



EQUITAS SMALL FINANCE BANK LTD

{Formerly Known As Equitas Finance Ltd}

Registered Office: No.769, Spencer Plaza, 4th Floor, Phase-II,
Anna Salai, Chennai, TN - 600 002.# 044-42995000, 044-42995050

SALE NOTICE FOR THE SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for the sale of immovable assets under SARFAESI Act, 2002, R/w rule 8(6) of Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrowers, Co borrowers and Guarantors that the below described immovable property mortgaged to the Secured creditor, the physical possession of which has been taken by the Authorised Officer of Equitas Small Finance Bank Ltd., will be sold on 08-08-2025 "AS IS WHERE IS" "AS IS WHAT IS CONDITION" for recovery of below mentioned amount due to Equitas Small Finance Bank Ltd., from the following borrowers.

Borrower/s & Guarantor/s Name & Address Total Due + Interest from	Description of the Immovable Property
USHABAI MAROTRAO KHANDAIT MAROTRAO JANGALUJI KHANDAIT (Both are residing at At Po Parad Singha Tah Katol, Paradsinga, Nagpur-441305.) Loan Account No.-SEKATOL0424054/200002022730 Claim Amount Due Rs.143397/- as on 01-10-2024 with further interest from 02-10-2024 with monthly rest, charges and costs etc., (Total Outstanding being Rs. 764310 as on 25-06-2025).	All that piece and parcel of land House no. 1325 admeasuring about 1967.00 Sq. Ft. i.e. 182.74 Sq. Mtrs. as per proceeding book & 2048.00 Sq. Ft. as per Tax Assessment of List including construction thereupon of Mouza Paradsinga, Ward No. 6, within the limits of Grampanchayat Paradsinga, Tah. Katol and Dist Nagpur Boundaries:North: House no. 1317; South: road; East: House no. 1324; West: Nala. Situating at within the Sub-Registration District of Washim and Registration District of Washim. Together with all buildings and structures attached to the earth or permanently fastened to anything attached to earth, both present and future and all easementary/mamool rights annexed thereto. Reserve Price: Rs. 5,91,000/-, Earnest Money Deposit: Rs. 59,100/- Contact Names:Sathish : 9940286237, Sagar Chavan : 7972328475, Bhimrao Balkhande : 8999820787.
Mr.AKASH AMRUTRAO DHURVE S/o. AMRUTRAO DHURVE Mrs.SHALUBAI AMRUTRAO DHURVE W/o. AMRUTRAO DHURVE (Both are residing at AT. Post. Paradsing, Tah. Katol, Dist. Nagpur 441305.) Loan Account No.-700007832749 Claim Amount Due Rs.382748/- as on 12-09-2024 with further interest from 13-09-2024 with monthly rest, charges and costs etc., (Total Outstanding being Rs. 507739 as on 25-06-2025).	All that piece and parcel of land bearing Plot No. 54 admeasuring about 920.00 Sq. Ft. i.e. 85.50 Sq. Mtrs. Situated in the layout demarcated by Sahayog Gruh Nirman Sahakari Sanstha Maryadit in being a part and portion out of entire and bearing Survey No. 330 of Mouza - Paradsinga, within the limits of Grampanchayat Paradsinga within the limits of Grampanchayat Paradsinga, having its House No. 1352, Ward No. 6, Tah. Katol and Dist. Nagpur.; North by : Z. P. School ; South by : Road; East by : Plot No. 55; West by : Trail. Situating at within the Sub-Registration District of Katol and Registration District of Nagpur. Together with all buildings and structures attached to the earth or permanently fastened to anything attached to earth, both present and future and all easementary/mamool rights annexed thereto. Reserve Price: Rs. 4,14,000/-, Earnest Money Deposit: Rs. 41,400/- Contact Names:Sathish : 9940286237, Sagar Chavan : 7972328475, Bhimrao Balkhande : 8999820787.
Mr. Nitin Narwade, S/o. Vijay, Mrs. Soema Narwade W/o. Nitin, Mr. Vijayakumar Narwade S/o. Ramrao (All are residing at Ward No. 1 At Mahagaon N/R Hanuman Mandir Mahagaon Yavatmal 445205 Maharashtra.) Loan Account No.-SEPUSAD0174337 Claim Amount Due Rs.632246/- as on 27-06-2022 with further interest from 28-06-2022 with monthly rest, charges and costs etc., (Total Outstanding being Rs. 715140 as on 25-06-2025).	All that piece and parcel of the land bearing Municipal Corporation Nazul Plot No.25 out of Nazul Sheet No.1, Admeasuring 1153.47SqFt(107.2 SqMtr) situated at mouza Mahagaon, within the limits of Muicipal Corporation Mahagaon, Tahsil Mahagaon, Dist Yavatmal.North by: Road;South by:House of Ganeshrao Narwade; East by:Road; West by:House of Ganeshrao Narwade; Measurement:1153.47 SqFt(107.2 SqMtr). Situating at within the Sub-Registration District of Mahagaon and Registration District of Yavatmal Together with all buildings and structures attached to the earth or permanently fastened to anything attached to earth, both present and future and all easementary/mamool rights annexed thereto. Reserve Price: Rs. 5,27,000/-, Earnest Money Deposit: Rs. 52,700/- Contact Names:Sathish : 9940286237, Sagar Chavan : 7972328475, Yogiraj Pawar : 9552430129.

Date of Auction: 08-08-2025

For details and queries on purchase and sale:

The intending bidders/purchasers are advised to visit ESFB Branch and the auction properties, and make his own enquiry and ascertain additional charges, encumbrances and any third-party interests and satisfy himself/herself/itself in all aspects there to before submitting the bid. All statutory dues like property taxes, electricity/water dues and any other dues, if any, attached to the property to be ascertained and paid by the successful bidder. The interested bidders are required to register themselves with the portal and obtain login ID and password well in advance.

The intending purchaser/bidder is required to submit amount of the **Earnest Money Deposit (EMD)** by way of NEFT/RTGS/DD in the account of "Equitas Small Finance Bank Ltd", Account No- 200000807725 and IFSC Code- ESFB0001001, Bhaggyam Galleria, New No. 18, Bazulla Road, T. Nagar, Chennai - 600 017 drawn on any nationalized or scheduled Bank on or before 07-08-2025

For detailed terms and conditions of the E-Auction sale, please refer to the link provided www.equitasbank.com & <https://www.bankeauctions.com>

Date: 05-07-2025
Place: Nagpur / Chennai

Sd/-Authorized Officer,
Equitas Small Finance Bank Ltd

PUBLIC NOTICE FOR SALE

Property for sale on "As is Where is and Whatever There is" basis - (PROPERTY TAKEN OVER UNDER SECURITISATION AND RECONSTRUCTION FINANCIAL ASSETS & ENFORCEMENT OF SECURITY INTEREST ACT, 2002) (Amounts in Rs.)

Borrower/Mortgagor/ Guarantor	Outstanding Dues (in Rs.)	Location & Details	Reserved Price (Rs.)	Earnest Money Deposit (EM)
M/s. Khamgaon Oil Refinery Limited <u>Guarantors:</u> 1) Mr.Ulhasrao Anandrao Deshmukh 2) Mr.Akshay Diliprao Deshmukh 3) Mr.Nakul Pramodrao Deshmukh	7,90,76,350.84 (Rupees Seven Crore Ninety Lakh Seventy Six Thousand Three Hundred Fifty and Paise Eighty Four Only) as on 30/06/2025 plus applicable interest from 01/07/2025 and expenses, charges etc.	LOT - I : All that piece and parcel of Industrial Property bearing Plot No. A-13 , admeasuring 1000.00 Sq. Meters, Plot No. A-14 , admeasuring 1000.00 Sq. Meters, Plot No. A-15 , admeasuring 1000.00 Sq. Meters, Plot No. A-16 , admeasuring 1000.00 Sq. Meters, Plot No. A-17 , admeasuring 1000.00 Sq. Meters and Plot No. A-18 , admeasuring 1000.00 Sq. Meters [Plot No. A-13 to A-18 Collectively adm. 6000.00 Sq. Meters] along with all the construction, buildings or structures standing thereon or erected thereon, situated in Khamgaon Industrial Area , Within the village limits of Sutala (Bk) , Taluka and registration Sub- District Khamgaon , District and Registration District Buldhana . LOT - II : Plant and Machinery TOTAL (LOT-I + LOT-II) :	3,49,00,000/- 4,37,00,000/- 7,86,00,000/-	34,90,000/- 43,70,000/- 78,60,000/-

TERMS & CONDITIONS:

- Sale is strictly subject to the terms & conditions incorporated in this advertisement and in the prescribed Tender Form. Further details of the above property/ies and Tender Forms can be obtained from **SVC Co-Operative Bank Limited, Khamgaon Branch**, at Upper Ground Floor, Chamunda Complex, Cotton Market Yard, Khamgaon Dist Buldhana-444303 and/or the **SVC Co-operative Bank Limited, Regional Office Aurangabad** at Office No.301 and 302, 3rd Floor, Sai Trade Centre, Near Mayor's Bungalow, Railway Station Road, Aurangabad-431001.
- DATE & TIME OF INSPECTION : 18/07/2025 between 11.00 a.m. to 4.00 p.m.**
- The tenderer shall require to submit sealed tender, in the prescribed Tender Form only, should be deposited along with Demand Draft/Pay Order for Earnest Money Deposit (EMD) mentioned in above table and separate Demand Draft/Pay Order for non-refundable Tender Fee of **Rs.1000/-** drawn on a Scheduled Bank in favour of **SVC Co-operative Bank Ltd.** payable at Latur at the **SVC Co-Operative Bank, Khamgaon Branch**, at Upper Ground Floor, Chamunda Complex, Cotton Market Yard, Khamgaon Dist Buldhana-444303, **before 5.00 p.m. on or before 08/08/2025**. The interested parties to bid for property [LOT -1] & [LOT -2] together.
- Tenders will be opened at the **Khamgaon Branch** at the above address at **12.30 noon onwards on 11/08/2025**.
- The borrower/s, respective tenderer, guarantors and owner/s of the property/ies under sale may, if so desired, give his/their or Sponsor the best possible valid offer (s) for the properties offered for sale provided they follow the requirements at 3 above.
- The borrower, respective tenderer, guarantor/s or owner/s of the property or their authorized representatives, may remain present at the time of opening of the tender. The tenderer will have an opportunity to increase their offers at this time if so desired. They are therefore, advised to remain present themselves or through their duly authorized and empowered representatives.
- The Bank reserves its right to accept or reject any or all offers without assigning any reason (s) and in case all the offers are rejected, either to hold negotiations with any of the tenderers or to sell the property through private negotiations with any of the tenderers/bidders or other party/parties.
- The Successful tenderer/bidder/Purchaser will be required to bear all the necessary expenses like stamp duty, Registration expenses, dues, transfer fee, electricity due, water tax, TDS of 1% and applicable GST and all applicable taxes and charges on property deal amount etc. as applicable as per law and other charges etc. for transfer of the property in his/her/their name(s). The Successful tenderer/bidder/Purchaser shall also bear statutory dues, if any, and also all dues pending like electricity charge, maintenance charges, water charges and for all other services provided, if any. The Bank (Secured creditor) does not undertake any responsibility to procure any permission/license etc. in respect of the secured assets/properties offered for sale.
- The Borrower(s)/Guarantor(s)/Mortgagor(s) are hereby put to notice in terms of rule 6(2) & 8(6) of Security Interest (Enforcement) Rules, 2002 that the Secured/aforementioned assets would be sold in accordance with this notice in case the amount outstanding as per the demand notice is not fully repaid.
- The aforesaid property/ies is/are under physical possession of the Authorised Officer of SVC Co-operative Bank Limited.
- The property/ies is/are being sold strictly on "**As is where is and whatever there is**" basis.
- Dispute, if any, shall be within the jurisdiction of Khamgaon Courts only.
- The Sale Notice is also displayed on our website - <https://www.svcbank.com/notice-sale>

Date : 04/07/2025
Place : Aurangabad

Sd/
Authorised Officer
SVC Co-Operative Bank Ltd.

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned property mortgaged to Phoenix ARC Private Limited pursuant to assignment of debt by **Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited -Assignor)** will be sold on "AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS", by way of "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002) through website : www.phoenixarc.co.in/ as per the details given below.

Date and time of E-Auction - 28-07-2025 11:00 Am to 02:00 Pm (with unlimited extensions of 5 minute each) Last date of EMD Deposit: 27-07-2025

Borrower(s) / Co-Borrower (s) / Guarantor(s) / Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price, EMD
LAN: LXGON00116-170025250 Branch: Gondia Borrower: Dilip Laxman Bhimte Co-Borrower: Urmilabai Dilip Bhimate	22-06-2018 For Rs: 11,11,107/- (Rupees Eleven Lakh Eleven Thousand One Hundred & Seven Only)	Gat No. 445/1, Mouza - Risamathak No. 105, T S No. 12, Tah Amgoan & Dist Gondia near Mankar gegondiya 441902 Maharashtra India	Reserve Price: Rs.792000/- (Seven Lakh Ninety Two Thousand Only) / EMD: Rs. 79200/- (Seventy Nine Thousand Two Hundred Only)
LAN: LXCHA00116-170039578 Branch: Chandrapur Borrower: Chandu Padman Durga / Co-Borrower: Tirupati Chandu Durga	18-02-2019 For Rs: 7,49,505/- (Rupees Seven Lakh Forty Nine Thousand Five Hundred & Five Only)	Plot No/05 & 6(Part) Survey No/ 353 Infront Of Anganwadi Mouza- Chunada Tah/ Rajura Dist/ Chandrapur 442905 Chandrapur Maharashtra	Reserve Price: Rs.864000/- (Eight Lakh Sixty Four Thousand Only) / EMD: Rs. 86400/- (Eighty Six Thousand Four Hundred Only)
LAN: LXNAG00314-150001005 Branch: Nagpur Borrower: Dinesh Ramdas Wasnik Co-Borrower: Shalini Dinesh Wasnik	13-12-2017 For Rs: 24,33,784/- (Rupees Twenty Four Lakh Thirty Three Thousand Seven Hundred & Eighty Four Only)	All That Rcc Superstructure Construction Bearing Apartment No.301, Covering A Built Up Area Of 78.115 Sq.Mtrs, I.E., 851.593 Sq.Fts Situated On The 3Rd Floor Of The Building Known And Styled As "Raghukul Apartment-2" Considered On All That Piece And Parcel Of The Land Bearing Plot No 81, Admeasuring About 139.354 Sq.Mtrs. ie., 1500 Sq.Fts, Situated At Mouza-Wadi, P.H No 5, Together With 33.33% Undivided Share And Interest In The Said Land, Within The Limits Of Tahasil Nagpur (Rural) And District Nagpur Pincod-440023	Reserve Price: Rs.1080000/- (Ten Lakh Eighty Thousand Only) EMD: Rs. 108000/- (One Lakh Eight Thousand Only)
LAN: LXAKO00315-160012828 Branch: Akola Borrower: Naeem Khan Niyaz Khan / Co-Borrower: Arshiya Naeem Khan	25-10-2018 For Rs: 19,64,784/- (Rupees Nineteen Lakh Sixty Four Thousand Seven Hundred & Eighty Four Only)	Nazul Plot No-274 Nazul Sheet No-39-A Ward No- 34/4 Kasbe Kirana Bazar Dist-Akola 444001 Maharashtra	Reserve Price: Rs.720000/- (Seven Lakh Twenty Thousand Only) / EMD: Rs. 72000/- (Seventy Two Thousand Only)
LAN: LXNAG00315-160021736 Branch: Nagpur Borrower: Purushottam Yadeorao Kamdi Co-Borrower: Kalpana Purushottam Kamdi	14-08-2018 For Rs: 15,33,427/- (Rupees Fifteen Lakh Thirty Three Thousand Four Hundred & Twenty Seven Only)	All That Piece And Parcel Of Land Bearing Of Mouza -Chikkhal(Khurd), Ph No 39, Ward No 20, Kh. No 42/1, Plot No 30, (127.74 Sq.Mtr) Sheet No 43, City Survey Number No 59, House No 4848/A/30 Total Admeasuring 1375.00Sq.Ft, Tahsil And Dist. -Nagpur, Maharashtra, 440027, India	Reserve Price: Rs.480000/- (Four Lakh Eighty Thousand Only) EMD: Rs. 48000/- (Forty Eight Thousand Only)
LAN: LXAMR00316-170022930 Branch: Amravati Borrower: Jitendra Nikhantrao Bhaise Co-Borrower: Sushma Jitendra Bhaise	28-02-2019 For Rs: 13,75,911/- (Rupees Thirteen Lakh Seventy Five Thousand Nine Hundred & Eleven Only)	Fiat No- 403 4Th Fir Asha Heights, Plot No 45 Survey No 7, Maloo And Talada, Layout Midc Rd Amravati, Nr Saraf Layout Bh Amar Colony Amravati-444601 Maharashtra	Reserve Price: Rs.1120000/- (Eleven Lakh Twenty Thousand Only) / EMD: Rs. 112000/- (One Lakh Twelve Thousand Only)
LAN: LXAKO00416-170041304 Branch: Akola Borrower: Kanhaiya Sundaral Bundele / Co-Borrower: Mina Kanhaiya Bundele	22-06-2018 For Rs: 13,57,803/- (Rupees Thirteen Lakh Fifty Seven Thousand Eight Hundred & Three Only)	Fiat No 401, 4Th Fir, A Wing, Sanket Apt, Bhagirathi Nagar, Near Geeta Nagar, Akola /Akola 444001 Maharashtra India	Reserve Price: Rs.720000/- (Seven Lakh Twenty Thousand Only) / EMD: Rs. 72000/- (Seventy Two Thousand Only)
LAN: LXWARD05116-170050553 Branch: Wardha Borrower: Suresh Kumar Ramsiya Patel / Co-Borrower: Sarwati Suresh Patel	04-05-2019 For Rs: 9,51,044/- (Rupees Nine Lakh Fifty One Thousand & Forty Four Only)	House No. 132 Sindhi Meghe Sheet No. 92 Surevy No. 5152 Dist. Wardha 442002 Maharashtra	Reserve Price: Rs.700000/- (Seven Lakh Only) / EMD: Rs. 70000/- (Seventy Thousand Only)

1. The Auction is conducted as per the further terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may visit to the Web Portal: <https://www.auctionbazaar.com/> of our e-Auction Service Provider, **M/s. ARCA EMART PRIVATE LIMITED** for bidding information & support, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online. The interested buyers may go through the auction terms & conditions and process on the same portal and may contact to **Sandip Ukharda Ranit 9372705454 & Manish Parmar 9372705231, Sailesh Jyengar 9833801159**, details available in the above mentioned Web Portal and may contact their Centralised Help Desk: + 91 83709 69696. E-mail ID: contact@auctionbazaar.com. 2. All the intending purchasers/ bidders are required to register their name in the portal mentioned above as <https://www.auctionbazaar.com/> and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid. 3. For participating in the e-auction, intending purchasers/ bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured asset along with copies of the PANCARD, Board Resolutions in case of Company and Address Proof on or before the **Last date for submission of EMD mentioned above. Intending purchasers/bidders are required to submit separate EMDs for each of the items/Properties detailed herein above.** 4. At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-poner the auction without assigning any reason thereof and without any prior notice. 5. The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the secured asset conveyed/ delivered in his/her/its favour as per the applicable law. 6. The intending bidders should make their own independent enquiries regarding encumbrances, title of secured asset put on auction and claims/rights/dues affecting the secured assets, including statutory dues, etc prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of Phoenix. The authorized officer of Phoenix shall not be responsible in any way for any third-party claims/rights/dues. 7. The prospective/intending bidder shall furnish an undertaking that he/she is not dis-qualified as per provisions of Sec 29 (A) of Insolvency and Bankruptcy Code, 2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she bid will be rejected.

Place : Maharashtra Date : 05.07.2025

Sd/- Authorized Officer, Phoenix ARC Private Limited