



PNB Housing Finance Limited

Regd. Off.- 9th Floor, Antikhish Bhawan, 22, K.G. 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 UNDER SECTION 13(1) OF THE SECURITISATION & RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULE 8(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 AMENDED AS ON DATE 13/01/2026

We, the PNB Housing Finance Ltd. (hereinafter referred to as "PNBHFL") has issued Demand Notice U/s 13(2) of Chapter III of the Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as the "Act") by our NAGPUR Office Situated At 1st Floor, Achraj tower II, Chindwara road, Chhaoni Square, Sadar, Nagpur-440001. The said Demand Notice was issued through our Authorized Officer, to you all below mentioned Borrowers/ Co-Borrower/Guarantors since your account has been classified as Non-Performing Assets as per the Reserve Bank of India/National Housing Bank guidelines due to nonpayment of installments/interest. The contents of the same are the defaults committed by you in the payment of installments of principals, interest, etc. The outstanding amount is mentioned below. Further, with reasons, we believe that you are evading the service of Demand Notice and hence this Publication of Demand Notice. Please also note that if the entire amount of outstanding dues together with the costs, charges and expenses incurred by the PNB HFL is not tendered before publication of notice for sale of the secured assets by public auction, by inviting quotations, tender from public or by private treaty, you may not be entitled to redeem the secured asset(s) thereafter. FURTHER you are prohibited U/s 13(13) of the said Act from transferring either by way of sale, lease or in any other way the aforesaid secured assets.

Loan Account Number/ Legal heirs (s)	Name & Address Of Borrower & Co-Borrower	Property(ies) Mortgaged	Date of Demand Notice	Amount O/s as on date Demand Notice
HOU/NAG/1021/918457 B.O.: Nagpur	Mr. Prashant Baliramji Ingale & Mrs. Karuna Prashant Ingale, Add 1- 202 NIT Complex, C Block Dahipura, Unthkhana, Medical Square, Nagpur, Maharashtra, India, 440003, Add 2- Co Vivek Gadhighe, Row House No 69, Wardha rd, Mz Jamtha Sandesh, City Gumgaon, Nagpur, Maharashtra, India, 441122, Add 3- GMC, Medical Sq, Nagpur, Maharashtra, India, 440003, Add 4- Plot No 173, Sandesh City, P H No 42, Kharsa No 186/1 186/2 186/3 186/4 186/5 186/1 186/2 186/2 186/3, Mouza Jamthatahsil Nagpur Rural, Jamtha, Nagpur, Maharashtra, 441108	Plot No 173, Sandesh City, P H No 42, Kharsa No 186/1 186/2 186/3 186/4 186/5 186/1 186/2 186/2 186/3, Mouza Jamthatahsil Nagpur Rural, Jamtha, Nagpur, Maharashtra, 441108	06-Jan-2026	Rs 24,48,519.26 (Twenty-Four Lakhs Forty-Eight Thousand Five Hundred Nineteen And Twenty Six Paise Only)

PLACE:- NAGPUR, DATE:- 13.01.2026

SD/- AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED



PNB Housing Finance Limited

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BRANCH OFF:- 1ST FLOOR, ACHRAJ TOWER II, CHINDWARA ROAD, CHHAONI SQUARE, SADAR, NAGPUR-440001

APPENDIX -IV-A - E-AUCTION-PUBLIC SALE NOTICE 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 PROVISION TO RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies), described in Column no-B 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 (s)	Demand Amount & Date (Rs)	Nature of possession (s)	Description of the Properties mortgaged (s)	Reserve Price (RP) (₹)	EMD (10% of RP) (₹)	Last Date of Submission (s bid) (₹)	Bid Incremental Rate (₹)	Inspection Date & Time (s)	Date of Auction & Time (s)	Known Encumbrances/Court Case if any (s)
HOU/NAG/0820/809328 Sudhir Singh Bahel /Minakshi Sudhir Bahel /B.O.: Nagpur	Rs. 31,22,730.25 & 14,08,2024	Physical	Single Building, 3rd Floor, 301, Hardik Rise, Plot No. 57 & 58, Nmc House No. 496/AS7-A-58, Kh. No.11 3/2, 7/1, 8 & 9, Hardik Rise, City Surve, Godhni Road, Nagpur Tah. & Dist. Nagpur., Maharashtra-440030, India.	Rs. 20,00,000	2,000,000	28.01.2026	Rs. 10,000	19.01.2026 Between 12:00 PM to 04:00 PM	29.01.2026 Between 2:00 PM to 03:00 PM	"Nil/Not Known"

*Together with the higher interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred up to 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 in hereto 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 assets shall be resold as per the provisions of SARFESI Act. (4) M/s C1 India Private Limited would be assisting the Authorized officer in conducting sale through an e-Auction having its Corporate office at Plot No. 66, 3rd Floor, Sector 44, Gurgaon, Haryana 122003 Website - www.bankauctions.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:- 12.01.2026

SD/- AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED



SHIKSHAK SAHAKARI BANK LTD.

Head Office - Gandhisagar, Mahal, Nagpur-440018

(शेखरलाल नैक)

The Maharashtra Co-operative Societies Act 1960, Rules 1961 See Under Sec. 156 R/w 107 (4) (ii)

POSSESSION / ATTACHMENT NOTICE FOR IMMOVABLE PROPERTY

Whereas, the undersigned being the Recovery Officer of the Shikshak Sahakari Bank Ltd., Nagpur, under the Maharashtra Co-operative Societies Act 1960 & Rules 1961 issued a demand notice to the following borrower, to repay the amount mentioned in said demand notice.

The following borrower having to repay the amount, Notice is hereby given to the following in particular and the public in general that the undersigned has taken Possession/Attachment of the property described as shown against the borrower column no. 5 in exercise of power conferred on him/her under Sec. 156 R/w 107 (4) (ii) of the Maharashtra Co-operative Societies Act 1960 and rules 1961 there under on following date:

S. N.	Name of Borrower / Proprietor / Property Owner	RRC Demand Notice Date & Demand Amount RRC No. & Date	Possession/ Attachment Date	Description of Mortgaged Property
1.	Ramtek Branch M/s. Maa Sharda Collection, (Borrower) Through its Prop. Smt. Bhagyashri Sumit Sonwane (Property Owner) And Shri Prankit Sanjay Sonwane (Co-borrower/ Property Owner)	Demand Notice Date 19/06/2024 Amount Rs.372169.39 Plus Further interest and other expenses. RRC No. 283/2024 Date 31/05/2024	10/12/2025	Property in the name of Smt. Bhagyashri Sumit Sonwane And Shri Prankit Sanjay Sonwane All that piece and parcel of land bearing Mouza Pawani, Mouza No. 198, P.H.No. 27, Grampanchayat Bothiya Palora, Grampanchayat Property No. 18/2, Tah-Ramtek, Dist-Nagpur., Admeasuring area1850-00 Sq-Ft., with present and future RRC construction thereon.
2.	Sitabuldi Branch Shri Dudharam Lodkuji Sawwalakhe (Borrower & Property Owner)	Demand Notice Date 26/02/2021 Amount Rs. 9,78,63,594.00 Plus Further interest and other expenses. RRC No. 54/2021 Date 04/02/2021	19/12/2025	Property No. 1. - Property in the Name of Shri Dudharam Lodkuji Sawwalakhe (Borrower & Property Owner) All that piece and parcel of Agriculture land bearing Survey/Gat No. 26, Khata No. 182, Mouza/Gaon Bhandarbondi, Tah - Ramtek Dist- Nagpur. Class I right, Admeasuring Area 0.43.00 Hectar R. Sq.Mtrs. Property No. 2. - Property in the Name of Shri Dudharam Lodkuji Sawwalakhe (Borrower & Property Owner) All that piece and parcel of Agriculture land bearing Survey/Gat No. 32, Khata No. 182, Mouza/Gaon Bhandarbondi, Tah - Ramtek Dist- Nagpur. Class I right, Admeasuring Area 0.20.50 Hectar R. Sq.Mtrs. Property No. 3. - Property in the Name of Shri Dudharam Lodkuji Sawwalakhe (Borrower & Property Owner) All that piece and parcel of Agriculture land bearing Survey/Gat No. 28, Khata No. 182, Mouza/Gaon Bhandarbondi, Tah - Ramtek Dist- Nagpur. Class I right, Admeasuring Area 0.24.00 Hectar R. Sq.Mtrs

The judgement debtor in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of the Shikshak Sahakari Bank Ltd., Nagpur.

Place :- Nagpur
Date : 13/01/2026

Rajendra R. Vairagade
Recovery Officer
Shikshak Sahakari Bank Ltd., Nagpur. Mob. No. 9766366560



Canara Bank

Regional Office Nagpur

First floor Chandak Bhavan, North Ambazari Road, Shankar Nagar Square, Nagpur - 440010
Ph: 0712 – 2559750 e-Mail – recoveryrongo@canarabank.com

Demand Notice

Notice issued under Section 13(2) of the Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002.

That following Borrowers has availed the following loans/credit facilities from the Branches from time to time:

Sr. No.	Borrowers / Branch Name	NATURE OF Loan/Limit	Loan A/c. No.	Date of Sanction	Amount Sanctioned	Liability	Rate of Interest	NPA Date
1.	BRANCH : Badkas Chowk Nagpur Branch 1. M/s IHA PLY INDUSTRIES ..(Borrower) REGD. ADDRESS :- PLOT NO 21-B, OLD BHANDARA ROAD BEHIND AROLANE SUNNICKA NEAR LAKADGANJ POLICE STATION SATRANJIPURA, NAGPUR MAHARASHTRA - 440008 M/s IHA PLY INDUSTRIES..(Borrower) FACTORY ADDRESS :- PLOT NO X-1/1, MANDHAL ROAD KUIH MINI INDUSTRIAL AREA MIDC, KUIH TALUKA- KUIH, NAGPUR MAHARASHTRA - 441202 2. Smt. MEENAKSHI PRABHUDAS PATEL(Partner & Guarantor) 3. Smt. POOJA PARAG PATEL(Partner & Guarantor) 2 and 3 ADDRESS :- PLOT NO.21.B, BHANDARA ROAD, SATRANJIPURA BHANDEWADI BAGADGANJ, NEAR LAKADGANJ POLICE STATION, NAGPUR MAHARASHTRA 440008 4. Mr. DAMODHAR KHEMJIJIHAI PATEL .(Guarantor) ADDRESS :- WARD NO 1 CHINDWARA ROAD, SAW MILL NR. NEW KORADI, NAGPUR MAHARASHTRA 441111 5. Mr. PARAG PRABHUDAS PATEL .(Guarantor) ADDRESS :- 404 ANKUR APARTMENT, SATNAMI NAGAR, LAKADGANJ, NAGPUR MAHARASHTRA 440008 6. Mr. PRABHUDAS KARSANBHAI PATEL .(Guarantor) ADDRESS :- S/O KARSANBHAI PATEL 21 B OLD BHANDARA RD LAKADGANJ BHANEWAD NR LAKADGANJ POLICE STATION NAGPUR MAHARASHTRA 440008	MSME-OD/OCC	1084261001702	30-07-2019	Rs. 1,40,00,000.00	Rs. 1,42,47,925.85 + Interest and Cost	10.40 % + 2.00 % Penal Interest	08.01.2026
		LOANS TO MSME - MFG INDUSTRIES	170007844816	15-03-2023	Rs. 1,70,00,000.00	Rs. 64,85,103.71 + Interest and Cost	11.45 % + 2.00 % Penal Interest	
		LOANS TO MSME - MFG INDUSTRIES	1084766000008	30-07-2019	Rs. 2,40,00,000.00	Rs. 23,98,127.81 + Interest and Cost	12.25 % + 2.00 % Penal Interest	
		GECL 1.0 (EXTENSION)	170003807596	16-02-2022	Rs. 40,00,000.00	Rs. 19,33,611.83 + Interest and Cost	8.85 % + 2.00 % Penal Interest	
		10% ADDITIONAL ASSISTANCE UNDER GECL 1.0	1084717000001	30-06-2021	Rs. 25,00,000.00	Rs. 6,39,065.16 + Interest and Cost	8.85 % + 2.00 % Penal Interest	

DETAILS OF Immovable Assets

1. All THAT piece & parcel of Leasehold land and building known as Commercial Plot No. X-1/1 in the KUIH MINI INDUSTRIAL AREA, MIDC, within the village limits of Kuih and outside the limits of Kuih Grampanchayat/Municipal Council/Corporation, Taluka Kuih, Dist-Nagpur containing by admeasurements 5093.00 Sq. Mtrs. or thereabouts and bounded as follows: Towards the North - Kuih-Ambhora State Road., Towards the South - Plot No. A-33, Towards the East -10.00 mtrs R/W, Towards the West - Plot No. X-1/2

Name of Title Holder: M/s IHA PLY INDUSTRIES through its partners 1. Smt. MEENAKSHI PRABHUDAS PATEL and 2. Smt. POOJA PARAG PATEL

2. All THAT piece & parcel of Leasehold N.A. Land & building (Saw mill Shed) at Plot No.114, admeasuring about 952.20 Sq. Mtrs. i.e. about 10249 Sq. Ft. situated in the scheme known as "UMIYA AUDHYOGI SAHAKARI VASAHAT" being the portion of land out of entire area of scheme admeasuring about 59,500 Sq. Mtrs. i.e. 640220 Sq. Fts. bearing survey Nos. 57/1, 57/2, 57/3 & 57/4 in all admeasuring about 6.95 Hectors, Mouza- Kapsi Khurd, P.H. No. 35, Near Somalwar High School, Tahsil & District: Nagpur and the above said plot is bounded as under:

Towards the North - Layout Road, Towards the South - Layout Road, Towards the East - Plot No. 115, Towards the West - Plot No. 115

Name of Title Holder: MR. DAMODHAR KHEMJIJIHAI PATEL

DETAILS OF Movable Assets/ Machineries

Hypothecation of all types of Stock & Book Debts.
All that piece and parcel of Plant and Machineries installed at Plot No. X-1/1, Mandhal Road, Kuih Mini Industrial Area, MIDC, Kuih, District- Nagpur hypothecated to the bank.

1. Hot Press-1
2. Dryer-1
3. Boiler-1
4. Hydraulic Oil-17
5. Glue Spread Machine-6
6. Spares Part Machine-1
7. Plywood Dipping Machine-2
8. Aluminium Sheet-1037
9. Hydraulic Sheet-1
10. Dust Collector-27
11. Finger Machine-2
12. Kicker Machine-1
13. 7.50 HP Air Compressor-1
14. Saw Mill With Machine Licenses
15. Boiler Foundation (Thermic Fluid Heater)
16. Furniture Items (Table, Chairs)-5
17. Electrical Items & Installation
18. 640 TN 8X4 10 Daylight Hydraulic Hot Press-1
19. Core Dry Press Daylight-2
20. Glue/ D D Saw/ Chopper/ Mixture/ Stand Cooling Fan-6
21. Straight Line Rip cutting Machine-2
22. Hydraulic Scissor Lift-2
23. Sand-X Machine/ Ply Dipping Machine-2
24. Dust Collector Machine, Mixing Machine-7
25. Auto Drive Finger Shaping/ Finger Pressing and Tools-2
26. Pump-2
27. Seasoning Machine-2
28. Electrical Parts, cables etc

Name of Title Holder: M/s IHA PLY INDUSTRIES through its partners 1. Smt. MEENAKSHI PRABHUDAS PATEL and 2. Smt. POOJA PARAG PATEL



बैंक ऑफ महाराष्ट्र
Bank of Maharashtra

नागपुर अंचल / Nagpur Zone

"महाबंक भवन", सिताबुर्दी, नागपुर ४४००१२ "Mahabank Bhavan", Sitabuldi, Nagpur - 440012

टेलीफोन / Telephone: 0712-2545021/2/29 ई-मेल / E-mail: emarc_nag@mahabank.co.in;

POSSESSION NOTICE [Rule 8(1)]

Whereas, the undersigned being the Authorised Officer of Bank of Maharashtra, under Securitization and Reconstruction of Financial Assets and Enforcement Security Act, 2002 (54 of 2002) and in exercise of power conferred under section Sub Section 12 Section (13) read with rule 3 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 **Physical 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 dealing with the property will be subject to the charge of Bank of Maharashtra or the amount (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	Descriptions of the Immovable Property	Outstanding Amount	Demand Date
1.	1. M/s Sheetal Trading Company (Borrower) through its proprietor Ms. Sheetal Amit Khandelwal 2. Mr. Amit Prakash Khandelwal (Guarantor) Branch: Wadi 1926 Branch	1) All that piece and parcel of Property No.631 to 635 (Old) 741 to 745 (New) and Property No. 637 to 641 (Old) and 747 to 751 (New) total number of 8 shops bearing Shop no., 9, 10, 14, 15 and 20 situated on Basement/Lower Ground Floor and Shop No. 18, 19 and 20 situated on Upper Ground Floor at "SHREEVINAYAK COMPLEX" Total Admeasuring about 146.82 Sq. Mtrs (i.e. 1.46.82 Aar.Sq. Mtrs.) mentioned as under in non-agriculture Field Survey No. 155/2/9, Plot No.6, Mouza Warud II, Nagar Panchayat Warud, Ward No. 3, Gram panchayat Dhanodi, along with unfinished space left for Bathroom alongwith FSI Tah Warud and District Amravati and bounded as under.. Boundary of Plot: East: 9Mt. Wide Road, North: Highway, Warud-Pandhurna, West: Land of Tukaramji Radke, South: 6 Mt. Wide Road. Boundary of Shop No. 9 and 10 (L.G. Floor):- East: Road, North: Shop no.1 and 2, West: Ramp and Shop No.8, South: Verandah (passage). Boundary of Shop No. 14 (L.G. Floor):- East: Parking area, North: House of Aakte, West: Plot of Shri Ande, South: Verandah (passage). Boundary of Shop No. 15 (L.G. Floor):- East: Shop No.16, North: Verandha and Shop No. 14, West: Toilet, South: Plot of Ande. Boundary of Shop No. 20 (L.G. Floor):- East: Shop No.16, North: Road, West: Shop No.19, South: Plot of Ande. Boundary of Shop No. 18 to 20 (U.G. Floor):- East: Road, North: 1.5 Mtr Balcony, West: Shop No.17, South: Plot of Shri Ande. Together with the building structures/residential block, fixture, facilities amenities and together with easements, appurtenances, ingress, ancillary things and structures/to be constructed thereon and facilities.	Rs.8,15,73,905.00/- (Rupees Eight Crore Fifteen Lakhs Seventy-three Thousand Nine Hundred and Five Only) Plus other charges applicable ROI w.e.f. 08/05/2025	14/05/2025 Date of possession taken 12/01/2026 Physical
		2) All that piece and parcel of Property No.631 to 635 (Old) 741 to 745 (New) and Property No. 637 to 641 (Old) and 747 to 751 (New) total number of 7 shops bearing Shop no.6, 7, 8, 8-A and 13 situated on Basement/Lower Ground Floor and Shop No. 6 and 14 situated on Upper Ground Floor at "SHREEVINAYAK COMPLEX" Total Admeasuring about 83.50 Sq. Mtrs (i.e. 0.83.50 R.Sq. Mtrs.) mentioned as under in non-agriculture Field Survey No. 155/2/6, Plot No.6, Mouza - Warud II, Nagar Panchayat - Warud, Ward No. 3, Gram panchayat Dhanodi, along with unfinished space left for Bathroom along with FSI Tah Warud and District - Amravati. Boundary of Shop No. 6 to 8A (L.G. Floor):- East: Road, North: Shop no. 1, 3-A, 3, 4 and 5, West: Boundary Wall, South: V1.50 Mtrs. Verandah (passage). Boundary of Shop No. 13 (L.G. Floor):- East: Parking area, North: Shop No.12, West: Boundary Wall, South: Verandah (passage). Boundary of Shop No.6 (U.G. Floor):- East: Shop No.7, North: Shop No.5, West: Boundary Wall, South: 1.50 wide Balcony. Boundary of Shop No.14 (U.G. Floor):- East: 1.50 wide Balcony Shop No.7, North: Shop No.5, West: Boundary wall, South: Shop No.13. Together with the building structures/residential block, fixture, facilities amenities and together with easements, appurtenances, ingress, ancillary things and structures/to be constructed thereon and facilities.		

Date: 12.01.2026
Place: Nagpur

For Bank of Maharashtra (Kailash Ahirwar)
Chief Manager & Authorized Officer



Bank of India

Relationship beyond banking

Zonal Office: 4th Floor, S.V.Patel Marg, Kingsway, Nagpur
Tel: 0712-2557596 E-mail: ard.nagpur1@bankofindia.co.in

MEGA E-AUCTION PUBLIC NOTICE FOR SALE OF MOVABLE AND 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 provision of Rule 8 (6) of the security Interest (Enforcement) Rules 2002 notice is hereby given to the public in general & in particulars to the Borrower(s) & Guarantor (s) that the below described Immovable properties mortgaged /charged to the secured creditor, the constructive possession of which has been taken by the Authorised Officer Bank of India, secured creditor, will be sold on As is where is, As is what is & Whatever there is on DT. 10.02.2026

for recovery of the amount as tabulated below due to Bank of India, Secured Creditor from the Borrowers & Guarantors. The Reserve Price of Respective Properties & the earnest money deposit are as mentioned below. Detailed terms and conditions of the sale are mentioned below /refer to website a) <https://www.bankofindia.co.in> https://BAANKNET.com

Last date and time of submission of EMD and document on or before:
10.02.2026 up to 5 pm by bidders own wallet registered with M/s PSB Alliance Pvt. Ltd. Id its e-auction site <https://BAANKNET.com>

Date & time of Mega E auction: 10.02.2026 from 11 am to 5 pm

Sr. No.	Name of the Borrowers/ Guarantors & Branch Contact No.	Description of the property	Outstanding Dues	Date of Demand Notice & Possession Date	Reserve Price & Earnest Money Deposit (EMD) Rs.	Name of Branch Officer & Contact No.
1.	Branch : Medical College Square Borrower: Mrs. Madhu Ashok Paroji & Mr. Abhi Ashok Paroji	EQM of piece and parcel of the Land bearing Flat/Apartment No.407 (Wing C), at containing by admeasuring 70.417 Sq. Mtrs. Built up area at Fourth Floor in the Wing C of Building Known as "SANIKA VIHAR" together 2.3687% undivided variable proportionate share in Land of Plot No.R-1, Adm. 2905.95 Sq. Mtrs out of Kh No.116/K, Kh No.116/A and Kh No.116/B, Bhilgaon Grampanchayat, House No.50/401, Situated in Mouza Bhilgaon. P. H. No.15, ward No.01, within the limits of Grampanchayat Bhilgaon, Tal. Kamptee, Dist Nagpur. Property in the Name of Mrs. Madhu Ashok Paroji and Mr. Abhi Ashok Paroji.	Rs. 32.49 Lakhs Plus intt. and other expenses	"Demand Notice :16.02.2024 Possession Notice: 03.05.2024 (Symbolic) 16.01.2025 (Physical)"	"Reserve Price :Rs. 23,19,000 /- EMD : Rs. 2,31,900 /-"	Mr. Tushar Landge Mobile no. 8329364873
2.	Branch : Medical College Square Borrower: Mrs. Yasha Ashok Paroji Guarantor - Mr. Vishwanath Damodhar Shettigar	EQM of piece and parcel of the Flat/Apartment No.304 (Wing C), containing by admeasuring 65.665 Sq. Mtrs. Built up area at Third Floor in Wing C of Building Known as "SANIKA VIHAR" together 2.2403% undivided variable proportionate share in Land of Plot No.R-1, Adm. 2905.95 Sq. Mtrs out of Kh No.116/K, Kh No.116/A and Kh No.116/B, Bhilgaon Grampanchayat, House No.50/401, Situated in Mouza Bhilgaon. P. H. No.15, ward No.01, within the limits of Grampanchayat Bhilgaon, Tal. Kamptee, Dist Nagpur. Property is in the name of Mrs. Yasha Ashok Paroji.	Rs. 33.69 Lakhs Plus intt. and other expenses	"Demand Notice :16.02.2024 Possession Notice: 03.05.2024. (Symbolic) 16.01.2025 (Physical)"	"Reserve Price : Rs. 21,46,000/- EMD : Rs. 2,14,600/-"	Mr. Tushar Landge Mobile no. 8329364873
3.	"Branch : Sitabuldi Borrower: Mr. Nitin Ramesh Patil Guarantor : Mr Nandkishor Bhilchandra Kulkhar "	NIT Leasehold Plot No 321 and Construction over it in Indora Housing Accommodation Layout, Angulimal Nagar, Kharsa No 136/137, NMC House No 5757/321, Ward No 57, City Survey No 312, Sheet No 878/82, Mouza Nari, Tah & Dist Nagpur. Plot Area 27.00 Sq.mtr. Built up area 27.00 Sq.mtr. Property is owned by Mr. Nitin Ramesh Patil.	Rs. 9.90 lakhs + unchanged interest & other expenses	"Demand Notice : 29.05.2024 Possession Notice: 18.11.2024 (Symbolic) "	"Reserve Price : Rs. 11,50,000 /- EMD : Rs. 1,15,000 /-"	Ms. Shivika Tiwari Mob No 9893195655
4.	Branch : Sitabuldi Borrower: Mr. Bharat Raybhan Fokmare	Apartment No E-210, 2nd Floor in "Janki Sahaniwas Apartment", Plot No 1, NMC House No 1072/A, Ward No 74, Kharsa No 180/1, PH No 44, City Survey No 685, Sheet No 562/46, Situated near Sasane/Wadskar Mouza, Mouza Jaitala, Tahsil & District Nagpur. Built up area 31.54 Sq.mtr. Property is owned by Mr. Bharat Raybhan Fokmare.	Rs. 14.16 lakhs + unchanged interest & other expenses	"Demand Notice : 10.09.2024 Possession Notice: 18.11.2024 (Symbolic) "	"Reserve Price : Rs. 16,00,000 /- EMD : Rs. 1,60,000 /-"	Ms. Shivika Tiwari Mob No 9893195655
5.	Branch : Dharampeth Borrower: Mr. Abhijit Ambarish Kumbalwar and Mrs. Nirmala Ambarish Kumbalwar	All that Piece and Parcel of NIT Leasehold Land and Building bearing Plot No 1324, Admeasuring 55.500 Sq.Mtrs. (597.00 Sq.Ft.) along with house constructed there upon situated at Wanjiro Housing Accommodation Scheme of NIT Land bearing Survey No 35, City Survey No 35, NMC House No 2278/1324 situated in Ward No 53 at Mouza Wanjiro within the limits of NMC and NIT in Tahsil & Dist. Nagpur. Property is owned by Mrs. Nirmala Ambarish Kumbalwar.	Rs.21.79 Lakh Plus intt and other expenses	"Demand Notice : 15.10.2024 Possession Notice: 04.01.2025 (Symbolic) 22.04.2025 (Physically)"	"Reserve Price : Rs. 23,29,000/- EMD : Rs. 2,32,900 /-"	Ms. Kripali Mishra Contact no. 9926616613

Terms & Conditions:

1) E-Auction is being held on AS IS WHERE IS, AS IS WHAT IT IS, WHATEVER IS THERE IS AND WITHOUT RECOURSE BASIS with all the known and not known encumbrances and the Bank is not responsible for title, condition or any other fact affecting the asset. The details shown above are as per records available with the Bank. The auction bidder should satisfy himself about actual measuring and position of assets. The actual measures and position of asset may differ and authorized officer may not be held responsible for that. Auction sale / bidding would be only through "Online Electronic Bidding" process through the website <https://BAANKNET.com>

2) E-Auction Tender document containing online e-auction bid form, declaration, General Terms & conditions of Online auction sale are available in websites: (a) <https://www.bankofindia.co.in> (b) <https://BAANKNET.com>

3) The intending purchasers/ bidders are required for Online bid submission of documents with EMD amount on or before 10.02.2026 up to 5.00 P.M. by own wallet Registered with PSB Alliance Pvt. Ltd. On its e-auction site <https://BAANKNET.com> by means of RTGS/NEFT.

4) Date and time of E- Auction on 10.02.2026 between 11.00 AM to 5.00 PM. (IST). Unlimited extension of 5 Minutes each.

5) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs. 10,000/-

6) The intending bidders should hold a valid e-mail id and register their names at portal <https://BAANKNET.com> and get their User ID and password from PSB Alliance Pvt. Ltd. whereupon they would be allowed to participate in online e-auction

7) Prospective bidders may avail online training on E-Auction from support.BAANKNET@psballiance.com and support.ebkray@procure247.com or Contact +918291220220

8) Earnest Money Deposit (EMD) 10% of reserve price shall be payable through RTGS/NEFT/Fund Transfer to Step 1) Bidder/Purchaser Registration bidder to register on - Auction portal (link given above) <https://BAANKNET.com> using his mobile number and E-mail. Step (2): KYC Verifier Bidder to upload requisite KYC documents, KYC documents shall be verified by e-auction service provider (may take 2 working days) Step (3) : Transfer of EMD amount to his Global EMD Wallet Online/Off-line transfer of funds using NEFT/Transfer, using Challan generated on E-auction portal. <https://BAANKNET.com>

9) The BID Forms should be uploaded online along with acceptance of terms and conditions of this notice and EMD remittance details (UTR No.), the copy of PAN card issued by Income Tax Department and bidders identity proof and proof of residence such as copy of the passport, election commission card, ration card, driving license etc. on or before last date of submission.

10) The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with PSB Alliance Pvt. Ltd. The bidder has to place a request with PSB Alliance Pvt. Ltd. for refund of the same back to his bank account. The bidders will not be entitled to claim any interest, costs, expenses and any other charge (if any).

11) The highest / successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, immediately/latest by the next working day of the acceptance of the bid price by the officer and the balance 75% of the sale price to be deposited on or before 15th day of the sale or within such an extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer. In case of default in payment by the successful