IndiaShelter Home Loans — INDIA SHELTER FINANCE CORPORATION LTD.

Sale Notice For Sale of Immovable Property

Corp. Off.: 6th Floor, Plot No 15, Institutional Area, Sec. 44 Gurugram-122003 (HR)

Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "the Act") read with Rule 9(1) of the Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as "the Rules").

Notice is hereby given to the public in general and in particular to the Borrower(s), Co Borrower(s) and Guarantor(s) or their legal heir(s) or representative(s) that the below described immovable property(s) mortgaged/charged to India Shelter Finance Corporation Limited (hereinafter referred to the Secured Creditor), the possession of which has been taken by the Authorized Officer of the Secured Creditor having its Registered Office at 6th Floor, Plot No.15,Institutional Area Sector 44 Gurugram-122003 Haryana , will be sold on "As is Where is", "As is What is" and "Whatever th ere is" basis on the dates mentioned below for realization of the amount due to the Secured Creditor from the borrowers, co borrowers and guarantors. The sale will be done by the Authorized Officer at the place mentioned below. For detailed terms and condition of the sale, please refer to the **Secured Creditor's website www.indiashelter.in or contact Authorized Officer.**

Loan Account Number/ AP Number And Name of Borrower(s) / Co-Borrower(s) /Guarantor(s)	Demand Notice u/s 13(2) Date and Amount : 13-04-2026 And Rs. 1177679/- (Rupees Eleven Lakh Seventy Seven Thousand Six Hundred Seventy Nine Only) as of 10.04.2026		Reserve Price Rs. 11,00,000/- (Rupees Eleven Lakh Only)	Date and Time of Inspection of the property 16.11.2026 at 10.00 am till 5 .00 pm
Mr./ Mrs. Vanita Atul Bhagat, Mr./ Mrs. Atul Babarao Bhagat, Mr./ Mrs. Babarao Ukandrao Bhagat & Mr./ Mrs. Rahul Babarao Bhagat HL44CHLONS000005105558 & AP-10331076	Bid Increase Amount : 10,000/- (Ten Thousand)	Date and Type of Possession: 02.07.2026 Physical	EMD Amount Rs. 1,10,000/- (Rupees One Lakh Ten Thousand Only)	EMD Deposition Last Date : 17-11-2026 Date and Time of Auction: 18-11-2026 at 10 am

Description of the Immovable Property/ Secured Asset: All Piece And Parcel Of Plot No.6 Part, Adm Area 79.06 Sq Mtr I.e 850.71 Sq Ft, Mouza-Sindi Meghe, Mouza No.143,PH No.19, Sr No.140, Tah & Dist-Wardha.MH 442001 BOUNDARY:-East- Rest Portion Of Plot no.6, West- Plot no.5, North- Farm Of Mr. Telrandhe, South- 9 Mtr Wide Road

Place of Auction / EMD Deposition: India Shelter Finance Corporation Limited. India Shelter Finance Corporation Limited 2nd Floor, Above Bank of Maharashtra, Kakani Complex, Plot No. 146, Gandhinagar, Wardha, Maharashtra - 442001

Mode of Payment: All payment shall be made by demand draft in favor of **India Shelter Finance Corporation Limited.**

FOR ANY QUERY PLEASE CONTACT MR. TUSHAR HURDE (+91 8956559300)

Place: Wardha, Maharashtra, Date: 29.10.2026 **For India Shelter Finance Corporation Limited, Authorized Officer**

IndiaShelter Home Loans — INDIA SHELTER FINANCE CORPORATION LTD.

REGD: OFFICE :- India Shelter Finance Corporation Ltd. Plot No 210,1st Floor Above Sadhana Sahakari Housing Society, Tiranga Chowk, Nandanwan,Nagpur -440009

POSSESSION NOTICE FOR IMMOVABLE PROPERTY

Whereas, the undersigned being the authorised officer of the India Shelter Finance And Corporation Ltd, under the securitisation and reconstruction of financial assests 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 **possession** of the property/ies described herein below in exercise of the powers conferred on him/her under Section 13(4) of the said act read with Rules 8 & 9 of the said 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.

S No.	Name of the Borrower / Guarantor (Owner of the Property) & Loan Account Number	Description of the Charged /Mortgaged Property (All the Part & Parcel of the Property Consisting of)	Date of Demand Notice, Amount Due as on Date of Demand Notice	Date & Type of Possession
1	**Mr./ Mrs. Shubham Bhaiyyalal Bhalavi And Mr./ Mrs. Pramila Bhaiyyalal Bhalavi Both R/o** S/o Bhaiyalal Bhalavi Ward No 3 House No 329 Ghoti Raod Near Hanuman Mandir At Banjar Post Pathrai Tah Ramtek Dist Nagpur Nagpur, Maharashtra - 441401 **Both Also At-** Khas Mauza- Patharai. Ward no 3. Malmatta no 134 Gramapanchayat Patharai. Tahsil-Ramtek. Dist-Nagpur. Total admeasuring- 828 sq ft (76.92 sq mtr). As per tax assessment. RCC Admeasuring- 76.92 sq mtr. Nagpur, Maharashtra-441106 **Loan A/c No. HL44SVLONS000005130384**	All piece and parcel of one residential property of Khas Mauza- Patharai. Ward no 3. Malmatta no 134, Gramapanchayat Patharai. Tahsil-Ramtek. Dist-Nagpur. Total admeasuring- 828 sq ft(76.92 sq mtr). As per tax assessment. RCC Admeasuring- 76.92 sq mtr. Boundary: East-Open Plot of Saraswati Kumbhare, West-Road, North-Road, South - House of Onam Bhalavi	**Demand Notice 12-Jul-2026 Rs. 783833/-** (Rupees Seven Lakh Eighty-Three Thousand Eight Hundred And Thirty-Three Only) due as on 10-07-2026 and other charges and cost with further interest applicable from 11.07.2026 till the date of the payment.	22/10/2026 Symbolic
2	**Mr./ Mrs. Neeta Sudhir Hiranwar And Mr./ Mrs. Sudhir Gopal Hiranwar And Mr./ Mrs. Sajay Sudhir Hiranwar And Mr./ Mrs. Jairaj Sudhir Hiranwar And Mr./ Mrs. Kunal Sudhir Hiranwar All Resident Off -** Plot No 216 Gopal Bhawan Mata Mandir Road Behind Deshpande Hospital Gokul Peth Nagpur Maharashtra – 440010 **All Also R/o -** Plot No. 34, Adm. 3330 Sq. Ft. Ph. No.7, Kh. No. 76/2, 78/1, Khadgao Road, Mouza Dabha Tahsil & District Nagpur Maharashtra - 440023 **Loan Account No HLNPCHLONS000005143553**	All Piece And Parcel Of One Residential Property of Plot No. 34, Adm. 3330 Sq. Ft. Alongwith RCC Construction thereon being portion of entire land bearing Ph. No. 7, Kh. No. 76/2, 78/1, Khadgao Road, Mouza DabhaTahsil & District Nagpur, Within The Limits Of Nagpur Municipal Corporation & Nagpur Improvement Trust Nagpur, Maharashtra – 440023 BOUNDARY: -EAST – Road, WEST - Open Land, NORTH - Plot No. 35, SOUTH – Road	**Demand Notice Dated 12-Jul-2026 Rs. 2022708/-** (Rupees Twenty Lakh Twenty-Two Thousand Seven Hundred And Eight Only) due as on 10-07-2026 and other charges and cost with further interest applicable from 11.07.2026 till the date of the payment	23/10/2026 Symbolic

Date: 29/10/2026 **For any query please contact Mr. Tushar Hurde (+91 7350002453)** **(Authorized Officer) For India Shelter Finance Corporation Ltd.**
Place: Nagpur

IndiaShelter Home Loans — INDIA SHELTER FINANCE CORPORATION LTD.

REGD: OFFICE :- India Shelter Finance Corporation Ltd.Plot No 210,1st Floor Above Sadhana Sahakari Housing Society, Tiranga Chowk, Nandanwan, Nagpur -440009

POSSESSION NOTICE FOR IMMOVABLE PROPERTY

Whereas, the undersigned being the authorised officer of the India Shelter Finance 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 **Possession** of the Properties described herein below in exercise of the powers conferred on him/her under section 13(4) of the said act read with rules 8 & 9 of the said 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 Charged /Mortgaged Property (All the Part & Parcel of the Property Consisting of)	Date of Demand Notice, Amount Due as on Date of Demand Notice	Date of Possession
Mr./ Mrs. Vikki Daulat Yerane And Mr. / Mrs. Sunanda Daulat Yerne And Mr. / Mrs. Daulat Suryabhan Yerane, All Reside At: Hanuman Mandir, Borda, Borda Road, Warora, Chandrapur MH 442907 **LOAN ACCOUNT NO. LACNCLLONS000005047682**	All Piece And Parcel Of G P Malmatta No.400, Total Adm 68.60 Sq Mtr out of built up area 39.80 Sq Mtr Situated At Mauza Borda Teh Warora Dist Chandrapur Boundary: East-House of Ghate, West-House of Sapate, North-Government Road, South - House Of Mr. Parchake	**DEMAND NOTICE 12.07.2026 Rs. 492738/-** (Rupees Four Lakh Ninety-Two Thousand Seven Hundred And Thirty-Eight Only) due as on 10.07.2026 together with interest applicable from 11.07.2026 and other charges and cost till the date of the payment.	26/10/2026 Symbolic
Mr./ Mrs. Krushna Sunil Narule And Mr./ Mrs. Vanita Sunil Narule And Mr./ Mrs. Sunil Atmaram Narule All Reside At: S/o Sunil Narule At Gondi Mohagaon Po Zilpa Tah Katol Gondimohgaon Po Zilpa Dist Nagpur Maharashtra 441302 **Loan Account No. LAKOSVLONS000005195009**	All Piece And Parcel of one Residential Property of. Gram-Panchayat Malmatta No.417, Anu.No 446, Area 1500.00 Sq. Ft.Mauza Gondi Mohgaon, Gram panchayat Gondi Mohgaon Tah. Katol, Dist. Nagpur, Maharashtra - 441302 BOUNDARY: -EAST - Gram Panchayat Road, WEST - Ramesh Kawadkar, NORTH - Lilabai Somkunwar, SOUTH - Yograj Sahare	**DEMAND NOTICE 12.07.2026/ Rs. 1163242/-** (Rupees Eleven lakh Sixty-Three Thousand Two Hundred And Forty-Two only) due as on 10.07.2026 together with interest applicable from 11.07.2026 and other charges and cost till the date of the payment.	25/10/2026 Symbolic
Mr./ Mrs. Anita Prakash Bhise And Mr./ Mrs. Sagar Prakash Bhise All Reside At: Malmatta no. 580, at Dagadparwa Tq. Barshitakli Dist Akola 444401 Maharashtra **LOAN ACCOUNT NO. HL44SVLONS000005142365**	All Piece And Parcel Of Malmatta no. 580, Sr. No.617, Adm Area 1500 Sq FT At Dagadparwa Tq. Barshitakli Dist Akola 444401 Akola Maharashtra BOUNDARY:- East- House Of Shrikrushan Indore, West- House Of Mahadeo jankar, North- Road, South- House Of Arjun Indore	**DEMAND NOTICE 11.06.2026, Rs. 1041764/-** (Rupees Ten Lac Forty One Thousand Seven Hundred Sixty Four Only) due as on 10.06.2026 together with interest applicable from 11.06.2026 and other charges and cost till the date of the payment.	28/10/2026 Symbolic

Date: 29/10/2026 **FOR ANY QUERY PLEASE CONTACT MR. TUSHAR HURDE (+91 7350002453)** **(Authorized Officer) For India Shelter Finance Corporation Ltd.**
Place: Nagpur

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Kotak Mahindra Bank Limited

Branch office at 2nd Floor, Admas Plaza, 166/16, CST Road, Kolivery Village, Kunchi Kurve Nagar, Kalina, Santacruz (E), Mumbai – 400098

POSSESSION NOTICE

(For immovable property)(As per Appendix IV read with Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002)

WHEREAS,
The undersigned being the Authorised Officer of the Kotak Mahindra Bank Ltd. a banking company within the meaning of the Banking Regulation Act, 1949 having it's Branch Office at 2nd Floor, Admas Plaza, 166/16, CST Road, Kolivery Village, Kunchi Kurve Nagar, Kalina, Santacruz (E), Mumbai – 400098 (hereinafter referred to as "the Bank/KMBL"), under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") and in exercise of the powers conferred under sections 13(2) and 13 (12) read with Rule 8(1) of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated **16/06/2026** which was delivered to **(1) Mr. Sachin Kawduji Nagrale - (Borrower/Mortgagor) & (2) Mrs. Deesha Sachin Nagrale - (Co-Borrower/Mortgagor) both having address at :** House No. 1, Labhesh Laurel, SOC Near Orange City Park, Nagpur - 441002. **Also At:-** Plot No. 01, Survey /Khasra No. 45, Ward No. 4, Mouza Yerkheda, Tahsil Kamptee, Dist. Nagpur - 441002; to repay the amount mentioned in the notice being **Rs.28,75,825.60/- (Rupees Twenty Eight Lacs Seventy Five Thousand Eight Hundred Twenty Five & Paisa Sixty Only) as on 03/06/2026,** towards the outstanding amount for **Loan Account Nos. HF38479304, HF38486319 and HF38488508 having CRN No. 486120046,** together with further interest and other charges thereon at the contractual rates upon the footing of compound interest from **04/06/2026** till it's actual realization ("outstanding amount") within 60 days from the date of publication of the said Demand Notice. The aforementioned Borrower/Co Borrower having failed to repay the amount, notice is hereby given to the Borrower/ Co-Borrower 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 SARFAESI Act read with Rule 8 of the above said Rules on this **23rd Day of October of the year 2026.**
The Borrower/ Co Borrower mentioned hereinabove in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the KOTAK MAHINDRA BANK LIMITED, having Branch Address at 2nd Floor, Admas Plaza, 166/16, CST Road, Kolivery Village, Kunchi Kurve Nagar, Kalina, Santacruz (E), Mumbai – 400098 for an amount of **Rs.28,75,825.60/- (Rupees Twenty Eight Lacs Seventy Five Thousand Eight Hundred Twenty Five & Paisa Sixty Only) as on 03/06/2026** together with further interest and other charges thereon at the contractual rates upon the footing of compound interest and substitute interest, incidental expenses, costs and charges etc. due from **04/06/2026** till the date of full repayment and / or realization.
The Borrowers Attention is invited to the Provisions of Sub Section (8) of Sec 13 of the Act, in respect of time available, to redeem the secured asset

Description of the Immovable Property

All that piece and parcel of land bearing Plot No. 01 having area of about 154.17 Sq. Mtr., out of Survey /Khasra No. 45, corresponding to Gram Panchayat House No. 1 to 35, Ward No. 4, Mouza Yerkheda, Tahsil Kamptee, Dist. Nagpur, bounded as under - East – Plot No. 02, West – Other Layout, North – Road, South – Plot No. 05.

Date: 29/10/2026 **Sd/- (Authorised Officer)**
Place: Nagpur. **Kotak Mahindra Bank Ltd.**

TATA CAPITAL HOUSING FINANCE LTD.

Regd. Office: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai – 400013.
CIN No. U67190MH2008PLC187552.
Contact No. (022) 61827414, (022) 61827375

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

(As per Rule 8(1) of the Security Interest Enforcement Rules, 2002)

Whereas, the undersigned being the Authorized Officer of the TATA Capital Housing Finance Limited., 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 rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice dated as below calling upon the Borrowers to repay the amount mentioned in the notice within 60 days from the date of the said notice.
The borrower, having failed to repay the amount, notice is hereby given to the borrower, in particular and the public, in general, that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule 8 of the said Rules.
The borrower, in particular, and the public in general, are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the TATA Capital Housing Finance Limited, for an amount referred to below along with interest thereon and penal interest, charges, costs etc. from date of demand notice.
The borrower's 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.

Loan Account No.	Name of Obligor(s)/ Legal Heir(s)/Legal Representative(s)	Amount & Date of Demand Notice	Date of Possession
TCHHL02750001002883 00 & TCHIN02750001002909 59	MR. AMOL DILIP MESHRAM & MRS. PRIYA AMOL MESHRAM	As on 04-08-2026 an amount of Rs. 6,69,309/- (Rupees Six Lakh Sixty Nine Thousand Three Hundred And Nine Only) & 05-08-2026	26.10.2026

Description of Secured Assets/Immovable Properties : - Schedule – A
All that R.C.C. Superstructure comprising Apartment / Tenement bearing No. 207, covering a built up / Carpet area admeasuring 28.53 Sq. Mtrs. (i.e. 307.09 Sq. Ft.) on the Second Floor in Building No. B 31 the Building known and style as "Pradhanmantri Aavas Yojna Scheme" along with proportionate Undivided share and interest in the land underneath and appurtenant to the apartment, being the portion of land bearing Khasra No. 63 of Mouza – Tarodi (Khurd), situated in the sanction layout of Nagpur Improvement Trust / Nagpur Metropolitan Region Development Authority Project Section (PMAY) Nagpur, situated at Tarodi, within the limits of Municiple Council Kamptee, in Tahsil Kamptee and Dist. Nagpur.

9778469 & TCHIN02750001001375 72	MR. SUNIL KUMAR & MRS. ANUPAMA SINGH	As on 13-08-2026 an amount of Rs. 21,82,132/- (Rupees Twenty One Lakh Eighty Two Thousand One Hundred And Thirty Two Only) & 13-08-2026	26.10.2026

Description of Secured Assets/Immovable Properties : - Schedule – A
All that RCC Superstructure comprising of Bungalow / House No. 07 comprising of Total Super Built – Up area of 1145.00 Sq. Ft. i.e. 106.41 Sq. Mtr. Constructed on the Plot admeasuring about 966 Sq. Ft. i.e. 89.77 Sq. Mtrs. Of Krishna Nagari – I, constructed on the land admeasuring 0.91 Hectare P.H. No. 15, Kh. No. 192/2 Jama Rs.3/- Khate No. 894, Class – I, situated at Mouza Bhilgaon within the limits of Gram Panchayat Bhilgaon, Tah. Kamptee, Dist. Nagpur and bounded as under : On the East : Layout Road, On the West : Part Land of 192/2, for Flat Scheme, On the North : Duplex / House No. 08, On the South : Duplex / House No. 06.

Date: - 29.10.2026 **Sd/-**
Place: - Nagpur **Authorised Officer**
For Tata Capital Housing Finance Limited

Indian Overseas Bank

(A Govt of India Undertaking) Regional Office - Nagpur
4C, Nirmala Apartment, Tilak Nagar, Nawab Layout, Amravati Road, Nagpur-440010
Tel. No.: 0712-2533303/04/05 Email: 2920ro@iob.bank.in

PREMISES REQUIRED

We are looking for suitable commercial premises for our **Godhani Branch** on lease, admeasuring **approx. 1500 to 1800 sq. ft carpet area** at prominent locations at Godhani Road, Nagpur. Interested parties may submit application forms for technical bid and price bid in two separate envelopes addressed to "The Senior Regional Manager" of this Office.

Last date for submission of tender is on **05/11/2026 up to 5.00 p.m.**

If a party is having more than one premises, then separate forms are to be submitted for each premises offered. Premises will be short-listed solely on merits, based on the information submitted in technical bid without any consideration of price factor. Only for the short-listed premises, the price bid will be opened on defined date. Brokers are not entertained. Bank reserves the right to accept or reject any or all applications without assigning any reason thereof.

Full Details of Application Form for Technical Bid and Price Bid are available on Bank's Website www.iob.bank.in under Tender Section.

Date : 29.10.2026 ***Senior Regional Manager***

O.W.NO.DRT/716 2026
Date: 12/10/2026

FORM NO. [See Regulation 33(2)]
By Regd. A/D, Dasti failing which by Publication.

OFFICE OF THE RECOVERY OFFICER -I DEBTS RECOVERY TRIBUNAL NAGPUR

B-Block, 2nd Floor, CGO Complex, Seminary Hills, Nagpur- 440006

NOTICE FOR SETTLING A SALE PROCLAMATION UNDER RULE 53 OF THE SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993.

RC/18/2024 **29/09/2026**

CENTRAL BANK OF INDIA
MAIN BRANCH, ORIENTAL BUILDING, STATION ROAD, NAGPUR
Versus
M/S NEW MAGIC MOBILE & OTHERS

To,
(CD1) M/S. NEW MAGIC MOBILE
A PROPRIETORSHIP CONCERN HAVING ITS SHOP SITUATED AT ZAL COMPLEX, NEAR MOTI MAHAL HOTEL, MAIN ROAD, SADAR, NAGPUR 440001
THROUGH ITS PROPRIETOR SHRI SANJAY MOTUMAL KUKREJA
(CD2) SHRI. SANJAY S/o MOTUMAL KUKREJA
PROP. OF M/S NEW MAGIC MOBILE,
R/O PLOT NO 8, KUSHI NAGAR, NEAR NARA GHAT, NARA ROAD, NAGPUR 440014
(CD3) MRS. SUNITA W/o SANJAY KUKREJA
R/O PLOT NO 8, KUSHI NAGAR, NEAR NARA GHAT, NARA ROAD, NAGPUR 440014
(CD4) MRS. BHARTI W/o MOHAN KUKREJA
R/O PLOT NO 7, HOUSE NO 3925/7, KUSHI NAGAR, NEAR NARA GHAT, NARA ROAD, NAGPUR-440014
(CD5) MR.LAXMAN S/o MOTUMAL KUKREJA
R/O PLOT NO 9, KUSHI NAGAR, NEAR NARA GHAT, NARA ROAD, NAGPUR 440014
(CD6) MRS. SARITA W/o LAXMAN KUKREJA
R/O PLOT NO 9, KUSHI NAGAR, NEAR NARA GHAT, NARA ROAD, NAGPUR 440014
(CD7) MR DHARMENDRA S/o MOHAN KUKREJA
R/O PLOT NO 7, HOUSE NO 3925/7, KUSHI NAGAR, NEAR NARA GHAT, NARA ROAD, NAGPUR-440014

Whereas you were ordered by the Hon'ble Presiding Officer of DEBTS RECOVERY TRIBUNAL NAGPUR who had issued the Recovery Certificate dated **02/05/2024** in **OA/464/2016** to pay jointly and severally to the Applicant Bank(s)/Financial Institution(s) Central Bank of India, Main Branch, Oriental Building, Station Road, Nagpur the sum of **Rs 1,61,09, 783/- (Rupees One Crore Sixty One Lakhs Nine Thousand Seven Hundred Eighty Three Only)** along with pendentellite and future interest @ 9% Simple Interest Yearly **w.e.f. 30/05/2016** till realization in full Jointly and Severally and costs of **Rs 1,67,350/- (Rupees One Lakh Sixty Seven Thousands Three Hundred Fifty Only)** and whereas the said Amount has not been paid, the undersigned has ordered the sale of undermentioned Immoveable properties.
2. You are hereby informed that the **30/11/2026 at 11.00 A.M.** has been fixed for drawing up the proclamation of sale and settling the terms thereof. You are requested to bring to the notice of the undersigned any encumbrances, charges, claims or liabilities attached to the said properties or any portion thereof.

Specification of property
SCHEDULE-1

Mortgaged Immovable Properties which are mortgaged with the applicant bank
(A) All that piece and parcel of Residential Plot No. 206 in Magasvargiya Beghar Mahila Gruhanirman Sahakari Sanstha Ltd., Nagpur admeasuring area about 1517.06 Sq.ft.(141.00 Sq Mtr), Kh. No. 58/2,P.H. No. 11, City Survey No. 420, Sheet No. 910, Mouza Nari, Ward No. 02, Nagpur belonging to Mrs. Sarita Laxman Kukreja -Defendant no. 6, Sale Deed 2950/2008 dated 09/06/2008 for valuable consideration of Rs.7,75,500/-and bounded as under: East - Road. West - Plot No.217. North- Dixit Nagar. South - Plot No.207.
(B) All that piece and parcel of Residential Plot No. 207 in Magasvargiya Beghar Mahila Gruhanirman Sahakari Sanstha Ltd, Nagpur admeasuring area about 1162.08 Sq. ft (108.00 Sa. Mtr), Kh. No. 58/2, P.H.No. 11, City Survey No. 420, Sheet No. 910, Mouza-Nari, Ward No. 02, Nagpur belonging to Mr. Dharmendra Mohan Kukreja - Defendant no. 7, Sale deed 2952/2008 dated 9/6/2008 and bounded as under: East - Road. West - Plot No.217 & 218. North - Plot No.206. South - Plot No.208.
(C) All that piece and parcel of Residential Plot No. 218 in Magasvargiya Beghar Mahila Gruhanirman Sahakari Sanstha Ltd Nagpur admeasuring area about 2314.16 Sq.ft.(216.00 Sq.Mtr), Kh. No. 58/2, P.H. No. 11, City Survey No. 420, Sheet No. 910, Mouza-Nari, Ward No. 02, Nagpur belonging to Mrs. Sunita Sanjay Kukreja - Defendant No. 3, Sale Deed 02951/2008 dated 9/6/2008 and bounded as under: East - Plot No. 207 & 208. West - Road. North - Plot No. 217. South- Plot No.219.
(D) All that piece and parcel of Residential Plot No. 217 in Magasvargiya Beghar Mahila Gruhanirman Sahakari Sanstha Ltd., Nagpur, admeasuring area about 2217.63 Sq.ft (206.10 Sq. Mtr), Kh.No.58/2, P.H. No. 11, City Survey No. 420, Sheet No. 910, Mouza-Nari, Ward No. 02, Nagpur belonging to Mr. Laxman Motumal Kukreja - Defendant no. 5, Sale deed 2848/2008 dated 9/6/2008. East- Plot No. 206 & 207. West - Road. North- Dixit Nagar. South - Plot No. 218
(E) All that piece and parcel of Residential Plot No. 208 in Magasvargiya Beghar Mahila Gruhanirman Sahakari Sanstha Ltd., Nagpur, admeasuring area about 1162.08 Sq.ft(108.00 Sq.Mtr), Kh. No. 58/2, P.H. No.11, City Survey No. 420, Sheet No. 910, Mouza-Nari, Ward No 02, Nagpur belonging to Mrs. Bharti Mohan Kukreja- Defendant no. 4, Sale deed 2949/2008 dated 9/6/2008. East - Road. West - Plot No.218 &219. North - Plot No. 207. South- Plot No.209.

Given under my hand and the seal of the Tribunal, on this date: 29/09/2026

[Shrihari Shashikant Pargaonkar]
Recovery Officer - I
DEBTS RECOVERY TRIBUNAL NAGPUR

SEAL

बँक ऑफ महाराष्ट्र Bank of Maharashtra

भारत सरकार चा उपक्रम
प्रधान कार्यालय:लोकमंगल,1501,शिवाजीनगर,पुणे-05
Head Office,Lokmagal,1501,Shivajinagar,Pune,05

नागपूर अंचल / Nagpur Zone
"महाबँक भवन", सिताबर्डी, नागपुर-440012 Mahabank Bhavan" , Sitabuldi, Nagpur-440012" टेलीफोन/ Telephone: 0712-2545020/21/29
ई मेल : dzmnagpur@bankofmaharashtra.bank.in

AX7/SARFAESI/Possession Notice/
AK AND ALCHEMY/1926/2026-27

POSSESSION NOTICE (Rule 8(1))

Date : **27/10/2026**

Whereas, the undersigned being the Authorised Officer of Bank of Maharashtra, under Securitization and Reconstruction of Financial Assets and Enforcement Security Act, 2002 and in exercise of power conferred under section Sub Section 12 Section (13) read with rule 8 of the Security Interest (Enforcement) Rules, 2002 issued demand notice on the date mentioned against the account as stated herein after calling upon them to repay the amount within **60 days** from the date of receipt of the said notice
The borrowers having failed to repay the amount, notice is hereby given to the borrowers/guarantors and the public in general that the undersigned has taken **Symbolic Possession** of the property described herein below in exercise of power conferred on him/ her under section 13(4) read with Rule 8 of the said rules.
The borrowers in particular, guarantors and the public in general are hereby cautioned not to deal with the below mentioned property and any dealings with the property will be subject to the charge of Bank of Maharashtra for the amount mention below (and interest) due thereon. The borrower's 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 / Guarantors And Branch	The details of the properties mortgaged to the Bank and taken possession by the Bank are as follows	Outstanding Amount	Demand Notice Date
1)	**Borrower : 1.M/s. A and K Alchemy Solution,Prop.Mr. Pravin Ramrao Kothekar** At 17 Himani HO SO Gargoti, Near Double Tower,Narsala,Nagpur-440034 Also **M/s. A and K Alchemy Solution,Prop.Mr. Pravin Ramrao Kothekar** Khadgaon Road Lava Industrial Area, Wadi, Nagpur-440023 Also **M/s. A and K Alchemy Solution,Prop.Mr. Pravin Ramrao Kothekar** Lava Industrial Area Duttawadi, Wadi, Nagpur-440021 Also **M/s. A and K Alchemy Solution,Prop.Mr. Pravin Ramrao Kothekar** HN 302 Ward no 2 Khadgaon Road,Opp Petrol Pump Lava,Nagpur-440021 **Mr. Pravin Ramrao Kothekar** At 17 Himani HO SO Gargoti,Near Double Tower Narsala,Nagpur-440010 **Branch : Wadi (1926)**	**CERSAI Asset ID: 200089935839 Hypothecation of stock, Machinery book debts and receivables**	**Rs.14,76,740.00 (Rupees Fourteen Lakh Seventy-Six Thousand Seven Hundred Forty Only) plus other charges at applicable ROI w.e.f. 20/08/2026**	**20/08/2026** **Date of Possession Taken** **27/10/2026**

Place : Nagpur Date : 27-10-2026 **(Kailash Ahirwar), For Bank of Maharashtra, Chief Manager & Authorized Officer**

pnb Housing Finance Limited — Ghar Ki Baat

APPENDIX -IV-A - E-AUCTION-PUBLIC SALE NOTICE of IMMOVABLE PROPERTY/IES

E-AUCTION-SALE NOTICE FOR SALE OF IMMOVEABLE 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)

Reg. Off:- 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Phones:-011-23357171, 23357172, 23705414, Web:-www.pnbhousing.com

B.O. AKOLA: Chamber No 202, 2nd Floor, Yamuna Plaza Commercial Complex, Infront of Nisarg Garden, Murtizapur Road, Toshniwal Layout, Akola, Maharashtra-444001

Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-D mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken (as described in Column no-C) by the authorized Officer of **M/s 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 indicated in Column no-A 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)	Demanded Amount & Date (B)	Nature of possession (C)	Description of the Properties mortgaged (D)	Reserve Price (RP) (E)	EMD (10% of RP) (F)	Last Date of Submission of Bid (G)	Bid Incremental Rate (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Known Encumbrances/Court Case if any (K)
NHL/RAKO/1124/5104995, Prashant Wankhade/ Arti Wankhade, B.O.: AKOLA	**Rs. 8,10,137.82 & 19-11-2025**	Physical Possession	Plot No 27 Akola Panchshil Nagar Akola Kharap Road Akola Gp Malmatta No 536 Near National School Of Nursing 444003	**Rs. 11,95,000**	**Rs. 1,19,500**	12/11/2026	**Rs. 10,000**	06-11-2026 12:00pm to 04:00pm	13-11-2026 2PM to 03:00PM	NOT KNOWN

***Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto 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 catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain 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 inspection 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/bid 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 s sale consideration amount has to be deposited by the purchaser within