

Estd. 1969

THE AKOLA JANATA COMMERCIAL CO-OPERATIVE BANK LTD; AKOLA

MULTISTATE SCHEDULED BANK (R.No.MSCS/CR/8/99 Dt.23.02.99)

APPENDIX IV

POSESSION NOTICE

(for immovable property)

[Rule 8(1)]

Whereas,

The undersigned being the Authorized Officer of **The Akola Janata Comm. Co-op. Bank Ltd. Akola. (Multistate Scheduled Bank)**, 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 9 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated **27/06/2025** calling upon the Borrower/Guarantors/Mortgagors, **1)Shri Ramesh Purushottam Patel, Prop. Of M/s Giriraj Tyre Retreading 2) Shri Prafull Prakash Rane, Prop. Of Shri Samarth Welding Work Shop, 3)Shri Omkar Natthu Patil, 4)Shri Ramesh Purushottam Patel, 5)Shri Sandip Mahendra Patel, All are R/of. Malkapur Tq. Malkapur Dist. Buldhana** to repay the amount mentioned in the notice being **Rs. 40,15,828/- (Rs. Forty Lakh Fifteen Thousand Eight Hundred and Twenty Eight Only)** within 60 days from the date of receipt of the said notice.

The Borrower/Guarantors/Mortgagors having failed to repay the amount, notice is hereby given to the Borrower/Guarantors/Mortgagors and the public in general that the undersigned has taken **Symbolic 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 9 of the said rule on this **06th day of January, of the year 2026.**

The Borrower / Guarantors / Mortgagors 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 Akola Janata Comm. Co-op. Bank Ltd. Akola, Branch – Malkapur, Tq. Malkapur Dist. Buldhana (Multistate Scheduled Bank)**, for an amount as on **31/12/2025** the Principle **Rs.2,55,599/- + Interest Amount Rs.41,44,875/- + Legal Charges Rs.21,911/- Total Rs.44,22,385/-** and interest + Other Charges from **dttd.01/01/2026.**

Sr.No.	Description and details of property.
1	Property Belonging to Shri Ramesh Purushottam Patel & Shri Sandip Mahendra Patel :- (A) All the piece of land known as Mouza Malkapur, Tal. Malkapur Field Survey No.41/1, Plot No.26 in all total 180 Sq.mtrs., alongwith construction there on the plot. Four Boundries of Property :- To The East :- Plot No.29, To The West :- Road, To The North :- Survey No.39, To The South :- Plot No.27 (B) All the piece of land known as Mouza Malkapur, Tal. Malkapur Field Survey No.41/1, Plot No.27 in all total 150 Sq.mtrs., alongwith construction there on the plot. Four Boundries of Property :- To The East :- Plot No.28, To The West :- Road, To The North :- Survey No.26, To The South :- Road The above plot of land alongwith all building, sheds, godowns, servant quarters, along with all electric fittings, water taps, pipe line, latrine, bathrooms compound wall and any other affixtures etc. Date:- 06/01/2026 Authorized Officer, Place:- Malkapur. The Akola Janata Comm. Co-op. Bank Ltd., Akola. Branch – Malkapur Tq.Malkapur Dist. Buldhana

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JOURNALISM OF COURAGE

MANAPPURAM HOME FINANCE LTD.

FORMERLY MANAPPURAM HOME FINANCE PVT. LTD.

CIN: U65923K12010PC0039179, Unit 301-315, 3rd Floor, A Wing, Kanakia Wall Street, Andheri-Kurla Road, Andheri East, Mumbai - 400093

POSESSION NOTICE

(For Immoveable Property)

Whereas, the undersigned being the authorised officer of **Manappuram Home Finance Ltd ("MAHOFIN")** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest "Act", 2002 (54 of 2002) and in exercise of powers conferred under section 13(12) read with rule 9 of the security interest (Enforcement) Rules, 2002 issued a **Demand Notice** calling upon the borrowers and co-borrowers to repay the amount mentioned in the notice and interest thereon within 60 days from the date of receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken **Symbolic** 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 9 of the said rules. The borrower 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 Manappuram Home Finance Ltd as mentioned below for each of the respective properties:

Sr. No.	Name of Borrower and Co-borrower / Loan account number / Branch	Description of Secured Asset in respect of which I interest has been created	Date of Demand Notice sent & Outstanding Amount	Date of possession
1	SUSHILA SONBA DHONGE, RAHUL SONBA DHONGE, SONBA DOMA DHONGE, MASOMHLONS 00005010640/NAGPUR	All that piece and parcel of land bearing Gaothan Grampanchayat House/Malmatta No. 59, Total admeasuring 95.22 Sq.Mtr. (i.e. 1025 Sq. Ft.) situated at Mouza- Lohara, Tah. Tumser, Dist. Bhandara, MAHARASHTRA- 441912 EAST-House of Vithallpate, WEST-PWD Road, SOUTH- House of Ramchand Piplardhare, NORTH-House of Balakram Sakhgargade	13-10-2025 & Rs.282709/-	07-01-2026
2	INDUBAI SANJAY WANKHADE SANJAY GADPAT WANKHADE/ MHLO0500020223/ AKOLA	MALMATTA NO -364 WARD NO-3 AT POST-MAHALINGI TAH -NANDURA, DISTBULDHANA, NEARBUSSTOPKhamgaonBULDHANA MAHARASHTRA Pin- 443404 PO NANDURA. All that piece and parcel of Mouje - Mahalingi House Property no.364 ward no.3 total admeasuring 1069 sq.ft. with construction within the limit of of Grampanchayat Mahalingi Tq Nandurasa Dist. Buldhana. EAST-Sheri, WEST-Mr. Vasant Baburao, SOUTH-Road, NORTH-Sheri	13-10-2025 & Rs.148123/-	07-01-2026

Date: 10-01-2026, Place: NAGPUR **Sd/-** Authorized Officer, Manappuram Home Finance Ltd

FORM NO, 14

[See Regulation 33(2)]

By Publication.

OFFICE OF THE RECOVERY OFFICER - II

DEBTS RECOVERY TRIBUNAL NAGPUR

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

DEMAND NOTICE

NOTICE UNDER SECTIONS 25 TO 28 OF THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993 AND RULE 2 OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961.

RC/23/2025 16/12/2025

STATE BANK OF INDIA

SARB, BRANCH 5, SAI COMPLEX BHARAT NAGAR, NAGPUR

Versus

SMT. SHARMILA WD/O NARSAIAN LINGAIAN YEDLA ALIAS NARSAIYA LINGAIYA YEDLA YEDLA

To,

(CD 1) Smt. SHARMILA Wd/o NARSAIAN LINGAIAN YEDLA ALIAS NARSAIYA LINGAIYA YEDLA

R/o. WESTERN COALFIELDS, CHAITANYA COLONY, QUARTER NO.39/C, NEW MAJRI COLLIERY,TAHSIL-BHADRAWATI, 442503 Chandrapur,MAHARASHTRA-

(CD 2) SMT. LAVANYA W/O. SURAJ GADPALLIWAR/ D/O. NARSAIAN LINGAIAN YEDLA, ALIAS NARSAIYA LINGAIYA YEDLA

R/o. WESTERN COALFIELDS, CHAITANYA COLONY, QUARTER NO.39/C, NEW MAJRI COLLIERY,TAHSIL-BHADRAWATI, Chandrapur, MAHARASHTRA- 442503

(CD 3) MR. SHRAVAN S/O. NARSAIAN LINGAIAN YEDLA, ALIAS NARSAIAN LINGAIAN YEDLA

R/o. WESTERN COALFIELDS, CHAITANYA COLONY, QUARTER NO.39/C, NEW MAJRI COLLIERY,TAHSIL-BHADRAWATI, Chandrapur, MAHARASHTRA- 442503

(CD 4) MR. PRASHANT S/O. NARSAIAN LINGAIAN YEDLA. ALIAS NARSAIYA LINGAIYA YEDLA

R/o. WESTERN COALFIELDS, CHAITANYA COLONY, QUARTER NO.39/C, NEW MAJRI COLLIERY,TAHSIL-BHADRAWATI, Chandrapur, MAHARASHTRA- 442503

This is to notify that as per the Recovery Certificate issued in pursuance of orders passed by the Hon'ble Presiding Officer, DEBTS RECOVERY TRIBUNAL NAGPUR in **OA/506/2023** an amount of **Rs 38,67,131/- (Rupees Thirty Eight Lakhs Sixty Seven Thousands One Hundred Thirty One Only)** along with pendente lite and future interest @ **8.10 %** Simple Interest Yearly w.e.f. **27/04/2023** till realization and costs of **Rs 55,500/- (Rupees Fifty Five Thousands Five Hundred Only)** has become due against you (Jointly and severally).

2. You are hereby directed to pay the above sum within **15 days** of the receipts of the notice, failing which the recovery shall be made in accordance with the Recovery of Debts Due to Banks and Financial Institutions Act, 1993 and Rules there under.

3. You are hereby ordered to declare on an affidavit the particulars of yours assets on or before the next date of hearing.

4. You are hereby ordered to appear before the undersigned on **16/02/2026 at 12:30 p.m.** for further proceedings.

5. In addition to the sum aforesaid, you will also be liable to pay:

(a) Such interests as is payable for the period commencing immediately after this notice of the certificate / execution proceedings.

(b) All costs, charges and expenses incurred in respect of the service of this notice and warrants and other processes and all other proceedings taken for recovering the amount due.

Given under my hand and the seal of the Tribunal, on this date: **20/12/2025**

[Vijay Kumar]
Recovery Officer-II
DEBTS RECOVERY TRIBUNAL NAGPUR

Bandhan Bank

Regional Office: Netaji Marg, Nr. Mithakhali Six Roads, Ellisbridge, Ahmedabad-6. Phone: + 91-79-26421671-75

Demand Notice to Borrowers

The under mentioned account turned into N.P.A and demand notice is issued by Bandhan Bank Ltd. to the following borrower(s), under sec.13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act (The Act), 2002 which was returned unserved. Hence, this notice is issued to you all and public at large through publication.

Name of borrower(s), Guarantor and Loan Account No.	Description of mortgaged property (Secured Asset)	Date of Demand Notice/Date of NPA	O/S Amount as on Date of Demand Notice	Date of Pasting of Notice
Ajay Pandurang Mangam Shardha Ajay Mangam Rukhamabai Pandurang Mangam Vijay Pandurang Mangam 20005070003666	All that piece and parcel of immovable property bearing Plot No. 22/1, Survey No. 27, Total admeasuring Plot area 136.34 Sq. mtr, Vasant Nagar, Mouza- Ghatnaji, Taluka- Ghatnaji, Dist- Yavatmal, Maharashtra- 445301 and bounded as under: North: Property of Shri Viridande, East: Land of house of Shri. Gohane, West: Property of Shri. Sitaram Rathod, South: 10 Ft. Wide Road	December 12, 2024/ October 03, 2024	Rs.10,94,722.76	December 17, 2025
Santosh Prushottam Wankhade Megha Santosh Wankhade 20005100001171	All that piece and parcel of immovable property bearing Malmatta No. 1389/2039, Hiwarkhed Road, Mouje- Sonala, Behind Sonaji Temple, Sonala, Sangrampur, Dist- Buldhana, Maharashtra and bounded as under: North: Plot of Tukaram Ingale, East: Road, West: Plot of Ramdas Mewade, South: Plot of Vijay Rauth	November 11, 2024/ July 04, 2023	Rs.4,78,579.14	December 17, 2025
Chandan Sudhakar Gawande Classi- and II legal heirs and successors of late Sushil Gawande Kavita S. Gawande Sangita S. Gawande Laxman Narayan Anasane Gajanan Shamrao Hood 20005030003530	All that piece and parcel of immovable property bearing Nagar Parishad House No. 551/1, S. No. 162, Ward No. 9, area admeasuring about 2205 Sq. Ft. Residential and commercial House + Grocery shop, Mahatma Fuley Nagar, Bande Hospital, Mouza- Warud, Tah- Warud, Dist- Amravati, Maharashtra- 444906 and bounded as under: North: 23 Ft Road, East: House of Anandrao Mankar, West: House of Sadashivrao Sonare, South: House of Mr. Hedau	May 31, 2025/ March 04, 2024	Rs.67,71,812.45	December 18, 2025
All other Legal heirs and successors to the property and estate of late Nanda Dyneshwar Nichale Narayan Madhao Chavhan 20005070003309	All that piece and parcel of immovable property bearing Plot No. 30 Part East side portion, Field Survey No. 151/2A, Arni Road, Ambika Nagar, Taluka- Darwha, Dist Yavatmal, Maharashtra- 445202 and bounded as under: North: Layout Road, East: House of Mr. Mudavik, West: House of Madhukar Manjare, South: Plot No. 52	July 19, 2025/ August 03, 2023	Rs.9,33,658.91	December 18, 2025
Subhash Limbaji Rathod Ranjana Subhash Rathod Narayan Uttam Rathod 20005070003499	All that piece and parcel of immovable property bearing Field Survey No. 10/2, 79 Part, Manora Road, Mouza- Digras Keshav Nagar, Dist- Yavatmal, Maharashtra bounded as under: North: Property of Briljal Rathod, East: 9 Mtr. Layout Road, West: Layout Plot No. 94, South: Layout Plot No. 80	November 11, 2024/ December 04, 2023	Rs.7,30,311.97	December 18, 2025
Sanjay Vasudev Arwade Pratibha Sanjay Arwade 20005100001335	All that piece and parcel of immovable property bearing Nazul Plot No. 534, Nazul Sheet No. 4, Property No. 779, P.O. Keliwell, Beside Vabani Mata Mandir, Gandhichawk area, Taluka - Akot, Dist- Akola, Maharashtra and bounded as under: North: Road, East: Gaiwada, West: Plot of M. Arwade, South: Plot of Keshavrao Modhe	November 11, 2024/ June 03, 2023	Rs.4,15,862.88	December 19, 2025
Badal Lakshmandas Lakha Nehal Badal Lakha 90001176687361	All that piece and parcel of immovable property bearing Sheet No. 46+53, C.S. No. 2466, PH No.15, B. No. 468, Plot No. 39, Mouza- Warora, Tahsil- Warora, Dist-Chandrapur, Maharashtra- 442907. Area admeasuring about 104.50 Sq. mtr. land area and 48.58 Sq. mtr construction and bounded as under: North: House of Shri Mohan Lakha, East: Galli, West: Common Road, South: House of Mr. Katore	September 25, 2025/ September 03, 2025	Rs.52,01,437.15	December 19, 2025

Demand made against you through this notice to repay to the Bank dues mentioned against your name with interest, costs and charges within 60 days from the date hereof, failing which the Bank will further proceed to take steps u/s.13(4) of the SARFAESI Act. The borrowers'/mortgagors' attention is invited to the provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Place: Maharashtra
Date: January 10, 2026

Authorized Officer
Bandhan Bank Limited

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 IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISIO TO RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Rep. Off:- 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110011, Ph:-011-23357171, 23357172, 23705414, Web:-www.pnbhousing.com

BRANCH OFF:- 1ST Floor, ACHARYA TOWER II, CHINDWARA ROAD, CHINDORI SQUARE, SADAR, NAGPUR-440001

Notice is hereby given in public 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 borrower(s)/mortgagor(s) (since deceased) as the case may be indicated in Column no-A under Rule 9(1) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date. For detailed terms and conditions of the sale, please refer to the link provided in M/s PNB Housing Finance Limited/Secured Creditor's website i.e. www.pnbhousing.com.

Loan No.	Name of the Borrower/ Co-Borrower/ Guarantor/Legal Heirs(A)	Demand Amount & Date (B)	Nature of possess- ion (C)	Description of the Properties mortgaged (D)	Reserve Price (RP) (E)	EMD (10% of RP) (F)	Last Date of Submission of Bid (G)	Bid Incre- mental (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Known Emcum- grance/ Court Case I am (K)
NHL/NAG/1218/623366 & HOU/NAG/1218/619743, Abhijit Wasudeorao Bijiwar /Vishakha Abhijit Bijiwar/ Sitaram Timber Mart, B.O. - Nagpur		Rs. 90,64,020.05 & 22.06.2021	Physical	Flat No 302, Third Floor, A Wing, Jai Hanuman Appt, Beside Harihar Mandir, Plot No 05, Lakadgang, Nagpur, Maharashtra-440002	Rs. 37,65,000	Rs. 3,76,500	24.01.2026	Rs. 10,000	14.01.2026 Between 12:00 PM to 4:00 PM	27.01.2026 Between 2:00 PM to 3:00 PM	"Nil"/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 wish to inspect the property and the pleadings 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(1) of the Security Interest (Enforcement) Rules, 2002, the bidder(s) the purchaser is legally bound to pay the amount of sale price, (inclusive of interest and moneys) on the same day or not later than next working day. The sale may be confirmed in favour of (bidders) only after receipt of 75% of the sale price by the secured creditor in accordance with rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the sale consideration amount may be to be deposited by the purchaser within 15 days' from the date of acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry of mandatory period of 15 days mentioned in the sale confirmation letter and the property/secured asset shall be resold as per the provisions of SARFAESI Act. (4.) M/s P.N.B India Private Limited would be assisting the Authorized officer in conducting sale through an e-Auction having its Corporate office at Plot No. 68, 3rd Floor, Sector 44, Gurgaon, Haryana 122003 Website - www.bankexchanges.com For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with Mr. VIVEK LODHA, Toll Free : 1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNBHFL or refer to www.pnbhousing.com.
SD/- AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED

PLACE:- NAGPUR, DATE:- 09.01.2026

यूनियन बैंक ऑफ इंडिया

Union Bank of India

ASSET RECOVERY BRANCH, NAGPUR

Shop No F-1/2/3/6/7/8, Govinda Gourkhede Complex (First Floor), Khasra No 91/1, Hajariapahad, Seminary Hills, Nagpur-440006.

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 **28/01/2026**, 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, Hajariapahad,Seminary Hills, Nagpur, Contact No: 9423456034

1.	Name of the Borrowers & Guarantors:M/s. Annapura Trading Company Prop / Guarantor: Mr.Ritesh Kumar Singh Mr. Rakesh Kumar Singh, Mrs. Nutan Rakesh Singh	Amount Due Rs. 6,39,42,613.78 (As per demand notice dated 03.10.2018) and interest there on
11	Property No. 1 (Physical Possession) All that piece & parcel of Apartment No. 101, having building up area of 47.608 sq mtr (super built up area 76.444 sq mtr) on first floor in the building named and styled as "Indrajeet Palace" constructed on Plot No 14 6 15 total admeasuring 521.75 sq mtr (5616.11 sq ft) out of the layout of Utarkash Gruh Nirman Sahakari Sanstha Maryadit, Nagpur being a portion of entire land bearing Kh No 175/1, Mouza Zingabai Taliki, City Survey No 2, Sheet No 1036/2, Ph No 11, situated in Ward No 61, Corporation House No 620-A/14 and 620-A/15, Utarkash Society, Near Dharampeth Mahila Bank, Zingabai Taliki, Tah & Dist Nagpur. Owner: Mrs. Nutan Rakesh Singh. Boundaries of Plot No. 14: East: Government Land, West: Plot No. 15, North: Layout, South: 25 Ft. Wide Road. Boundaries of Plot No. 15: East: Plot No. 14, West: Plot No. 16, North: Layout, South: 25 Ft. Wide Road. Reserve Price: Rs. 21,80,000.00 (Rupees Twenty One Lakh Eighty Thousand Only), EMD: Rs. 2,18,000.00 (Rupee Two Lakh Eighteen Thousand Only)	
12	Property No. 2 (Physical Possession) All that piece & parcel of Apartment No. 201, having building up area of 47.608 sq mtr (super built up area 76.444 sq mtr) on Second floor in the building named and styled as "Indrajeet Palace" constructed on Plot No 14 6 15 total admeasuring 521.75 sq mtr (5616.11 sq ft) out of the layout of Utarkash Gruh Nirman Sahakari Sanstha Maryadit, Nagpur being a portion of entire land bearing Kh No 175/1, Mouza Zingabai Taliki, City Survey No 2, Sheet No 1036/2, Ph No 11, situated in Ward No 61, Corporation House No 620-A/14 and 620-A/15, Utarkash Society, Near Dharampeth Mahila Bank, Zingabai Taliki Tah & Dist Nagpur. Owner: Mrs. Nutan Rakesh Singh. Boundaries of Plot No. 14: East: Government Land, West: Plot No. 15, North: Layout, South: 25 Ft. Wide Road. Boundaries of Plot No. 15: East: Plot No. 14, West: Plot No. 16, North: Layout, South: 25 Ft. Wide Road. Reserve Price: Rs. 21,80,000.00 (Rupees Twenty One Lakh Eighty Thousand Only), EMD: Rs. 2,18,000.00 (Rupee Two Lakh Eighteen Thousand Only)	
13	Property No. 3 (Physical Possession) All that piece & parcel of land bearing Plot No. 31,32,44,45 out of which Plot No. 31 admeasuring 1500 sq ft (139.354 sq mt), Plot No.32 admeasuring 1500 sq ft (139.354), Plot No 44 admeasuring 1575 sq ft(146.32 sq mt), Plot No.45 admeasuring 1875 sq ft (174.19 sq mt) total area of four Plots admeasuring 6450 sq ft(599.21 sq mt) and having construction 200 sq ft (18.58 sq mt) situated at Mouza Bhokara, Ph No.12a, bearing survey No. 106/1, 113/2 in the layout of Mahalaxmi Housing Society Ltd, back side of Eden Garden Restaurant, Off Chindwara Road, Mouza Bhokara, Within the limits of Grampanchayat Bhokara, Tah Nagpur(Rural), Dist Nagpur. Owner: Mr. Rakesh Singh. Boundaries of Plot No.31&45: East: Road, West: Road, North: Plot No.32&44, South: Plot No. 30&46. Boundaries of Plot No.32&44: East: Road, West: Road, North: Plot No.33&43, South: Plot No. 31&45. Reserve Price: Rs. 76,76,000.00 (Rupees Seventy Six Lakh Seveyn Six Thousand Only), EMD: Rs. 7,67,600.00 (Rupee Seven Lakh Sixty Seven Thousand Six Hundred Only)	
14	Property No. 4 (Physical Possession) All that piece & parcel of land bearing Plot No 224, admeasuring 135 sq mtr (1453.14 Sq Ft) being a portion of Kh No 67/1, Mouza Bokhara Ph No 12-A in the layout of Padmalay Gruha Nirman Sahakari Sanstha Maryadit Bhokara, Opposite to Ramnath City, Off Chindwara Road, Mouza Bhokara, within the limits of NMC, Tah Nagpur (Rural), Dist Nagpur. Owner: Mr. Rakesh Singh. Boundaries: East: Plot No. 231, West: Road, North: Plot No. 223, South: Plot No. 225. Reserve Price: Rs. 17,30,000.00 (Rupees Seventeen Lakh Thirty Thousand Only), EMD: Rs. 1,73,000.00 (Rupee One Lakh Seventy Three Thousand Only)	
15	Property No. 5 (Physical Possession) All that piece & parcel of land bearing Plot No 234, admeasuring 135 sq mtr (1453.14 Sq Ft) being a portion of Kh No 67/1, Mouza Bokhara Ph No 12-A in the layout of Padmalay Gruha Nirman Sahakari Sanstha Maryadit Bhokara, Opposite to Ramnath City, Off Chindwara Road, Mouza Bhokara, within the limits of NMC, Tah Nagpur (Rural), Dist Nagpur. Owner: Mr. Rakesh Singh. Boundaries: East: Road, West: Plot No. 221, North: Plot No. 235, South: Plot No. 233. Reserve Price: Rs. 17,30,000.00 (Rupees Seventeen Lakh Thirty Thousand Only), EMD: Rs. 1,73,000.00 (Rupee One Lakh Seventy Three 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.

For detailed terms and condition of the sale and Registration and Login and Bidding Rules visit <https://www.unionbankofindia.co.in/auction-property/view-auction-property.aspx>

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

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

2. (GST)/TDS shall be payable as per applicable Government rule by purchase of sale of Movable/Immovable Assets)

Date: 10/01/2026
Place: Nagpur

Authorized Officer
UNION BANK OF INDIA

यूनियन बैंक ऑफ इंडिया

Union Bank of India

A Government of India undertaking

Asset Recovery Branch, Nagpur

Shop No F-1/2/3/6/7/8, Govinda Gourkhede Complex (First Floor), Khasra No 91/1, Hajariapahad, Seminary Hills, Nagpur-440006

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 **13.02.2026**, 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, Hajariapahad,Seminary Hills, Nagpur, Contact No: 9423456034

1.0	Name of the Borrowers & Guarantors: M/s Kanha's Tiger Trail through itsProprietor Smt Ashvini Vasanta Bhagatkar and Mr Rajesh Laxman Umredkar (Guarantor)	Amount Due Rs. 39,15,383.54 (Thirty nine lakh fifteen thousand three hundred eighty three rupees and fifty four paisa only.) (As per demand notice dated 29.02.2022) and interest there on.
1.1	Property No: 1 (Symbolic Possession) All that piece & parcel of 0.43 Hecter Diverted land situated at PH No. 12/39, Khasara No. 136 & 139, Village - Suryapaati, RIC Khatiya Narangi, Tehsil-Bichiya Dist. - Mandala, MP and construction thereon Kh No 136 (Area 0.21 Hecter) - East-Govt Property, West-Govt Property, North-Property of Ghansu S/o Manni, South-Govt property KH No 139 (Area-0.22 Hecter) - East-Govt Property, West-Property of Ghansu S/o Manni, North-Property of Leemu & others, South-Govt Property Reserve Price - 27,00,000.00 (Twenty seven lakh rupees only). Rs. EMD: 2,70,000.00 (Two lakh seventy thousand rupees only)	
2.0	Name of Borrower & Guarantor: Mr Mahesh Vasant Dabholkar (Borrower) & Mr Vivek Dattatray Deshpande (Guarantor)	Amount Due Rs. 50,44,197.28 (Fifty lakh forty four thousand one hundred ninety seven rupees and twenty eight paisa only.) (As per demand notice dated 01.07.2019) and interest there on.
2.1	Property No: 1 (Symbolic Possession) Apartment No. A-101, First floor, Bhargavi Apartment, Navketan Co Op Hsg Society, Swapnil Trisha Complex, Buty Layout, KH No. 115/2 (Old kh 115/5), Circle No. 20, Division No. 08, City Survey No. 2151, Sheet No. 86, Mouza-Ambazari, PSK 07, Tah Dist - Nagpur, Ward No. 75 Boundaries: East- House of Inghe Bhore, Akre Saratkar, West- Savitri Apartment, North- Shivshali Apartment, South- Road Reserve Price: Rs. 98,59,000.00 (Ninety eight lakh fifty nine thousand rupees only.) EMD: 9,85,900.00 (Nine lakh eighty five thousand nine hundred rupees only.)	
3.0	Name of Borrower & Guarantor: M/s Relyance Agro Industry Through its Partners: 1) Mrs Sarita Punnodas Mahant 2) Mrs Saroj Pravin Dhopre 3) Mr Sandeep Madhorao Rahate	Amount Due Rs. 39,40,061.51 (Thirty nine lakh forty thousand sixty one rupees and fifty one paisa only.) (As per demand notice dated 28.07.2025) and interest there on
3.1	Property No:1 (Symbolic Possession) All that piece and parcel of Non Agriculture land (industrial cum commercial purpose) situated at Mouza - Bhagimahari to Narsala Road, Near Saoner MIDC, PH No. 10, Survey No. 106/2, Tah Saoner, Dist-Nagpur-441107. Area 0.40 Hr (4000 Sq mtr) Boundaries of Property: East- Field Survey No. 117, West- Bhagimahari Narsala Road, North- Remaining Agriculture land, South- Nallah Reserve Price: 40,00,000.00 (Forty lakh rupees only.) EMD: 4,00,000.00 (Four lakh rupees only.)	
4.0	Name of Borrower & Guarantor: Mr. Swapnil Associates Through its partners & personal Guarantor 1. Mr Vivek Dattatray Deshpande 2. Mr Shashikant Gosavi 3. Mr Mahesh Dabholkar	Amount Due Rs. 80,42,663.55 (Eighty lakh forty two thousand six hundred sixty three rupees and fifty five paisa only.) (As per demand notice dated 01.07.2019) and interest there on
4.1	Property No:1 (Symbolic Possession) All that piece and parcel of Apartment No. C-701, 7 th Floor of Building No. C, Jahnuvi, Out of Complex, Navketan Co-op Hosing Society, Swapnil Trisha, KH- No. 115/2 (Old No 115/5), Ward No. 75, Circle No. 20, Division No. 08, PSK 7, City Survey No. 2151, Sheet No. 86, Mouza - Ambazari, Situated at Laxmi Nagar, Near Siddhi Ganesh Mandir, Nagpur & Bounded as under East- House of Bhore, West: Savitri Apartment, North: Shiv Shal Apartment, South- Road Reserve Price: 1,08,00,000.00 (One crore eight lakh rupees only.) EMD: 10,80,000.00 (Ten lakh eighty thousand rupees only.)	
5.0	Name of Borrower & Guarantor: Mr. Satish Vilasrao Narharshettiwar (Borrower), Mrs. Kavita Satish Narharshettiwar (Co-Borrower)	Amount Due: Rs. 1,00,73,385.00 (One crore seventy three thousand three hundred eighty five rupees only.) (As per demand notice dated 25.07.2015) and interest there on.
5.1		