b> <b>North:- Plot No.22</b> <b>South:- Plot No.20</b> <b>Bank Property ID : MAHG80081144792</b>	<b>As on 30.05.2024</b> <b>Rs. 1,02,54,458/-</b> +Unapplied Interest, expenses & other charges, etc. w.e.f 31.05.2024 <b>AND</b> <b>As on 02.07.2024</b> <b>Rs. 51,54,949/-</b> +Unapplied Interest, expenses & other charges, etc. w.e.f 03.07.2024	<b>Rs. 86,90,000/-</b>  <b>Rs. 8,69,000/-</b>  <b>Rs. 10,000/-</b>	09.09.2024

**Last Date of Submission of EMD : 22/01/2026 ; up to 5:00 PM**

**Inspection date and time : 21/01/2026 ; Up to 5:00 PM with prior appointment**

**Date & Time Of E-Auction (With Auto Extensions of 5 Minutes In Case Bid Is Placed Within Last 5 Minutes): 23/01/2026; 11:00 AM to 1:30 PM**

**TERMS & CONDITIONS:**

- 1) The auction sale will be online E-Auction/Bidding through website <https://baanknet.com> on E-Auction date as mention with auto extensions of 5 minutes duration each in case bid placed within last 5 minutes.
- 2) Bidders have to login on the website <https://baanknet.com> and get themselves registered. Deposit Pre Bid EMD amount before the close of E auction. Credit of Pre-Bid EMD shall be given to the bidder only after receipt of payment and updation of the same in the website. This may take some time as per banking process and hence bidders in their own interest are advised to submit the Pre-Bid EMD amount well in advance, that is at least 24 hours before the e-auction date to avoid last minute rush.
- 3) For detailed terms and conditions of sale, please refer to the link provided in website of Maharashtra Gramin Bank i.e. and <https://baanknet.com>. Prospective bidders can contact: **Mr. S.J. Patil, Authorized Officer & Regional Manager, Maharashtra Gramin Bank, Chh. Sambhajinagar, e-mail ID: rmaurangabad@gmahagramin.co.in** Mobile No.9822503510, 2) **Mr. Jayant Amrutkar, Branch Manager, Branch - Ranjangaon Shenpuri, Maharashtra Gramin Bank, Mob.: 9511834020** 3) **Mr. Uday Jadhav, Mob.: 9820878255** email: [uday.jadhav@psballiance.com](mailto:uday.jadhav@psballiance.com) 6) Helpline no. 8291220220 and email: [support.baanknet@psballiance.com](mailto:support.baanknet@psballiance.com)
- 4) The successful bidder shall have to deposit 25% of the purchase amount (including Earnest Money already paid), immediately on closure of the e-auction sale proceedings on the same day of the sale. The balance of the bid amount shall have to be deposited within 15 days of acceptance/confirmation of sale conveyed to them.
- 5) The bid price to be submitted shall be above the Reserve Price and bidders shall improve their further offers in multiple of **Rs.10000/- (Rs. Ten Thousand only)**.
- 6) The EMD of the unsuccessful bidders will be returned on the closure of the e-auction sale proceedings by PSB Alliance.
- 7) The sale is subject to confirmation by the Bank. If the borrower/guarantor pays the amount due to the bank in full before date of sale, no sale will be conducted.
- 8) The property is sold on subject strictly on "As is where is basis" and "As is what is basis" and the intending bidders should make discreet inquiries as regards to any claim, charges on the property of any authority, besides the Bank's charges and should satisfy themselves about the title, extent, quality and quantity of the property before submitting their bid. No claim of whatsoever nature regarding the property put for sale, charges/encumbrances over the property or on any other matter, etc., will be entertained after submission of the online bid.
- 9) The Bank has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and condition of the sale without any prior notice and assigning any reason.
- 10) The purchaser shall bear the stamp duties, charges including those of sale certificates, registration charges, all statutory dues payable to government, taxes and rates and outgoings, both existing and future relating to the properties. The sale certificate will be issued only in the name of the successful bidder.
- 11) The intending purchasers can inspect the property with prior appointment at his/her expenses on the time and date mentioned above. For inspection of the properties, please contact the contact persons mention in (3) above.
- 12) The sale is subject to the conditions prescribed in the SARFEASI Act/Rules 2002 and the conditions mentioned above.

Date : 23.12.2025  
Place : Chh. Sambhajinagar

**Authorized Officer / Regional Manager**  
Maharashtra Gramin Bank, Regional Office, Chh. Sambhajinagar