


**SVATANTRA MICRO HOUSING FINANCE CORPORATION LTD.**  
Office No. 1,2,3,4, Ground Floor, Pushpak CHS, Malaviya Road, Vile Parle (East), Mumbai 400 057.  
TEL- 18001234427 / 022 26101076-79



**AUCTION-CUM-TENDER SALE NOTICE TO GENERAL PUBLIC**  
Whereas under section 13(2) of the 'Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, the Authorized Officer has issued demand notices as mentioned below in table for the recovery as mentioned from the borrowers/guarantors/mortgagors (herein referred to as borrowers). Further, in exercise of powers contained in the 'Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, the Authorized Officer has taken the possessions of the under mentioned secured assets which are held as securities in respect of Loan/Credit facilities granted to them. Whereas sale of the secured asset/s is to be made through Public auction cum Tender, for recovery of the secured debt due to Svatantra Micro Housing Finance Corporation Ltd., (SMHFC). The General Public is invited to bid either personally or by a duly authorised agent.  
Details of borrowers/amount outstanding/Properties/Reserve Price/EMD Amount, Date & Time of Deposit of EMD/Date & Time of Inspection/Date & Time of Auction:

Name & Address of Borrower/Guarantors/ Mortgagors	Date of Demand Notice Amount outstanding Possession Date	Description of properties along with name of mortgagors (Owner of the property)	Reserve Price & Earnest Money Deposit (EMD)
Mr. Amol Khode Mrs. Vaishali Khode	08/06/2023 Rs.6,61,964/- (Rupees Six Lakh Sixty-One Thousand Nine Hundred Sixty-Four only) Possession Date: -07-09-2023	Fiat No. 208, A, Amc-ahp-pmay-mhasala 22 Part Plot No. 1 To 16, Survey No. 22 Part, Backside of I.T.I. College, Near Krushna Nagar, Tapovan Road, Rahatgaon, Mhasala, Amravati, Maharashtra - 444602	Rs.8.00 Lacs Rs.80,000/-
Mr. Hemant Wankhade Mrs. Pragati Ingale	10/07/2024 Rs.6,60,731/- (Rupees Six Lakh Sixty Thousand Seven Hundred Thirty-One only) Possession Date: -18-10-2024	Fiat No. 206, C, Amc-ahp-pmay-mhasala 22 Part Plot No. 1 To 16, Survey No. 22 Part, Backside Of I.T.I. College, Near Krushna Nagar, Tapovan Road, Rahatgaon, Mhasala, Amravati, Maharashtra - 444602	Rs.8.00 Lacs Rs.80,000/-
Mr. Gajanan Pawar Mrs. Janabai Pawar Mr. Ajay Pawar	07/07/2023 Rs.6,08,054/- (Rupees Six Lakh Eight Thousand Fifty-Four only) Possession Date: -02-11-2023	Gram Panchayat Property No.32,Taluka-Digras, At Post Lakh Rayaji, Yavatmal, Maharashtra. 445203	Rs.6.00 Lacs Rs.60,000/-
Mr. Ayyajoddin Mrs. Rukhsanabi Kazi	08/05/2024 Rs.4,39,263/- (Rupees Four Lakh Thirty-Nine Thousand Two Hundred Sixty-Three only) Possession Date: -17-08-2024	Gram Panchayat Property No.296, Nazul Plot No.210, Taluka-Digras, Lakh (Rayaji), Yavatmal, Maharashtra. 445203	Rs.13.10 Lacs Rs.1,31,000/-


◆ Date and Time of Inspection : 12-02-2025 - 11.00 AM to 1.00 PM ◆ Last date & time of deposit of EMD : 15-02-2025 up to 5.00 PM ◆ Date and Time of Auction : 18-02-2025 - 11.00 AM to 12.00 PM

**TERMS AND CONDITIONS OF E-AUCTION SALE:** The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:  
i. The properties are being sold on 'AS IS WHERE BASIS IS'.  
ii. The particulars of Secured Assets specified in the Schedule herein above have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.  
iii. The secured asset will not be sold below the reserve price.  
iv. The auction sale will be "through Auction-Cum-Tender".  
v. The bidders are also advised for detailed terms and conditions. The interested bidders shall deposit the EMD by way of Demand Draft favoring "SMHFC LTD" or through NEFT/RTGS A/c No. 00608940000020 IFSC Code: HDFC0000060" as per above mentioned account numbers. The draft should not be of a Cooperative Bank. vi. Bidder is to submit these documents through e-mail to the Authorised Officer at e-mail address and also to submit self-attested hard copies of these documents (Demand Draft in original) to the Authorised Officer, at the Branch address mentioned herein above in the envelope super scribing as 'Bid in the A/C (mention the account Name)  
vii. Others detailed Terms and Conditions available on website [www.svatantramhfc.com](http://www.svatantramhfc.com). Further enquiries may be clarified with the Authorized Officer, SMHFC(+91 8657949180), Mr.Dattatray Rajguru (+91 8291297005), Mr. Anil Patil (+91 9167220728) & Mr. Sharik Saudagar (+91 8879666943) or 022-26101076-79 Email [sharik.saudagar@svatantramhfc.com](mailto:sharik.saudagar@svatantramhfc.com).  

Authorised Officer  
Svatantra Micro Housing Finance Corporation Ltd (SMHFC)  
(Secured Creditor)

Place : Maharashtra  
Date : 18/01/2025

**Aadhar Housing Finance Ltd.**  
Corporate Office: Unit No. 802, Nattraj Rustomjee, Western Express Highway and M.V. Road, Andheri (East), Mumbai - 400069.  
Amravati Branch : Property No. 23/4, Rajapeth, Landmark Ghundiwal Hospital, Amravati - 444605, (Maharashtra)



**APPENDIX IV POSSESSION NOTICE (for immovable property)**  
Whereas, the undersigned being the Authorized Officer of Aadhar Housing Finance Limited (AHFL) under the Securitisation 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, Demand Notice(s) issued by the Authorised Officer of the company to the Borrower(s) / Guarantor(s) mentioned herein below to repay the amount mentioned in the notice 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(s) / Guarantor(s) and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of the Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement rules, 2002. 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. 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 AHFL for an amount as mentioned herein under with interest thereon.

Sr. No.	Name of the Borrower(s) / Co-Borrower(s) (Name of the Branch)	Description of Secured Asset (Immovable Property)	Demand Notice Date & Amount	Date of Possession
1	(Loan Code No. 25710000125/- Amravati Branch) Tejas Dahake (Borrower), Pratibha Sanjay Dahake & Sanjay Vinayak Dahake (Co-Borrowers)	All That piece and parcel of land bearing Plot No. 61 total admeasuring 2275 sq. ft. out of which east west division northern side portion admeasuring 1137.5 sq.ft. (105.71 sq. mtr.) from field Survey No. 42/2 situated at Mouje-Jewad, Pragane-Badnera, Tq. & Dist. Amravati M.H. within the limits of Municipal Corporation, Amravati <b>Boundaries:</b> East: Road, West: Galli, North: Plot No.62, South : Plot of Kantale	09-11-2024 & ₹ 25,30,060/-	16-01-2025
2	(Loan Code No. 25700000318/- Amravati Branch) Dharmendra Bhimrao Wankhade (Borrower), Pratibha Dharmendra Wankhade (Co-Borrower)	All that piece & parcel of land bearing Property No. 296/2 (House No. 52) total admeasuring 520 Sq. ft., Ward No.1 situated at Mouje- Narayanpur, Tq. Achalpur Dist. Amravati within the limits of Gram Panchayat Narayanpur. <b>Boundaries:</b> East: Government Road, West: House of Vinayal Raurale, North: Government Road, South: House of Pundlikrao Wankhade	09-11-2024 & ₹ 5,01,110/-	16-01-2025
3	(Loan Code No. 25710000205/- Amravati Branch) Svaynvar Manikrao Gawande (Borrower), Nanda Svaynvar Gawande (Co-Borrower)	All that piece & parcel of land bearing Property No. 544-B total admeasuring 600 sq. ft., along with Construction thereon, Mouje- Sanglud, Situated at Near Mo- bile Tower, Akot Road, within the limits of Gram Panchayat, San-glud Tq. Daryapur Dist. Amravati, Maharashtra - 444803 <b>Boundaries:</b> East: Open Space, West: House of Manik Gawande, North: Govt Road, South: Govt Road	09-11-2024 & ₹ 3,83,741/-	16-01-2025

Place : Maharashtra  
Date : 18-01-2025

Authorised Officer  
Aadhar Housing Finance Limited

**PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED**  
55-56, 5th Floor, Free Press House, Marfan Point, Mumbai-400 021, Tel:- 91-226184700

**POSSESSION NOTICE**  
**[RULES 8 (1)] (For Immovable Property)**  
Whereas, the Authorised Officer of The SVC Co-operative Bank Ltd. under the Securitisation and Reconstruction of Financial Assets and Enforcement of security Interest Act, 2002 ("SAR-FAESI Act") and in exercise of powers conferred under section 13(12) read with rule 3 of Security Interest (Enforcement) Rule, 2002 issued demand Notice dated 16/10/2014 calling upon the M/s. Tristar Retail Concepts Pvt. Ltd. M/s. Tristar Retail Brands Pvt. Ltd. Guarantors/Co-borrowers- Mr. Kamal Shantilal Kothari, Mrs. Preeti Kamal Kothari, Mrs. Primus Realtors Pvt. Ltd., M/s. Tristar Retail Limited to repay the amount mentioned in the notice being Rs.7,95,37,245.39 (Rupees Seven Crores Ninety Five Lakhs Thirty Seven Thousand Two Hundred Forty Five and Thirty Nine Paise Only) being the dues of A/c. M/s. Tristar Retail Concepts Pvt. Ltd. And Rs. 9,90,38,086.69 (Rupees Nine Crores Ninety Lakhs Thirty Eight Thousand Eighty Six and Sixty Nine Paise Only) being the dues of A/c. M/s. Tristar Retail Brands Pvt. Ltd. as on 30/09/2014 plus interest w.e.f. 01/10/2014 at the contractual rate and other charges, costs and expenses incurred and to be incurred until the date of payment, within 60 days from the date of receipt of the said notice. Further, The SVC Co-operative Bank Limited Bank has assigned all its rights, title & interest of the entire outstanding debt of above loan account along with securities in favour of Pegasus Assets Reconstruction Pvt. Ltd. ("Pegasus") acting in its capacity as Trustee of Pegasus Group Twenty Eight Trust III vide assignment agreement dated 30/06/2017 under the provision of SARFAESI Act.  
The borrower having failed to repay the amount, an application was filed under Section 14 of SAR-FAESI Act before the Hon'ble District Magistrate, Nagpur. Further, wide orders dated 18/05/2016, the learned District Magistrate, Nagpur directed the Tahsilدار Nagpur to take physical possession of the property mentioned below and handover the same to the Authorized officer of Pegasus. In compliance of the above direction, possession of the below mentioned property is taken and handed over the same to the Authorized Officer of Pegasus on 14/01/2025.  
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 Pegasus for an amount of Rs.7,95,37,245.39 (Rupees Seven Crores Ninety Five Lakhs Thirty Seven Thousand Two Hundred Forty Five and Thirty Nine Paise Only) being the dues of A/c. M/s. Tristar Retail Concepts Pvt. Ltd. And Rs. 9,90,38,086.69 (Rupees Nine Crores Ninety Lakhs Thirty Eight Thousand Eighty Six and Sixty Nine Paise Only) being the dues of A/c. M/s. Tristar Retail Brands Pvt. Ltd. as on 30/09/2014 plus interest w.e.f. 01/10/2014 at the contractual rate and other charges, costs and expenses incurred and to be incurred until the date of payment. 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.  
**DESCRIPTION OF IMMOVABLE PROPERTY**  
1) All that piece and parcel of land being Flat No. 101/ Apartment No. 101, admeasuring about 61.850 sq. mtr. Built-up area on 1st floor, in the Building known as "Tulsi Park", standing and constructed on Plot Nos. 39-C, 39-B, 39-C (part), 39A, and 38, in the layout of Venusvan Society, being portion of entire Khassara No. 5/1, P.H. No. 7, bearing Sheet No. 96/8, City Survey No. 5, ward No.68, Mouza Hazaripahad, Nagpur, Tah. & Dist. Nagpur along with 1.224% undivided share owned and possessed by Mr. Kamal Kothari.  
2) All that piece and parcel of land being Flat No. 102/ Apartment No. 102, admeasuring about 61.850 sq. mtr. Built-up area on 1st floor, in the Building known as "Tulsi Park", standing and constructed on Plot Nos. 39-C, 39-B, 39-C (part), 39A, and 38, in the layout of Venusvan Society, being portion of entire Khassara No. 5/1, P.H. No. 7, bearing Sheet No. 96/8, City Survey No. 5, ward No.68, Mouza Hazaripahad, Nagpur, Tah. & Dist. Nagpur along with 1.224% undivided share owned and possessed by Mr. Kamal Kothari.  
3) All that piece and parcel of land being Flat No. 201/ Apartment No. 201, admeasuring about 61.850 sq. mtr. Built-up area on 1st floor, in the Building known as "Tulsi Park", standing and constructed on Plot Nos. 39-C, 39-B, 39-C (part), 39A, and 38, in the layout of Venusvan Society, being portion of entire Khassara No. 5/1, P.H. No. 7, bearing Sheet No. 96/8, City Survey No. 5, ward No.68, Mouza Hazaripahad, Nagpur, Tah. & Dist. Nagpur along with 1.224% undivided share owned and possessed by Mr. Kamal Kothari.  
4) All that piece and parcel of land being Flat No. 202/ Apartment No. 202, admeasuring about 61.850 sq. mtr. Built-up area on 1st floor, in the Building known as "Tulsi Park", standing and constructed on Plot Nos. 39-C, 39-B, 39-C (part), 39A, and 38, in the layout of Venusvan Society, being portion of entire Khassara No. 5/1, P.H. No. 7, bearing Sheet No. 96/8, City Survey No. 5, ward No.68, Mouza Hazaripahad, Nagpur, Tah. & Dist. Nagpur along with 1.224% undivided share owned and possessed by Mr. Kamal Kothari.  
5) All that piece and parcel of land being Flat No. 601/ Apartment No. 601, admeasuring about 75.4015 sq. mtr. Built-up area on the Sixth Floor, in the building known as "Kanchanganga Estate", standing and constructed on Plot Nos. 1, out of the sanctioned layout of "Shree Datta Vihar", being portion of entire Khassara No. 58/6, P.H. No. 44, Sheet No. 67/48, City Survey No. 499, Corporation House No. 3463, Ward No.15, Mouza Somawada, Bhaskarnagar Porakle Patil Nagar, Somawada, Nagpur, Tah. & Dist. Nagpur along with 1.6098% undivided share owned and possessed by M/s. Primus Realtors Pvt. Ltd.

Sd/- Authorized Officer  
Pegasus Assets Reconstruction Private Limited  
Acting in its capacity as the Trustee of  
Pegasus Group Twenty Eight Trust III

Date: 14/01/2025  
Place: Nagpur

**Bank of India**  
Relationship beyond banking....

**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 particular 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. 25.02.2025 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:  
25.02.2025 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 E auction: 25.02.2025 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 : Andhalgaon Borrower: M/s Shekhar Agency, Andhalgaon. Prop. Mr. Vasant Dadhuji Palatkar	EQM of immovable property i.e. Plot and Godown Shed at Ground Floor on Plot No.368, Survey No.63/3/1, P. C. 08, Grampanchayat, Chicholi. Property No.150, Zone No.4, Code No.21, Mouza Chicholi, Kodhamendhi Road, Tah Mohadi, Tal & Dist Bhandara.	Rs. 36.26 lakhs + unchanged interest & other expenses	Demand Notice : 20.01.2024 Possession Notice: 06.06.2024 (Symbolic)	Reserve Price: Rs. 26,49,000 /- EMD : Rs. 2,64,900 /-	Mr. Dinkesh Meshram Mob.No 8766824173
2.	Branch : GADCHIROLI Borrower: M/s Prashant Traders (Proprietor Mr Prashant Shrihari Patil)	EQM of Residential Land and Building situated at Survey No 111, Plot No 5 & 6, P.H. No 15, Ward No 09, Admeasuring area 176.25 Sq.Mtrs. and 172.50 Sq.Mtrs. At Mouza Navegaon, Tahsil and District Gadchiroli. Property owned by Mr Prashant Shrihari Patil	Rs. 47.51 Lakh + unchanged interest & other expenses	Demand Notice : 11.01.2024 Possession Notice: 15.03.2024 (Symbolic)	Reserve Price: Rs. 44,07,000 /- EMD : Rs. 4,40,700 /-	Mr. Mayur Kadbe Mobile no. 9767688115
3.		EQM of Residential N.A. Open Land situated at Survey No 232/2, Plot No 6, P.H. No 15, Ward No 9, Admeasuring Area 180.00 Sq.Mtrs. Mouza Navegaon, Tahsil and District Gadchiroli. Property owned by Mr Prashant Shrihari Patil			Reserve Price: Rs. 7,92,000 /- EMD: Rs. 79,200 /-	
4.	Branch : Gandhi Baugh Borrower: Pritam Raju Bokde	All that piece and parcel of residential apartment no 204 with built up area 50.36 Sq.mtrs situated on second floor , in the building named as " Gulmohar Greens Building D " with undivided share 0.49 % survey no 147/1/2, PH no. 15 near Kamptee road , Village Bhilgaon Mouza Bhilgaon , Tahsil Kamptee and District Nagpur	Rs.20.06 Lakhs + unchanged interest & other expenses	Demand Notice : 06.07.2024 Possession Notice: 05.09.2024 (Symbolic)	Reserve Price: Rs. 16,02,000 /- EMD : Rs. 1,60,200 /-	Mr Md Shyazi Mob.No. 9819757784
5.	Branch : Gandhibagh Borrower: Mr.Mohanlal Arjundas Patel and Mrs.Champaben Mohanlal Patel	All that piece and parcel of RCC Superstructure comprising of Unit/Apartment no S-205, covering built up area admeasuring 66.87 sq. mtr, super built up area admeasuring 83.595 Sq.mtrs. situated at second floor in the building named and styled as Divya Arked Apartment along with undivided share of 3.6646% undivided share and interest in all those piece and parcel of residential plots bearing NIT plot no 24 admeasuring 594.00 Sq.Mtrs. & NIT plot no 25 admeasuring 594 Sq.mtrs. Total admeasuring 1188.00 Sq.Mtrs. being the portion of land bearing kh no 19,120 of Mouza Chikhli (Deo), bearing city survey no 110, sheet no 735/21, 734/22,33, corporation house no 1334/24, 1334/25, ward no 22, situated in the sanctioned layout of NIT Nagpur known and styled as Eastern Industrial Area Street Scheme of NIT within the limit of Nagpur Municipal Corporation & Nagpur Improvement Trust Nagpur, Tahsil & District Nagpur	Rs. 24.84 Lakhs + unchanged interest & other expenses	Demand Notice : 29.05.2021 Possession Notice: 06.08.2021 (Symbolic) Physical Possession: 02.01.2024	Reserve Price : Rs. 15,75,000/- EMD : Rs. 1,57,500 /-	Mr.Md Shayzi Mobile no. 9819757784
6.	Branch : Gandhibagh Borrower: Mr. Raminik Vithalbai Patel & Mrs. Pragya Raminik Patel	All that piece of RCC Superstructure Comprising Unit/Apartment No.204, Covering a Built Up Area Admeasuring 73.790 sq. mtrs. super built up area admeasuring 92.473 sq mtrs situated on second floor in the building named and styled as Divya Arked Apartment along with 4.0662% undivided share and interest in All those pieces and parcel of Residential Plots bearing NIT Plot No.24, adm. 594.00 sq mtrs. & NIT Plot No.25 adm. 594.00 sq. mtrs. Total admeasuring 1188.00 sq. mtrs being the portion of land bearing Kh no.119, 120 of mouza Chikhali (Deo), bearing City survey No.110, Sheet No. 735/21, 734/22, 33 corporation house no.1334/24, 1334/25, Ward No.22, situated in the sanction layout of NIT, Nagpur Khown and styled as Eastern Industrial Area street scheme of NIT within the limits of Nagpur Municipal Corporation & Nagpur Improvement Trust Nagpur. Tah & Dist Nagpur. Property owned by Mr. Raminik V.Patel	Rs. 27.55 Lakh + unchanged interest & other expenses	Demand Notice : 29.05.2021 Possession Notice: 06.08.2021 (Symbolic) Physical Possession: 02.01.2024	Reserve Price : Rs. 17,55,000/- EMD : Rs. 1,75,500 /-	Mr.Md Shayzi Mobile no. 9819757784
7.	Branch : Gandhibagh Borrower: Mr.Ramdas Chudaman Nikhare (Deceased) and Mr.Rakesh Ramdas Nikhare (Co-Borrower)	All that piece and parcel of land with building, shed and structure standing thereon at present and future, situated at leasehold plot no 143 in the layout of Adarsh Vinkar Vasahat Vyaktigat Co-operative Society Ltd. Nagpur, in Panchpaoli Housing Accommodation Scheme of NIT Nagpur, Mouza Hansapuri, Sheet no 325/21, City survey no 1932, NMC House no 780/133, ward no 41 at Vinkar Colony Tandapeth, Nagpur.Property owned by Mr. Ramdas Chudaman Nikhare (Deceased)	Rs. 19.18 Lakhs + unchanged interest & other expenses	Demand Notice : 06.11.2021 Possession Notice: 10.02.2022 (Symbolic)	Reserve Price : Rs. 29,25,000/- EMD : Rs. 2,92,500 /-	Mr.Md Shayzi Mobile no. 9819757784
8.	Branch : Gandhibagh Borrower: M/s S R Wire Products (Prop. Mrs. Radha Sunil Anand)	EQM of MIDC Leasehold Property Situated at Piece and Parcel of land bearing Plot No.B-8/8 in Butburi Industrial Area within the village limits of Tembhari, admeasuring 1000 sq. mtrs. Mouza Tembhari, Tahsil Hingna & Dist Nagpur. Property owned by Mrs.Radha Sunil Anand	Rs. 94.98 Lakh + unchanged interest & other expenses	Demand Notice : 14.05.2024 Possession Notice: 05.09.2024 (Symbolic)	Reserve Price : Rs. 67,89,000 /- EMD : Rs. 6,78,900 /-	Mr.Md Shayzi Mobile no. 9819757784
9.	Branch: Kalamna BORROWER : Mr. Vinod Gangadhar Kale Co-App. Mrs. Sangita Vinod Kale	EQM of Land & Building and other structure and other fixture and fitting erected on installed thereon (both present and future), Situated at Southern Portion of Land containig by admeasuring 90.30 Sq. Mtrs, out of total Land admeasuring 180.60 sq. mtrs. Of Mouza Nagpur bearing corporation House No.208, City Survey No.108, Sheet No.129, Situated at Nagpur. Within limits of the NMC Ward No.40 in tah & dist Nagpur. Property owned by Mr. Vinod Gangadhar Kale & Mrs. Sangita Vinod Kale.	Rs. 24.36 Lakhs + unchanged interest & other expenses	Demand Notice Dt. 30.06.2023 Possession Notice 06.10.2023 Symbolic	Reserve Price: 21,69,000 /- EMD : Rs. 2,16,900 /-	Mr. Pravin Supe Mob. no. 9975783978

10.	Branch : Katol Borrower:M/s. Kartik Corporation Partners: Mr. Kapil Narendra Dhote Mr. Ashish Vijay Gotmare Mr. Vijay Hokchand Patil	All that piece of land with building sheds and structures standing thereon situated at Plot No. A-38, Situated in the Katol Industrial Area within the Village limit of Dongargaon, Taluka Katol, Dist Nagpur. Admeasuring 570.00 Sq. Mtrs.	Rs.76.43 Lakh + unchanged interest & other expenses	Demand Notice :02.11.2023 Possession Notice: 25.01.2024 (Symbolic)	Reserve Price : Rs.21,56,000/- EMD : Rs. 2,15,600/- Reserve Price : Rs.15,30,000 /- EMD : Rs. 1,53,000 /-	Mr.Anna Thakre Mobile no.9893944 150
11.		"Plant & Machinery situated in the Katol Industrial Area within the Village limit of Dongargaon, Taluka Katol, Dist Nagpur. (Machineries utilized for production of Nut & Bolts of Various Sizes & Length. It consists of Cold Forging Machine, Rolling M/c, Trimming M/c, CNC Wire Cutting M/c, Polishing Drum etc."				
12.	Branch : Mahal Borrower:Mrs. Sarika Omprakash Waghdhare	Plot No. R-1, Flat No.401, 4th floor, Wing C, "Sanika Vihar", House No. 54/405, Kh. No.116/K, 116/A & 116/B, PH No.15, Mouza- Bhilgaon, Ward No.01, Gram Panchayat, Bhilgaon, Tah. Kamptee, Dist. Nagpur. admeasuring Build up area 66.758 Sq. Mtrs. In the Name of Mrs. Sarika Omprakash Waghdhare.	Rs. 34.09 Lakh + unchanged interest & other expenses	Demand Notice :29.11.2023 Possession Notice: 01.02.2024 (Symbolic) 24.07.2024 (Physical)	Reserve Price : Rs.18,00,000/- EMD : Rs. 1,80,000/-	Mr. Manoj Sonkusare Mob.No 9403236285
13.	Branch : Mahal Borrower: Mr. Mahesh Narayan Chakankar & Mr. Madan Narayan Chakankar	Flat No. UGF-01 in Shri Gurudeo Niwas on NMC House No.707, Sheet No.207, Coty Survey No.513, Ward No.27, Situated at Bhsale Ved Shala, Mahal Nagpur. Area of Flat is 89.186 Sq. Mtrs	Rs. 12.30 Lakhs + unchanged interest & other expenses	Demand Notice :29.03.2023 Possession Notice: 25.07.2023 (Symbolic)	Reserve Price : Rs. 26,10,000 /- EMD : Rs. 2,61,000 /-	Mr. Manoj Sonkusare Mob.No 9403236285
14.	Branch : Mahal Borrower: Mr. Nikhil Tatorao Savarkar & Mrs. Pallavi Nikhil Savarkar	EQM of Flat No.404, 4th floor, wing C, Plot No. R-1, "SANIKA VIHAR", House No.54/404, Kh. No.116/4, & 116/B, P. H. No.15, Mouza Bhilgaon, Ward No.1, Gram Panchayat Bhilgaon. Tah Kamptee. Dist. Nagpur. Admeasuring area of Flat No.404. B/up area 65.665 Sq. Mtrs along with undivided share is 2.2403% in 2905.95 Sq. Mtrs of Land area.	Rs.27.65 Lakhs + unchanged interest & other expenses	Demand Notice :11.07.2022 Possession Notice: 03.11.2022 (Symbolic)	Reserve Price: Rs. 24,48,000 /- EMD : Rs. 2,44,800 /-	Mr. Manoj Sonkusare Mob.No 9403236285
15.	"Branch : Medical College Square Borrower: M/s Aryan Auto Services Prop.Mrs. Nita Sangdil Hirekhan	All that Piece and parcel of non -Agriculture land bearing Khassra /Survey 368/4/2 admeasuring 1410.75 Sq.mtrs PH no 53 Mouza :Kuhi , Situated near burial ground behind petrol pump, opposite to Kushi MIDC industrial area near Jai kali Mata Lawn Kushi Tahsil Kushi District Nagpur	Rs.37.49 Lakhs + unchanged interest & other expenses	Demand Notice : 12.04.2016 Possession Notice: 04.02.2017 (Symbolic)	Reserve Price: Rs. 25,65,000 /- EMD : Rs. 2,56,500 /-	Mr Tushar Landge Mob.No 8329364873
16.	Branch : Shitalwadi Borrower : M/s Hatwar Services, Prop. Mr. Chetan Umashankar Hatwar	EQM of Plot No.19, out of N.A.S. No.1/3 at Mouza No.270, P. C. No.38, Mouza Bhojapur, Ward No.1, within Limits of Gram Panchayat Manapur, Ramtek., Tah Ramtek, Dist Nagpur.	Rs. 16.27 Lakhs + unchanged interest & other expenses	Demand Notice : 31.12.2023 Possession Notice: 02.03.2024 Physical : 04.12.2024	Reserve Price : Rs. 12,10,000 /- EMD : Rs. 1,21,000 /-	Mr. Ashish Waghmare Mob.No. 9420569260
17.	Branch : Trimurti Nagar Borrower : Mr. Rajkumar Jailal Bisen & Mrs. Durga Rajkumar Bisen	EQM of Apartment No.304, 3rd Floor, Ranjana Hills, Plot No.2, admeasuring carpet area of 43.918 sq. mtrs. Built up area 48.798 sq. mtrs. Super Built Up area 65.99 sq. mtrs. Khassara No.50/1. PSK No.46, Gayatri Park, Behind Madhav Nagari, Mouza Wagdara comes within limits of Gram panchayat Issani, Tah. Hingna & Dist. Nagpur. 440.016.	Rs. 36.52 lakhs + unchanged interest & other expenses	Demand Notice : 19.06.2024 Possession Notice: 27.09.2024	Reserve Price :Rs. 24,99,000 /- EMD : Rs. 2,49,900 /-	Mr. Durvesh Tarjule Mob No. 9823473292
<b>Terms &amp; Conditions:</b> 1) E-Auction is being held on AS IS WHERE IS, AS IS WHAT IT IS, WHATEVER 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 <a href="https://BAANKNET.com">https://BAANKNET.com</a> 2) E-Auction Tender document containing online e-auction bid form, declaration, General Term & conditions of Online auction sale are available in websites: (a) <a href="https://www.bankofindia.co.in">https://www.bankofindia.co.in</a> (b) <a href="https://BAANKNET.com">https://BAANKNET.com</a> (3) The intending purchasers/ bidders are required for Online bid submission of documents with EMD amount on or before 25.02.2025 up to 5.00 P.M. by own wallet Registered with PSB Alliance Pvt. Ltd. On its e-auction site <a href="https://BAANKNET.com">https://BAANKNET.com</a> jsp by means of RTGS/NEFT. (4) Date and time of E- Auction on 25.02.2025 between 11.00 AM to 5.00 P.M. (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 <a href="https://BAANKNET.com">https://BAANKNET.com</a> 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 <a href="mailto:support.BAANKNET@psballiance.com">support.BAANKNET@psballiance.com</a> and <a href="mailto:support.ebkay@procure247.com">support.ebkay@procure247.com</a> 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) <a href="https://BAANKNET.com">https://BAANKNET.com</a> using his mobile number and E-mail id. Step (2): KYC Verification 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. <a href="https://BAANKNET.com">https://BAANKNET.com</a> (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 bidder, the amount already deposited by the bidder shall be liable for forfeited and assets shall be put to re-auction and the defaulting bidder shall have no claim right in respect of asset/amount (12) The highest bidder shall be declared to be the successful bidder / purchaser of the assets mentioned herein provided otherwise he is legally qualified to bid. (13) Nothing in this notice constitutes or will be deemed to constitute any commitment or representation on the part of the Bank to sale the above asset/s. Bank / Authorized Officer reserves the right to cancel the sale for any reason it may deem fit or even without assigning any reason and such cancellation shall not be called in question by the bidders. (14) The purchaser shall bear the applicable stamp duties/additional stamp duty / transfer charges, fee etc. and also all the statutory / non statutory dues, taxes, assessment charges, fees etc. owing to anybody. (15) The intending bidders should make their own independent inquiries regarding the encumbrances, title of the asset/s put on auction and claims / rights / dues / effecting the asset, before submitting bid. The asset is being sold with all the existing and future encumbrances whether known or unknown to bank. The authorized officer / Secured creditor shall not be responsible in any way for any third party claims / rights / dues. (16) Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194-1 A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75% of the bid amount. (17) Any dispute/ differences arising out of sale of the asset offered for sale shall be subjects to the exclusive jurisdiction of the Courts/ Tribunals at Nagpur only. (18) Bidders should visit <a href="https://BAANKNET.com">https://BAANKNET.com</a> for registration and bidding guidelines. (19) In the event of inconsistency or discrepancy between English version and Marathi version of the notice the English version shall prevail (20) In case where in Plant & Machineries is one of the secured assets the sale of immovable properties Associated with Plant & Machineries would be effective only if there is valid sale/bid for plant & machineries. (21) The interested bidder have to Bid above the reserve price since sale of assets at reserve price is subjected to concern of owner of assets. (22) Date of Inspection of Property 11.02.2025 from 11 am to 04 pm						
<b>SPECIAL INSTRUCTION / CAUTION</b>						
Bidding in the last minutes / seconds should be avoided by the bidders in their own interest. Neither Bank of India nor the Service provider will be responsible for any lapses / failure (Internet failure, Power failure, etc.) on the part of the vendor, in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements/ alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.						
Date: 18/01/2025 Place: Nagpur						
Authorized Officer, Bank of India, Nagpur Zone						