Bank of India
Relationships beyond banking.

Zonal Office : Nagpur Zone, 4th Floor, Bank of India Building, S.V. Patel Marg, Kingsway, Nagpur. | Ph : 0712-2557596, 2561173

Rule 8(1) POSSESSION NOTICE(For immovable property)

Whereas the undersigned being the Authorized Officer of Bank of India, 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 on the dates mentioned against each account as stated herein after calling upon Borrower and Guarantor 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, Guarantor and the public in general that the undersigned has taken **Symbolic possession** of the Properties described herein below in exercise of power conferred on him under section 13(4) of the said Act read with Rule 8 of the security Interest enforcement rules 2002 on the date mentioned below. The Guarantors & Borrowers in particular and the public in general are hereby cautioned not to deal with the below mentioned properties and any dealing with the properties will be subject to the charge of Bank of India, for the amounts (and interest) due thereon.
The borrower's/guarantor'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.

Name of the Borrower/ Branch	Amount Outstanding	Date of Demand Notice	Description of the Immovable Property
Gandhibaug Branch Mr. MAHESH RAMESH KSHIRSAGAR	Rs. 24,82,459.66/- and interest thereon	20.09.2025 Symbolic Possession Date 10-12-2025	All that piece & parcel of land bearing Plot no.116. admeasuring 162.00 Sq.mtr, in the layout of Suyog Nagar Sahakari G.N.S.S. Nagpur out of khasra no.72,73 bearing Municipal Corp. House no. 802/116, City Survey No.280. Sheet no.253/69, Mouza-Dabha. Ward no.68., P.S.K 7. within the limits of NIT and NMC. Tahsil Nagpur Rural and District Nagpur, owned by Mr. MAHESH RAMESH KSHIRSAGAR. Bounded: East: Plot No. 117, West: Plot No. 115, North Plot No. 151, South: 9.00 mtr wide.
Gandhibaug Branch M/s. Amardeep Enterprises Proprietor Mr. Amar Hiralal Goklani	Rs. 9,95,312.09/- and interest thereon	30.08.2025 Symbolic Possession Date 10-12-2025	All that piece & parcel of land building, shed and structures standing there situated at survey No. 672, admeasuring area 154.00 Sq. Fts. Shop on Ground Floor, Nagpur Municipal Corporation House No. 208/B, Bajirao Galli, Near Ganjakhet Chowk Itwari Nagpur Tahsil & District Nagpur Within the limits of N.I.T and NMC Nagpur District Nagpur - 440002, Owned by Mr. Amar Hiralal Goklani Bounded : East : House of Shri Harishchandra Hedaoo, West : Road, North : Remaining Portion of House No. 208, South : House of Shri Yamaji V. Hedaoo

Date: 11-12-2025, Place: Nagpur **Sd/- Authorised Officer, Bank of India**

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

O.W. No. 759/2025
Dt. 06/12/2025

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/63/2023 **20/11/2025**

PUNJAB NATIONAL BANK,
At. Dharampeth Branch, 290, Nashine Enclave, Dharampeth, Nagpur
Versus
M/S LADDUGOPAL ENTERPRISES

To,
(CD1) M/S LADDUGOPAL ENTERPRISES
(A Proprietorship Concern)
36, Umiya Udyog Vasahat Kapsi Nagpur-440010

This is to notify that as per the Recovery Certificate issued in pursuance of orders passed by the Presiding Officer, DEBTS RECOVERY TRIBUNAL NAGPUR in **OA/162/2019** an amount of **Rs. 2,54,51,682.82 (Rupees Two Crore Fifty Four Lakhs Fifty One Thousands Six Hundred Eighty Two And Paise Eighty Two Only)** along with pendentellite and future interest @ 9 % Simple Interest Yearly **w.e.f. 24/04/2019** till realization and costs of **Rs 1,67,200 (Rupees One Lakh Sixty Seven Thousands Two 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 **13/01/2026 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: **21/11/2025.**

[Vijay Kumar)
Recovery Officer -| |
DEBTS RECOVERY TRIBUNAL NAGPUR

Seal

SMFG INDIA CREDIT COMPANY LIMITED

10th Floor, Office No. 101,102 & 103, 2 North Avenue, Maker Maxity, Bandra Kurla Complex, Bandra (E), Mumbai - 400051.

Possession Notice
(For Immovable Property)
(Under Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002)

Whereas the undersigned being the authorized officer of SMFG India Credit Co.Ltd, Having its registered office at Commerzone IT Park, Tower B, 1st Floor, No. 111, Mount Poonamallee Road, Porur, Chennai - 600116 and corporate office 2nd North Avenue, Maker Maxity, 10th Floor, Bandra-Kurla Complex, Bandra (East), Mumbai - 400051, under 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 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated mentioned hereunder calling upon the following borrowers to repay the amount mentioned in the notice being also mentioned hereunder within 60 days from the date of receipt of the said notice.
The following borrowers having failed to repay the amount, notice is hereby given to the following borrowers and the public in general that undersigned has taken possession of the properties described herein below in exercise of powers conferred on him under sub section (4) of section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on the date mentioned hereunder:

Name of the Borrower/Co-Borrowers/ Guarantors & Loan Account Number	Date of Demand Notice and Outstanding	Date of Possession / Type of possession
1) M/S FABRICA ASSOCIATES 2) MR. SHOEL RAFIQUE PARVEZ 3) MR. SHOEL RAFIQUE SHEIKH 4) ALL KNOWN UNKNOWN LEGAL OF HEIRS OF LATE MR. RAFIQUE NOOR MOHAMMAD SHEIKH 5) MRS. NOOR JAHAN BEGUM RAFIQUE SHIEKH (Loan Account Number: 191801310321746)	04/09/2025 Rs.20,82,321/- (Rupees Twenty Lakhs Eighty-Two Thousand Three Hundred and Twenty-One Only) as on 5th August, 2025	09-12-2025 SYMBOLIC POSSESSION

Description of the Immovable Property: ALL THAT PIECE AND PARCEL OF RESIDENTIAL PROPERTY BEARING CORPORATION HOUSE NO. 528 ADMEASURING 766 SQ.FT. (71.18 SQ. MTRS) ALONG WITH CONSTRUCTION OF 100 SQ. FT. STANDING THEREON IN WARD NO.19, CIRCLE NO. 3, DIVISION NO. 2 IN MAUZA- NAGPUR, SHEET NO.257 AND CITY SURVEY NO.419 AND 423 AND THE SAID PROPERTY IS BOUNDED AS UNDER:
BOUNDED AS: EAST: UNDIVIDED SHARE OF THE PROPERTY, WEST: ROAD, NORTH: WADA OF BHADAR KHAN& SOUTH: HOUSE OF SHEIKH HAKIM

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 SMFG India Credit Co. Ld. for an amount mentioned herein above and interest 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.

Date: 09-12-2025 **Sd/- Authorized Officer**
Place: Nagpur **SMFG INDIA CREDIT COMPANY 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 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, Ph.:-011-23357171, 23357172, 23705414, Web:-www.pnbhousing.com
BRANCH OFF.: 1ST FLOOR, ACHRAJ TOWER II, CHINDWARA ROAD, CHHAONI SQUARE, SADAR, NAGPUR-440001

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)
HOU/NAG/1219/761031, Ajay Wasudeorao Gatkine /Chandrakala Vasudeo Gatkine / Ms Ajay Enterprises /Narayan Ram Bhau Bhujade, B.O.: Nagpur	Rs. 21,49,021.33 & 13.12.2024	Physical	Ganesh Apt 01, F No 403/B, P No 1 2 3 4, Wing B 4th Floor, Sai Nagar, Nr Dighori Toll Plaza, Dighori Sqr Nagpur, Nagpur, Maharashtra-440030.	Rs. 18,15,000	Rs. 1,81,500	24.12.2025	Rs. 10,000	22.12.2025 Between 12:00 PM to 04:00 PM	26.12.2025 Between 2:00 PM To 3:00 PM	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 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 C1 India Private Limited would be assisting the Authorised 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.bankeauctions.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.**
PLACE:- NAGPUR, DATE:- 10.12.2025 **SD/- AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED**

SBI भारतीय स्टेट बैंक State Bank of India

HOME LOAN CENTRE - 2, Code - 64219
NAGPUR, Administrative Office, 3rd Floor, Sardar Vallabhbhai Patel Marg, P.B. No. 37, Nagpur - 440 001. Tel : 0712-6137397 (AGM) 6137345, Fax : 0712-6137344, Email : sbi.64219@sbi.co.in

APPENDIX IV [RULE 8(1)]
SYMBOLIC POSSESSION NOTICE (For Immovable Properties)

Whereas, The undersigned being the authorised officer of the **State Bank of India, RACPC - 2, Nagpur Branch** under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (Second) 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 was issued on the dates mentioned against each account and stated hereinafter calling upon them to repay the amount within 60 days from the date of receipt of said notice.
The Borrower having failed to repay the amount, notice is hereby given to the 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 8 of the said Act on the dates mentioned against each account.
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 **State Bank of India RACPC - 2, Nagpur Branch,** for an amount and incidental expenses costs, etc, 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 Account/ Borrower & Guarantors	Description of the Property Mortgage/Charged	Date of Demand Notice	Date of Possession (Symbolic)	Amount Outstanding
1.	**Mrs. Salma Ali W/o Shujaat Ali** **Add.1-** Plot No. 5, Mata Nagar, Keshavrao Layout, Zingabai Takli, Mankapur, Nagpur - 440 030 (MH) **Add 2 :** Apartment No. 101, "Himanshu Residency - 1" in Layout of Muni Shambhunath Koradi Road, Nagpur - 440030 (MH).	All that R.C.C. Superstructure comprising of Apartment No. 101, having Built-up Area of 33.557 Sq.mtrs. situated on the First Floor of the Building known and styled as "Himanshu Residency-1" along with 16.66% undivided share and interest in said Land bearing Plot No. 1 & 2, admeasuring area of 267.55 Sq. Mtrs. As per NIT RL 225.24 Sq.Mtrs. Kh. No. 141, 143, 144 , 146 & 148/4, Mouza Zingabai Takli, P.H. No. 11, Corporation House No. 3306/1+2, Ward No. 61 as per Sale Deed & Ward No. 57 as per Tax Receipts, bearing Sheet No. 38, City Survey No. 246, situate in the Layout of Muni Shambhunath Co-operative Housing Society Ltd. Nagpur, Tehsil & District Nagpur and bounded as under. On the East : Road, On the West : KH.No. 140, On the North : Flat No. 102, On the South : KH. No. 149.	30/09/2025	08/12/2025	**Rs. 34,08,659.00 Int. and Other Charges (Rupees Thirty Four Lakh Eight Thousand Six Hundred & Fifty Nine Only) + Accrued Interest and other Charges as on 30.09.2025**

Date: 11.12.2025 **Authorised Officer,**
Place: Nagpur **State Bank of India**
RACPC - II Nagpur.

State Bank of India
STRESSED ASSETS RECOVERY BRANCH, NAGPUR
Plot No. 14/E, First floor, Bhagwagar Layout, Dharampeth, Near Children Traffic Park, Nagpur.

Publication Of Notice Regarding Possession Of Property U/s 13(4) Of Sarfaesi Act 2002

Notice is hereby given under the Securitization 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 3 of the Security Interest (Enforcement) Rules, 2002, a demand notice was issued on the dates mentioned against each account and stated hereinafter calling upon them to repay the amount within 60 days from the date of receipt of 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 power conferred on him/her under section 13(4) of the said Act read with Rule 8 of the said Act on the dates mentioned against each account.
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 STATE BANK OF INDIA for an amount and interest thereon.
The borrowers 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.

Name of Account / Borrower & Address	Owner of the property	Description of the Property Mortgaged / Hypothecated	Date of Demand Notice	Date Of Posession (Symbolic)	Amount Outstanding
1. Mr. Anil Eknathrao Agarkar, Plot No. 11, Surya Colony, Near Bus Stand, Warud, Distt. Amravati M S 444906 **2.Mr. Nitin Eknathrao Agarkar,** At and Post Kati, Tah. Warud, Distt. Amravati M S 444906. **3. Mrs. Jaya Anil Agarkar,** Plot No. 11, Surya Colony, Near Bus Stand, Warud, Distt. Amravati M S 444906	**1. Mr. Anil Eknathrao Agarkar, 2. Mrs. Jaya Anil Agarkar,**	1. All that piece and parcel of property No. 490/1, plot No. 11, Ward No. 6, survey No. 500/2, total plot area 220.87 sq mts. Surya Colony, Near Bus Stand, Warud, Distt. Amravati M S 444906. Boundaries are as under:- East :- Place for ground, West :- Plot No. 10 of Mr. Ramesh Agarkar, North :- Plot No. 12, South :- 6 Mtrs wide Road. 2. Registered Mortgage of Immovable properties):- All that piece and parcel of Gram panchayat property No. 91 ward No. 01, mouze No. 46, Gram panchayat Kati located near Z P School Kati of 720 sq ft Tal Warud Distt Amravati. M S Boundaries are as under:- East :- Residence of Shri Ashok Sabale, West :- Road North :-Residence of Nandkumar Agarkar, South :-Remaining property of Shri Eknath Damoji Agarkar & Residence of Babarao Bahurupi	20.05.2024	05.12.2025	**Rs.41,38,822.21 (Rupees Fourty one lakhs thirty eight thousand eight hundred twenty two and twenty one paise only) as on 20.05.2024.**

Date: 5.12.2025 Seal **Authorised Officer**
Place: Nagpur **State Bank of India, SARB, Nagpur**

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/ Mortgagor (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, Mortgagors	Date & Amount as per Demand Notice U/s 13(2) & 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	LP0000000108579 & HL0000000109727 Nandlal Mahadeo Meshram (Borrower), Babita Nandlal Meshram (Co-Borrower),	Demand Notice Date 24/Oct/24 & Amt Rs. 640668/- & Rs.1054072/- as on 05/May/22 + Interest Cost etc. & 03/Feb/23	Plot No 45 And 46, Property No. 465, Mouza - Thana (petrol Pump). T.s.no. 2. Old Gat. No 62/1. And New Gat No. 62/4/2, Revenue Circle Shahapur at Thana (Petrol Pump) Tah and Dist Bhandara, Maharashtra, 441906, Admeasuring: 2800 Sq. Ft.	Rs.1500000/- Rs.150000/-	27/12/2025 Timings 11:00 AM to 4:00 PM , 26/12/2025 up to 5:00 PM., 17/12/2025
2	LP0000000088922 Ajay Nandlal Sisodiya (Borrower), Megha Ajay Sisodiya (Co-Borrower), Bharati Nandlal Sisodiya (Co-Borrower), Nandlal Madanlal Sisodiya (Co-Borrower),	Demand Notice Date 18/Aug/23 & Amt Rs.2784964/- as on 16/Sep/24 + Interest Cost etc. & 03/Aug/25	Admeasuring area 195 Sq. Ft., Shop No. 5 On First Floor Of Aambekar Tower On Nazul Plot No. 26/5, 6, 7, 8, 10, 42/2, 2, Nazul Sheet No.39b Kasbe Akola At Old Jain Mandir Tajnapeth, Akola, Maharashtra, 444001	Rs.1700000/- Rs.170000/-	27/12/2025 Timings 11:00 AM to 4:00 PM , 26/12/2025 up to 5:00 PM., 17/12/2025

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: B-705, Wall Street II, Opp. Orient Club, Near Gujrat College, Ellis Bridge, Ahmedabad – 380 006 Gujrat (India).Contact Person : Mr. Ram Sharma Contact number: 8000023297/9265562818/9265562821/079-6813 6842/6869. email id : ramprasad@auctiontiger.net , support@auctiontiger.net
2. For further details on terms and conditions please visit https://sarfaesi.auctiontiger.net to take part in e-auction.
3. For more details about the property kindly contact to Authorized officer : Nasim Ahmed/ Atif Ali Contact no.9021077786/9823957786

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

Date : 11.12.2025 **Authorised officer**
Place : Bhandara, Akola **Vastu Housing Finance Corporation Ltd**

homefirst We'll take you home

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

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

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

Sr. No	Name of Borrowers/ Co-Borrowers/ Guarantors	Description of Mortgaged Property	Date of Demand Notice	Total O/s as on date of Demand Notice (in INR)	Date of possession
1.	Nilesh Maroti Tayade, Sarika Nilesh tayade	Flat-101,Maa Parvati Residency,mauje jevad , pragane badnera , taji amravati , shet survey no 37, NAP34, plot no 36 -south part ,east west divided, Amravati, Maharashtra-444607. Bounded By : East by - Stair case Then After Flat No. 102, west by - Balcony Then After Marginal Space, North by - Part Of Plot No.36, South by - Marginal Space Then After Plot No. 35.	03-10-2025	13,88,185	08-12-2025
2.	VINOD V USKELWAR, MADHURI NITIN GATTUWAR	House-Plot No. 45 & 49, KHASRA NO 57/2 MOUZA HUDKESHWAR TAHSIL AND DIST NAGPUR, NAGPUR, Maharashtra-440032. Bounded By : Plot No. 45 East by - Plot No. 49, West by - Road, North by - Road, South by - Plot No. 46/ Plot No. 49 East by - Road, West by - Plot no . 45, North by - Road, South by - Plot No. 48.	03-10-2025	21,65,723	08-12-2025
3.	Shreekrushna Manikrao Khobragade, Priti Shreekrushna khobragade	Plot-P,H,N. 35 WARD NO 1 KHASRA NO 17/2 SAMRAT NAV SHAKTI JANVIKAS SAHKARI GRUHNIRMAN SANSTHA MARYADIT NAGPUR PLOT NO 43 GRAMPANCHAYAT HOUSE NO 706, Nagpur, Maharashtra-440034. Bounded By : East by - Plot No. 44, West by - Plot No. 42, North by - Plot No. 36, South by - 20 feet Wide Road.	03-10-2025	17,03,417	08-12-2025
4.	Mustkim Samim Ansari, Salma Mustakim Ansari	Plot-Kh. No. 162,Mouja chankapur b NO 71 P H NO 53 GRAMPANCHYAT POTA WARD NO 1 GHAR NO 59,NAGPUR,Maharashtra-441102. Bounded By : East by - Open Space, West by - Road, North by - G.P. House No. 58, South by - G.P. House No. 60.	03-10-2025	9,82,912	08-12-2025
5.	Roshan Deshbhratar, Satyabhama govinda Deshbhratar	House- P H No 11, Khasra No 215/1, Ward No 57, House No 2884/C/ 27 and 28 in the layout of Mayur Ekta Cooperative Housing Society Ltd., Nara, Nagpur CTS No 170 Sheet No 927/105, Nagpur, Maharashtra-440026. Bounded By : East by - Another Society Layout, West by - Plot No 29, North by - Plot No. 25 & 26, South by - 20 feet wide Road.	03-10-2025	11,51,509	08-12-2025
6.	Naresh ganesh khamankar, Nilima Naresh Khamankar	House-plot No 49,Mauja Bhugaon,Mauza- Bhugaon Tah and Dist Wardha comes under Grampanchayat Bhugaon ,Constructed house at Nagar Bhumapan No. 49 at ward No.1 having house No. 49 having area 34.70 sq. mt,Wardha,Maharashtra-442001. Bounded By : North by - BABARAO KSHIRSAGAR, South by - CEMENT ROAD, East by - HOUSE OF LAKSHAMAN SAMBHAJI KHAMANKAR, West by - KAWADU UDEBHANAJI LANDE.	03-10-2025	5,64,566	08-12-2025

The borrower having failed to repay the amount, notice is hereby given to the borrower / Guarantor and the public in general that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on him/her under section 13(4) of the said Act read with rule 8 of the said rule on the date mentioned above.
The **BORROWERS/ GUARANTORS** and the **PUBLIC IN GENERAL** are hereby cautioned not to deal with the above referred Properties/Secured Assets or any part thereof and any dealing with the said Properties/Secured Assets shall be subject to charge of HOME FIRST FINANCE COMPANY INDIA LIMITED for the amount mentioned hereinabove against Properties/Secured Assets which is **payable with the further interest thereon until payment in full.**
The borrower's attention is invited to the provisions of subsection (8) of Section 13 of the Act, in respect of time available to redeem the secured asset.

Place: Amravati, Nagpur, Wardha Authorised Officer,
Date: 11-12-2025 Home First Finance Company India Limited

ICICI Bank Regional Office: ICICI Bank Ltd. 1st Floor Commercial Appartment No. 101, Shreeji Krupa Tower, Sarafa Bazar Road, Itwari Nagpur, Maharashtra- 440002.

PUBLIC NOTICE-TENDER CUM E-AUCTION FOR SALE OF SECURED ASSET
[See proviso to rule 8(6)]
Notice for sale of immovable assets

E-Auction Sale Notice for the sale of immovable asset(s) 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.
This 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 ICICI Bank Limited will be sold on 'As is where is', 'As is what is' and 'Whatever there is' as per the brief particulars given hereunder;

Sr. No.	Name of Borrower(s)/ Co-Borrowers/ Guarantors/ Loan Account No.	Details of the Secured asset(s) with known encumbrances, if any	Amount Outstanding	Reserve Price / Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of E-Auction
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	Mrs. Ravina Vishnu Jotwani (Borrower) Mrs. Mina Vishnu Jotwani Loan Account No.: LBNAG00006067756	Apartment No. B8-B- 302, 3rd Floor, Block No. B8, Building No. B, Cluster Known As "Yashoda" Being The Portion of "Vrindavan", Plot 6, Survey No. 248, 257/2, 258/1- G & 258 / 1 - K, 258 / 2, P.H. No. 42, Mouza Jamtha, Tehsil Nagpur, Maharashtra, Nagpur- 441122. Admeasuring an area of Admeasuring Carpet Area 68.38 Sq.mtrs. + Builtup Area 64.20 Sq.mtrs. + Super Builtup Area 98.72 Sq.mtrs. + Undivided Proportionate Share in Plot of Land.	Rs. 53,87,757/- As on December 05, 2025	Rs. 24,00, 000/- Rs. 2,40, 000/-	December 17, 2025 from 02:00 PM To 05:00 PM	December 30, 2025 From 11:00 AM Onward
2.	Mr. Pravin Mahadeo Chandankhede (Borrower) Mrs. Supriya Pravin Chandankhede (Co-Borrower) Loan Account No.: LBCPR00005720078	Flat No. B2-508 Building No. B,5th Floor, Gokul Vridavan, kh No. 38 Mouza-Waghdara, Tahsil Hingna, and Dist:-Nagpur, Maharashtra Nagpur- 441110. Admeasuring an area of Carpet Area Area 38.430 Sq Mtrs, Built Up Area 39.854 Sq Mtrs Andsuper Buit Up Area 59.702 Sq Mtrs	Rs. 35,30,701/- (As on December 05, 2025)	Rs. 14,50, 000/- Rs. 1,45, 000/-	December 18, 2025 From 02:00 PM To 05:00 PM	December 30, 2025 From 11:00 AM Onward.

The online auction will be conducted on the website (URL Link-https://www.disposalhub.com) of our auction agency M/s NexXen Solutions Private Limited The Mortgagors/ Noticees are given a last chance to pay the total dues with further interest by December 29, 2025 before 05:00 P.M. else the secured asset(s) will be sold as per schedule.
The prospective bidder(s) must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer Column E) at ICICI Bank Ltd. 1st Floor Commercial Appt. No.101,Shreeji Krupa Tower, Sarafa Bazar Road, Itwari Nagpur, Maharashtra- 440002 on or before December 29, 2025 before 04:00 P.M. Thereafter, they have to submit their offer through the website mentioned above on or before December 29, 2025 before 05:00 P.M. along with the scanned image of the Bank acknowledged DD towards proof of payment of EMD. In case the prospective bidder(s) is/ are unable to submit his/ her/ their offer through the website, then the signed copy of tender documents may be submitted at ICICI Bank Ltd. 1st Floor Commercial Appt. No.101,Shreeji Krupa Tower, Sarafa Bazar Road, Itwari Nagpur, Maharashtra-440002 on or before December 29, 2025 before 05:00 P.M. Earnest Money Deposit DD/PO should be from a Nationalised/ Scheduled Bank in favour of 'ICICI Bank Limited' payable at Nagpur.
For any further clarifications in terms of inspection, Terms and Conditions of the E-Auction or submission of tenders, contact ICICI Bank Employee Phone No. 9595913322/ 9326066680/ 9168688529 .
Please note that Marketing agencies 1. ValueTrust Capital Services Private Limited, 2. Augeo Assets Management Private Limited, 3. Matex Net Pvt. Ltd., 4. Finvin Estate Deal Technologies Pvt. Ltd., 5. Girnarsoft Pvt. Ltd., 6. Hecta Prop Tech Pvt. Ltd., 7. Arca Emart Pvt. Ltd., 8. Novel Asset Service Pvt. Ltd., 9. Nobroker Technologies Solutions Pvt. Ltd. have also been engaged for facilitating the sale of this property.
The Authorised Officer reserves the right to reject any or all the bids without furnishing any further reasons.
For detailed Terms and Conditions of the sale, please visit www.icicibank.com/n4p4s

Date : December 11, 2025, Authorized Officer,
Place: Nagpur ICICI Bank Limited