



AU SMALL FINANCE BANK LIMITED (A Scheduled Commercial Bank)

Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001 (CIN:L36911RJ1996PLC011381)

APPENDIX IV [SEE RULE 8(i)] POSSESSION NOTICE

Whereas, The undersigned being the Authorized Officer of the AU Small Finance Bank Limited (A Scheduled Commercial Bank) 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 issued demand notice on the date as mentioned below calling upon the borrowers to repay the amount mentioned in the said notice within 60 days from the date of receipt of the said notice as per the details given in below table:-

Name of Borrower/Co-Borrower/ Mortgagor/Guarantor/Loan A/c No.	13(2) Notice Date & Amount	Description of Mortgaged Property	Date of Possession Taken
(Loan A/c No.) L9001061121162340 & L9001060120014191, Vaswani Choice Centre Through It'S Proprietor Kamal (Borrower) , Kamal Parmanand Vaswani (Co-Borrower) , Riya Kamal Vaswani (Co-Borrower)	16-Nov-23 ₹ 2,41,449/- Rs. Two Lac Forty-One Thousand Four Hundred Forty-Nine Only as on 15-Nov-23 & 03-Jun-24 ₹ 36,25,075/- Rs. Thirty-Six Lac Twenty-Five Thousand Seventy-Five Only as on 31-May-24	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At - Shop No. 06, On Ground Floor, City Survey No. 766, Sheet No. 141, House No. 725, Ward No.44, Zone No. 07, Tehsil- Nagpur, Dist- Nagpur, Maharashtra, Admeasuring 245 Sq. Ft. East: Lane, West: Ashok, North: Shop Of Indralal, South: Hari Traders Shop	15-Feb-25
(Loan A/c No.) L9001070119890284, Ravindra Shyamrao Tjare (Borrower), Smt.Chetana Ravindra Tjare (Co-Borrower)	02-Dec-24 ₹ 27,12,980/- Rs. Twenty-Seven Lac Twelva Thousand Nine Hundred Sixty Only as on 02-Dec-24	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At House No. 855/B/26, Plot No. 26, Khasra No 130/10, Mouja - Binaki , City Survey No 1556/1, Sheet No 375/52, Tehsil And Dist - Nagpur, Maharashtra Admeasuring 126.04 Sq.Mtr	17-Feb-25

The borrower having failed to repay the amount, therefore notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein above mentioned table in exercise of powers conferred on him/her under section 13(4) of the said [Act 2002] read with Rule 8 of the said rule on the date mentioned in the above table.

"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 is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the AU Small Finance Bank Limited (A Scheduled Commercial Bank) for the amount and interest thereon mentioned in the above table.

Date : 20/02/2025 Place : Nagpur, MH Authorized Officer AU Small Finance Bank Limited

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THE INDIAN EXPRESS, FRIDAY, FEBRUARY 21, 2025

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PHYSICAL POSSESSION NOTICE



Branch Office: ICICI Bank Ltd Office Number 201-B, 2nd Floor, Road No. 1 [Plot No-B3, WIFI IT Park, Wagle Industrial Estate, Thane (West) - 400604

The Authorised ICICI Bank Officer under the Securitisation, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued Demand Notices to the borrower(s) mentioned below, to repay the amount mentioned in the Notice within 60 days from the date of receipt of the said Notice. Having failed to repay the amount, the Notice is issued to the borrower and the public in general that the undersigned has taken possession of the property described below, by exercising powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned dates. The borrower in particular and the public in general are hereby cautioned not to deal with the property. Any dealings with the property will be subject to charges of ICICI Bank Limited.

Sr. No.	Name of the Borrower(s)/ Loan Account Number	Description of Property/ Date of Physical Possession	Date of Demand Notice/ Amount in Demand Notice (Rs)	Name of Branch
1.	Garima Vastrolaya/ Hariom Radhe Shyam Arora/ Radhe Shyam Ganeshdas Arora-146305500741 & 146355000004	Apartment No. 101, Mitra Apartment Plot No. 88, KH. No. 77, PH No. 34, Mouza Wathoda, Ward No. 21, City Survey No. 198, Sheet No. 45, Tahsil And District Nagpur, Maharashtra/ February 17, 2025	October 11, 2022 Rs. 41,07,967.00/-	Nagpur, Maharashtra

The above-mentioned borrowers(s)/guarantors(s) is/are hereby issued a 30 day Notice to repay the amount, else the mortgaged properties will be sold after 30 days from the date of publishing this Notice, as per the provisions under Rules 8 and 9 of Security Interest (Enforcement) Rules 2002.

Date: February 21, 2025

Place: Nagpur (Maharashtra)

Sincerely Authorised Signatory

For ICICI Bank Ltd.

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SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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 (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/physical/ symbolic possession of which has been taken by the Authorized Officer of the Bank/ Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS

Sr No.	Name of Branch Name of Account Name of Borrower (Individual / Joint/ Firm / Co.) Name of Proprietor / Partners / Directors / Guarantor (s)	Details of Immovable Properties Mortgaged / Owner's Name (Mortgagors of properties)	A)Dt. Of Demand Notice u/s 13(2) of SARFESI Act 2002 B)Outstanding Amount C)Possession Date u/s 13(4) of SARFESI Act 2002 D)Nature of Possession Symbolic/ Physical/Constructive	A)Reserve Price (Rs. In Lacs) B)EMD (Last Date of Deposit of EMD) C)Bid Increase Amount	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
1.	Kingsway Sh. Medhusudhan Narayanprasad Sharma (Borrower) Smt. Smita Manmohan Sharma (Guarantor)	All that piece & parcel of Apartment having No 202 on 2nd Floor having its super Builtup area 86.402 Sq Mtrs being 1.531% undivided proportionate share & interest in the building complex constructed out of all that piece & parcel of plot no 24 & 25 both jointly admeasuring about 218.99 Sq Mtrs i.e. 23519.35 Sq Ft in the layout JP Radiance complex out of all that town planning & collector Nagpur having Survey No 147 admeasuring about 1.38 hec i.e. 13800 Sq Mtrs situated at Mouza Sukali (Gup) P S K No 45 Land Revenue Rs.276 Tah Hingana Dist Nagpur & all that piece & parcel of land having Survey No 148 admeasuring about 1.81 Hec i.e. 18100 Sq Mtrs situated at Mouza Sukali (Gup) P S K No 45 Tah Hingana Dist Nagpur. Boundries- East: Flat No 211, West: Flat No 201, North: Main Road, South: Flat No 203.	A) 29/11/2022 B) Rs.22,07,873.00 as on 31/10/2022 + intt & other charges w.e.f. 01/11/2022 C) 04/03/2023 D) Physical Possession	A) Rs.19,17,000.00 B) 1,91,700.00 C) 27/03/2025 D) 10000.00	28/03/2025 11.00 AM to 4.00 PM	Not Known
2.	LAKADGANJ Sh. Damodar Munnialaji Katre (Borrower) Smt. Manda Damodar Katre (Co-Borrower)	The undivided 0.524% share & interest in all that piece & parcel of land containing by admeasuring 2651.10 Sq Mtrs being the portion of entire land bearing Khasra No 33/3 of Mouza Khamla P S K 9 together with the entire RCC superstructure comprising Apartment No A/504 covering a built up area of 36.368 Sq Mtrs on 5th floor in Wing A of building styled & known as "Shree Gauri Ganesh Apartment" bearing corporation House No 3378/B/A/504, City Survey No 901/1 & 901/2, Sheet No 20 of Mouza Khamla situated at Gurnasta Layout, Near Urvela Colony, Kotwal Nagar, Nagpur within the limits of NMC Ward No 75 Teh & Dist Nagpur in the name of Sh. Damodar M Katre. Bounded as East- Land of antar bharati ashram, West- Open land & 9mtr road, North- 9 Mtr Road, South- Shree Ganesh Heights.	A) 9/9/2021 B) Rs.38,56,776.55 as on 31/08/2021 + intt & other charges w.e.f. 01/09/2021 C) 27/12/2021 D) Symbolic Possession	A) Rs.35,40,000.00 B) 3,54,000.00 C) 27/03/2025 D) 10000.00	28/03/2025 11.00 AM to 4.00 PM	Not Known
3.	PWS College Nagpur M/s Shree Jaincom System (Borrower) Sh. Pawankumar Sohanlal Jain (Proprietor/Mortgagor) Sh. Mahavir Karulal Jain (Guarantor)	All that piece & parcel of Plot No 84 in the scheme of Panchpavali Housing accommodation admeasuring about 1200Sq FT or 1206.64 Sq ft as per record of City Survey Office, Nagpur togetherwith Corporation House No 1832, Mouza Hansapuri, Division No 4, Circle No 14/20, Sheet No 280/19/1, City Survey No 1877, Ward No 43, Khasra No 42, Tah & Dist Nagpur in the name of Sh. Pawan Kumar Sohanlal Jain.	A) 16/08/2018 B) Rs.34,94,120.87 as on 30/06/2018 + intt & other charges w.e.f. 01/07/2018 C) 30/01/2019 D) Physical Possession	A) Rs.26,25,000.00 B) 2,62,500.00 C) 27/03/2025 D) 10000.00	28/03/2025 11.00 AM to 4.00 PM	Not Known
4.	MECL Nagpur M/s Meena Super Bazar Prop. Smt. Meena Puri w/o Sh. Sukhdeo Singh Puri	All that Piece and Parcel of Property bearing Flat No. 502 having area 51.57 Sq. Mtrs (555.10 Sq.ft) on 5th floor of "Hawa Palace Apartment" Constructed on Malik magbuza Plot bearing No. 156/7 admsg. 929.03 Sq. Mtr on Mouza- Binakhi bearing city Survey No. 1161 Sheet No. 386 Municipal House No. 785 Chaita No. 188, ward No. 22, Mudliyar layout, Shanti Nagar, within the limits of NMC and NIT Mouza- Binakhi Tahsil & Dist. Nagpur in the Name of Shri. Sukhdev Singh Puri & Smt. Meena Sukhdevsingh Puri. Boundaries- East- Road, West- Road, North-Plot No. 156/6, South-Plot No. 156/8.	A) 13/02/2023 B) Rs.29,50,006.67 as on 31/01/2023 + intt & other charges w.e.f. 01/01/2023 C) 12/06/2023 D) Physical Possession	A) Rs.22,98,000.00 B) 2,29,800.00 C) 27/03/2025 D) 10000.00	28/03/2025 11.00 AM to 4.00 PM	Not Known
5.	Somalwada Sh. Ayaz Ahmed Nisar Ahmed Sheikh (Borrower) Smt. Shabana Ayaz Ahmed Sheikh (Co-Borrower)	The undivided 33.00% share & interest in all that piece & parcel of land bearing Plot No 19 admeasuring 144 Sq Mtrs togetherwith Apartment No B/201 containing by admeasurment approx 116.127 Sq Mtrs on 2nd floor of the building named & styled as PARAS Apartment WING B in the layout of Western Coalfield Employees CO-op Housing Society out of Khasra No 79/1, 85/2,86/1 Patwari Halka No 8 of Mouza Gorewada, within the limits of NMC & NIT, Tah & Dist Nagpur in the name of Sh. Ayaz Ahmed Nisar Ahmed Sheikh. Boundries of Plot- East:Plot No 18, West: Plot No 20, North: Road, South: Plot No 14.	A) 20/02/2024 B) Rs.36,07,891.58 as on 31/01/2024 + further intt & other charges C) 03/05/2024 D) Physical Possession	A) Rs.54,60,000.00 B) 5,46,000.00 C) 27/03/2025 D) 10000.00	28/03/2025 11.00 AM to 4.00 PM	Not Known
6.	Lakadganj Sh. Jitendra Narsingdas Khurana (Borrower) & Smt. Neeta Jitendra Khurana (Co-Borrower) Smt. Chhaya Purushottam Laddha (Guarantor)	All that piece & parcel of Apartment No 406, 4th floor in the building known & styled as Gurukrupa Palace covering builtup area of 68.59 Sq Mtrs having 2.646% of undivided share & interest on NIT Plot area admeasuring 1453.841 Sq Mtrs Survey No329, Sheet No 29, Ward No 21, Middle ring road, (East) NMC House 1206/280 Mouza Pardi within the limits of NMC & NIT bhandra road, east Wardhaman Nagar Tah & Dist Nagpur in the name of Jitendra Narsingdas Khurana. Bounded as - East:Plot No 279, West: Plot No 281, North: Road, South: Road	A) 07/09/2021 B) Rs.30,77,654.50 as on 31/08/2021 + intt & other charges w.e.f. 01/09/2021 C) 23/12/2021 D) Physical Possession	A) Rs.27,51,000.00 B) 2,75,100.00 C) 27/03/2025 D) 10000.00	28/03/2025 11.00 AM to 4.00 PM	Not Known
7.	LAKADGANJ M/s AGRAWAL SONS (Borrower)	The Undivided 0.97% share & interest in all that piece & parcel of landbearing Plot No.R-1, Admeasuring 3586.80 Sq. Mtrs. Being the portion of entire land bearing KH No. 29 & 30 of Mouza Lava, P H No.4, together with the RC superstructure comprising Apartment No.209 covering builtup area 80.90 Sq. Mtrs. on 2nd Floor, in "Om Shrushti Wing B" House NO. 899, Lava, Tah & Dist Nagpur in the name of Sh. Deepesh B Agrawal & Smt. Jaya Deepesh Agrawal	A) 22/09/2022 B) Rs.34,15,757.00 as on 31/08/2022 + intt & other charges w.e.f. 01/09/2022 C) 06/01/2023 D) Physical Possession	A) Rs.20,97,000.00 B) 2,09,700.00 C) 27/03/2025 D) 10000.00	28/03/2025 11.00 AM to 4.00 PM	Not Known
8.	Somalwada Sh.Trushankumar Thaganlal Kawale , Smt. Niropa Trushankumar Kawale	All piece & parcel of Flat No 201, 2nd floor, Sai Gajanan Apartment, Plot No 45/1 (45 North Part), Corporation House No 5037, Kh No 71, Sheet No. 51, CS No 4362, Ward No 14, Dwarakapuri Layout, Babulkheda, Nagpur having super builtup area 101.572 Sq Mtrs.. Owner - Sh Trushankumar s/o Thaganlal Kawale, Boundries- East: 9.14 Mtrs wide road, West: Lane, North: Plot No 40, South: Plot No 45	A) 06/10/2017 B) Rs.37,62,933.00 as on 30/09/2017 + intt & other charges w.e.f. 01/10/2017 C) 17/02/2018 D) Physical Possession	A) Rs.40,22,000.00 B) 4,02,200.00 C) 27/03/2025 D) 10000.00	28/03/2025 11.00 AM to 4.00 PM	Not Known

9.	Nagpur Bajajnagar (OBC) Shrihari Ginning And Oil Industry Partners- 1. Ramesh Vaidya 2. Prashant Vaidya 3. Satish Vaidya 4. Guarantor- Usha Vaidya	All that piece and parcel of non- agriculture immovable property i.e. Plot Nos. 01 to 05 Total admeasuring 1651.50 Sq. mtrs. out of survey no 201/7 admeasure 2000 sq.mtrs., PH No 05, Mouza – Narkhed (as Per Town Planning Dept. Sanctioned layout plan in the name of Shri Satish Ramesh Rao Vaidya for Plot No. 01 to 05 Total Nos. 01 to 05 Total Admeas. 1651.50sq. mt Survey No. 201/7, P.H. No. 5 Mouza – Narkhed), in Tahsil Narkhed, Distt. Nagpur	A) 12/12/2022 B) Rs.7,99,60,720.60 as on 30/11/2022 + intt & Charges w.e.f. 01/12/2022 C) 04/03/2023 D) Symbolic Possession	A) Rs.11,47,000.00 B) 11,14,700.00 C) 27/03/2025 D) 10000.00	28/03/2025 11.00 AM to 4.00 PM	Not Known
10.	Nandanwan M/s Shiv Industries (Borrower) Smt. Anita Ishwardas Pardhi (Proprietor)	All that piece & parcel of Non-Agriculture Plot No 3 admeasuring 824.91 Sq Mtrs out of Khasra No 39/2/A/5/3 admeasuring 1.17 HR revenue Rs.7.55 of Mouza Heli (Suria) with Class I Occupancy rights, Patwari Halka No 10 within the limits of Tahsil Saoner & Dist Nagpur in the name of Smt. Anita Ishwardas Pardhi. Bounded as - East: Khasra No 33, West: 12 Mtrs wide road, North: Plot No 5 belonging to Smt Seema Jaikishore Saboo, South: 12 Mtrs wide road	A) 06/05/2021 B) Rs.54,34,139.42 as on 30/04/2021 + further intt & other charges C) 10/03/2022 D) Physical Possession	A) Rs.70,53,000.00 B) 7,05,300.00 C) 27/03/2025 D) 10000.00	28/03/2025 11.00 AM to 4.00 PM	Not Known
11.	Amravati M/s Nirman Marketing (Borrower) Sh. Sanjay Newandram Pamnani (Proprietor/ Mortgagor)	All R.C.C. Super Structure comprising the tentative Shop No. 007 out of Wing-A, Building No. 05, having builtup area ground floor admeasuring 66.92 sq. mtr, Mezzanine floor admeasuring 41.95 Sq. Mtr., First floor admeasuring 66.86 Sq. Mtrs., Second Floor admeasuring 66.86 sq.mtr., Third Floor admeasuring 66.86 sq. mtr total admeasuring 3,331.25 Sq. ft (309.45 Sq. Mtrs), from out of building/commercial complex known as "Dreamdand Business Park" on the land/Plot Bhupaman No. 119, 144, 39/3, 37/2, Field Survey No. 38/1, 42/1, 38/1-A, 38/2, 39/1, 42/1, 39/1, 39/3, 135, hereinabove, alongwith 0.140% undivided share in said Plot, Situated at Mouje- Borgaon Pragane- Nandgaon, Tq & Dist. Amravati, within the jurisdiction of Sub Registrar, Amravati Rural, within limits of Zilla Parishad, Amravati, which is bounded as under: East: Shop No. A5-008, West: Road and Common Parking, North- Shop No. A5-005, South- Shop No A5-009. Owner: Sanjay Newandram Pamnani.	A) 30/10/2023 B) Rs.1,01,42,051.00 as on 30/09/2023 + intt & other charges w.e.f. 01/10/2023 C) 25/01/2024 D) Symbolic Possession	A) Rs.44,60,000.00 B) 4,46,000.00 C) 27/03/2025 D) 10000.00	28/03/2025 11.00 AM to 4.00 PM	Not Known
12.	Nagpur Dharampeth M/s SP Agro Trade And Foods Pvt Ltd Directors: Shri. Pradeep kumar Dugar & Smt Reeta Pradeep Dugar	EM of entire superstructure open Plot No.145, Block D, Kh. No.19/1, 32/1, 33/1 in the Layout of Chandrabhaga Gruha Nirman Sahakari Sanstha Ltd.Nagpur P H No 34, Ward No 21, Corporation House No.603/D/145, City Survey No.31, Sheet No.777/7, Mouza - Pardi within the limits of NMC and NIT Teh & Dist Nagpur owned by Shri. Pradeep kumar Dugar & Smt Reeta Pradeep Dugar (Plot Area 1950.00 Sq Ft).	A) 29/07/2019 B) Rs.1,81,19,389.08 as on 23/07/2019 + intt & other charges w.e.f. 01/07/2019 C) 01/11/2019 D) Symbolic Possession	A) Rs.63,04,000.00 B) 6,30,400.00 C) 27/03/2025 D) 10000.00	28/03/2025 11.00 AM to 4.00 PM	Not Known
13.	Surya Nagar Sh. Tushar Tejram Ghadale (Borrower/Mortgagor) & Smt. Prerna Tushar Ghadale(Co-Borrower)	All that piece & parcel of land bearing Plot No 42, admeasuring 131.1360 Sq Mtrs Khasra No 5,8,10/2,13,15,17 & 18 PH No 11 City Survey No 6 & 7, Sheet No 260/12, Ward No 48, Corporation House No 617/B/42 Mouza Jaripatka situated in the layout covered by Sadhichha Gruh Nirman Sahakari Sanstha Behind Kalpana talkies Near Saumayk Budha Vihar New Mankapur Koradi Road Nagpur within the limits of NIT & NMC Tah & Dist Nagpur in the name of Sh Tushar Tejram Ghadale. Boundries- East:Road,West:Plot No 39,North: Plot No 43,South:Layout	A) 03/05/2021 B) Rs.14,74,070.78 as on 31/03/2021 + intt & other charges w.e.f. 01/04/2021 C) 10/12/2021 D) Symbolic Possession	A) Rs.37,77,000.00 B) 3,77,700.00 C) 27/03/2025 D) 10000.00	28/03/2025 11.00 AM to 4.00 PM	Not Known
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