

AU SMALL FINANCE BANK LIMITED
A SCHEDULED COMMERCIAL BANK
Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001 (CIN:L36911RJ1996PLC011381)

Demand Notice Under Section 13(2) of Securitisation Act of 2002

As the loan account became NPA therefore the Authorized officer under section 13(2) of "The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002" had issued 60 days demand notice to the Borrowers/Co-borrowers/Mortgagors/Guarantors (collectively referred as "Borrowers") as given in the table. According to the notice if the borrowers do not deposit the entire amount within 60 days, the amount will be recovered from auction of the mortgage properties/secured assets as given below. Therefore you the borrowers are informed to deposit the entire loan amount along with future interest and expenses within 60 days from the date of demand notice, otherwise under the provisions of 13(4) and 14 of the said Act, the Authorized officer is free to take possession for sale of the mortgage properties/secured assets as given below.

Borrowers to note that after receipt of this notice, in terms of Section 13(13) of the Act, 2002, you are prohibited and restrained from transferring any of the secured assets by way of sale, lease or otherwise, without prior written consent of the secured creditor.

Borrowers attention are attracted towards Section 13(8)/rw Rule 3(5) of The Security Interest (Enforcement) Rules, 2002 Act that the borrowers shall be entitled to redeem their secured asset upon the payment of the complete outstanding dues as mentioned below before the publication of auction notice, which thereafter shall cease to exist.

Name of the Borrower/ Co-Borrower / Mortgagor / Guarantor / Loan A/c No.	Date and Amount of Demand Notice Under Sec. 13(2)	Description of Mortgaged Property
(Loan A/C No.) L9001060123374552, M/S Ambika Tea & Nasta Center Through It's Proprietor Kishor Bhuralal Patidar(Borrower), Kishore Bhuralal Patidar (Co-Borrower), Smt. Sangeeta Patidar (Co-Borrower)	16-Apr-25 ₹ 11,11,500/- Rs. Eleven Lac Eleven Thousand Five Hundred Only As On 15-Apr-25	Property Situated At Khasara No 2094 , Patta No 7, Book No 166,Sankalp No 6, Village-Samiya, Tehsil-Sagwara, Dist-Dungarpur, Rajasthan Admeasuring 1548.6 Sq.Ft.

Date : 17/05/2025 Place : Nagpur Authorised Officer AU Small Finance Bank Limited

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

REDEMPTION NOTICE [SECTION 13(8)] TO BORROWER/ GUARANTOR/MORTGAGOR
Notice for exercising the right of redemption under Section 13 (8) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "the Act").

The undersigned being the Authorized Officer of Canara Bank, Nagpur (hereinafter referred to as "the secured creditor"), appointed under the Act do hereby issue this notice, under Section 13(8) of the Act read with Rule 8(6) of the SARFAESI Rules, to you all as under:

Sr. No.	Borrowers Name & Address	Demand Date	Demand Amount
1.	Law College Square Branch, 1.M/s Moied Enterprises Through Proprietor Abdul Hamid Abdul Karim (Borrower) Address : Nayapura, C.A. Road, Nagpur, Maharashtra – 440002 2. Abdul Hamid Abdul Karim (Proprietor/ Borrower / Mortgagor/Guarantor) 3. Abdul Hanif Abdul Karim (Borrower/Mortgagor/Guarantor) 4. Abdul Hakim Abdul Karim (Borrower/Mortgagor/Guarantor) 5. Abdul Nadim Abdul Karim (Borrower/Mortgagor/Guarantor) All 2 to 5 Address : House No. 826, Santra Market Road, Mohammad Ali Chowk, Nayapura, C.A. Road, Near Karla Petrol Pump, Nagpur, Maharashtra – 440018 6. Sanjay H. Dhurve (Surety) Address : 103, Ganjipeth, Bhaladpura, Nagpur	03.03.2025 Possession Date 09.05.2025	Rs. 32,37,487.99 (Rupees Thirty Two Lakh Thirty Seven Thousand Four Hundred Eighty Seven and Ninety Nine Paise only) as on 06.05.2025, plus subsequent interest, costs and expenses
2.	Law College Square Branch, 1. Mrs. Amita Amit Chendke (Borrower) 2. Mr. Amit Vijay Chendke (Borrower) Address : Plot No 41, Usman Layout 3rd RD Bus Stop, Gopal Nagar, Nagpur, Maharashtra – 440022	27.02.2025 Possession Date 08.05.2025	Rs.16,26,625.43 (Rupees Sixteen Lakh Twenty Six Thousand Six Hundred Twenty Five and Forty Three Paise Only) as on 06.05.2025, plus subsequent interest, costs and expenses.

As per Section 13(8) of the Act, you are entitled to redeem the secured Assets at any time before the date of publication of sale notice in Newspapers, failing which your Right to redeem the mortgaged property as per Section 13(8) of the Act shall stand extinguished. This is without prejudice to any other rights available to the secured creditor under the subject Act/ or any other law in force.

Place : Nagpur
Date:- 14/05/2025

AUTHORISED OFFICER
CANARA BANK

homefirst
We'll take your journey

Home First Finance Company India Limited
CIN: L65990MH2010PLC240703
Website: homefirstindia.com
Phone No. : 180033008425 Email ID: loanfirst@homefirstindia.com

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

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

Sr. No.	Name of Borrowers/ Co-Borrowers/ Guarantors	Description of Mortgaged Property	Date of Demand Notice	Total O/s as on date of Demand Notice (in INR)	Date of possession
1.	Ganesh Udehban Kamble, Sunita Ganesh Kamble	House No - 235, Mouje Pimpal Vihir, TQ. Dist. Amravti, Within The Limit Of Gram Panchayat- Pimpal vhir, Mallmata No -235, Amravati Gaathan, Tq&Dist :- Amravati.Pincode :- 444902, Amravati, Maharashtra,44902. Bounded By : East by - Government Road, West by - House of shri anal patil, North by - House of Mrs. Sunita Ganesh Kamble, South by - House of Shri Ganpat Kail.	03-09-2024	8,60,160	15-05-2025

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

The **BORROWERS/ GUARANTORS** and the **PUBLIC IN GENERAL** are hereby cautioned not to deal with the above referred Properties/Secured Assets or any part thereof and any dealing with the said Properties/Secured Assets shall be subject to charge of HOME FIRST FINANCE COMPANY INDIA LIMITED for the amount mentioned hereinabove against Properties/Secured Assets which is **payable with the further interest thereon until payment in full.**

The **borrower's attention is invited to the provisions of subsection (8) of Section 13 of the Act, in respect of time available to redeem the secured asset.**

Place: Amravati Date: 19-05-2025 Authorised Officer, Home First Finance Company India Limited

केनरा बैंक Canara Bank
Regional Office Amravati
3rd Floor, Sahyadri Heights, Plot No. 03 and 04, S.No. 25/3, 25/4, Tapovan gate, Mardi Road, Amravati 444602 Email: ronag2rec@canarabank.com

POSSESSION NOTICE

Whereas, The undersigned being the authorised officer of the Canara Bank under the Securitization and Enforcement of Financial Assets and Enforcement of Security Interest Act, 2002 (Act 54 of 2002) (hereinafter referred to as "the Act") and in exercise of powers conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated mentioned on below column calling upon the borrower/guarantors & mortgagors to repay the amount + Interest applicable and cost mentioned in the notice within 60 days from the date of receipt of the said notice. The borrower & guarantors having failed to repay the amount, notice is hereby given to the borrower/guarantors & mortgagors and the public in general that the undersigned has taken **Possession** of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with rule 8 & 9 of the Security Interest Enforcement Rules, 2002. The borrower/guarantors & mortgagors 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 CANARA BANK for an amount + Interest and cost 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 Borrower's/ Guarantors & Mortgagors	Description of the Immovable/Movable Properties	Date of Demand Notice	Demand Notice Amount O/s. (Rs.)
1.	YAVATMAL BRANCH (2639) M/S LAMBODHAR PLASTECH (BORROWER) PROF. MR. PRATHAMAEASH AVINASH DESHPANDE, MR. PRATHAMAEASH AVINASH DESHPANDE (MORTGAGOR/GUARANTOR) (hereinafter referred to as "the Borrower") MR. AVINASH GANESHRAO DESHPANDE (GUARANTOR),	ALL THE PIECE AND PARCEL OF LAND KNOWN AS PLOT NO C-22 IN ADDITIONAL YAVATMAL INDUSTRIAL AREA WITHIN THE LIMITS OF LOHARA TALUKA AND REGISTRATION SUB DISTRICT YAVATMAL DISTRICT AND REGISTRATION DISTRICT YAVATMAL 445001 TOTAL BUILTUP AREA OF INDUSTRIAL SHADE 185.00SQ.MTR AND ADMEASURING TOTAL AREA OF 1000 SQ.MTR. BOUNDRIES ARE AS FOLLOWS NORTH- MIDC PLOT, SOUTH- PLOT NO X-22, EAST- MIDC ROAD 30.0 MTR, WEST- AMENITY	05.03.2025 Date of Possession 14.05.2025	Rs 1,18,84,652.27/- (RUPEES ONE CRORE EIGHTEEN LAKH EIGHTY-FOUR THOUSAND SIX HUNDRED FIFTY-TWO AND PAISA TWENTY-SEVEN ONLY), and Interest thereon.
2.	AKOLA II BRANCH (15110) MRS.NUSRAT PARVEEN SAMIULLAH KHAN (BORROWER) (hereinafter referred to as "the borrower"),	RESIDENTIAL DUPLEX IN MILLAT NAGAR DUPLEX, DUPLEX NO 1 SITUATED AT FIELD SURVEY NO 44/2 OF LAYOUT PLOT NO 70, GROUND FLOOR HAVING BUILT UP AREA 38.49SQ.MTR AND 1ST FLOOR BUILT UP AREA 32.543 SQ.MTR i.e HAVING TOTAL BUILT UP AREA 71.03 SQ.MTR AT AKOLI KHURD TALUKA AND DISTRICT AKOLA 444001 BOUNDRIES ARE AS FOLLOWS EAST- 9-METER-WIDE ROAD, WEST-LAYOUT PLOT, NORTH-DUPLEX NO 2 AND 3, SOUTH-LAYOUT PLOT	01.03.2025 Date of Possession 14.05.2025	Rs 27,65,720.86/- (Rupees TWENTY-SEVEN LAKH SIXTY-FIVE THOUSAND SEVEN HUNDRED TWENTY AND PAISA EIGHTY-SIX ONLY), and Interest thereon.

DATE: 14.05.2025
PLACE: Yavatmal, Akola

Authorised Officer
CANARA BANK

SYMBOLIC POSSESSION NOTICE
ICIICI Home Finance Registered office: ICICI Bank Towers, Bandra-Kurla Complex, Bandra (East), Mumbai- 400051
Corporate Office: ICICI HFC Tower, JB Nagar, Andheri Kurla Road, Andheri East, Mumbai- 400059
Branch Office: 2nd Floor, No. 201-202, Icon Complex, Infront of Icon Hospital, Kediya Plot, Akola- 444001
Whereas The undersigned being the Authorized Officer of ICICI Home Finance Company Limited 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 upon the borrowers mentioned below, to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

As the borrower failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/ her under Section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned dates. 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 ICICI Home Finance Company Limited. 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 the Borrower/ Co-borrower/ Loan Account Number	Description of property/ Date of Possession	Date of Demand Notice/ Amount in Demand Notice (Rs.)	Name of Branch
1.	Ameer Khan Shabbir Khan (Borrower), Saima Khanam Ameer Khan (Co-Borrower), LHAKE00001573870.	All That Piece And Parcel of Rcc Structure Situated At Flat No T5 And T6 Areas Admeasuring 1036 Sqft, Name And Styled As Building , Hayat Imperial, Part of Plot No .274, Nazul Sheet No. 17 D Old City Jay Hind Chowk, Akola- 444001 Tq And Dist Akola Nazul Sheet No. 17 D Akola, Maharashtra- 444001. Bounded By- North: House of Mahadev Rokade, South: Lobby, Staircase And Flat No T1 & T2, East: Flat No T4 And Ganpati Road, West: Flat of Mr. Bhirad./ Date of Possession-14-May-25	15-02-2025 Rs. 29,98,877.08/-	Akola
2.	Ameer Khan Shabbir Khan (Borrower), Saima Khanam Ameer Khan (Co-Borrower), LHAKE00001573871.	All That Piece And Parcel of Rcc Structure Situated At Flat No T5 And T6 Areas Admeasuring 1036 Sqft, Name And Styled As Building, Hayat Imperial, Part of Plot No .274, Nazul Sheet No. 17 D Old City Jay Hind Chowk, Akola- 444001 Tq And Dist Akola Nazul Sheet No. 17 D Akola, Maharashtra- 444001. Bounded By- North: House of Mahadev Rokade, South: Lobby, Staircase And Flat No T1 & T2, East: Flat No T4 And Ganpati Road, West: Flat of Mr. Bhirad./ Date of Possession-14-May-25	15-02-2025 Rs. 1,07,505.12/-	Akola

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

Date : May 19, 2025 Place: Akola Authorized Officer ICICI Home Finance Company Limited

GOVERNMENT OF TELANGANA
HYDERABAD METROPOLITAN WATER SUPPLY & SEWERAGE BOARD
O/o Chief General Manager (Engg), STP Circle-I, Ground Floor, Khairatabad, Hyderabad-500004, TG.

EOI.No.03/HMWSSB/CGM(E)/STP Circle-I/STPs-PMC&TPQA&QC/EOI/2025-26 Dt:17.05.2025

Expression of Interest (EOI) for engaging 'PMC & TPQA&QC (Project Management Consultancy & Third Party Quality Assurance & Quality Control)' consultant for STPs Project

HMWSSB is implementing the project of Construction of 22 STPs of 471.5 MLD Capacity with associated components for ULBs between GHMC and ORR-Package-II.

The Hyderabad Metropolitan Water Supply and Sewerage Board, desires to engage the PMC & TPQA&QC agency and the Expressions of Interest (EOI) is hereby invited from the agencies / consultants having experience in the job of conducting Project Implementation Management & Third Party Quality for the STPs / Sewerage Projects schemes. The agencies having experience of similar nature of works are required to apply with their credentials indicating that they are qualified to perform the said services with Central Govt/ State Govt/ULBs client certificates on similar assignments, organization details with their technical expertise of personnel, projects etc capable to undertake such assignments performed for similar nature of Projects.

The interested consultants may submit their application from **20-05-2025 to 24-05-2025 to O/o Chief General Manager(E), STP Circle-I, HMWSSB, Ground Floor, Administrative Building, Rear Block, Khairatabad, Hyderabad-500 004** along with non-refundable fee of Rs.10000/- in the form of Demand Draft drawn in favor of "HMWSSB" for issue of RFP Document.

Sd/- Chief General Manager(Engg), STP Circle-I, Ground Floor, Khairatabad, Hyderabad-500004, TG

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Gupta Coal India Private Limited
Office Address : Gupta Towers, Temple Road, Nagpur-440001
AUCTION SALE NOTICE

Under Regulation 33 of the Insolvency & Bankruptcy Board of India (Liquidation Process) Regulations, 2016 Public at large is informed that auction of the sale of the Movable Properties mentioned below will be held as specified hereunder. The physical possession of the properties is with undersigned in the capacity of liquidator of the company. The purchaser shall bear the applicable stamp duties, transfer charges, etc in addition to statutory dues/taxes owing to anybody. The successful purchaser shall not deduct any TDS from the reserved price amount. E-Auction for each asset will be conducted separately.

E-Auction

Sr. No.	Location & Address	Reserved Price (Rs. in Lakhs)	(Rs. in Lakhs)
1	Capital W.I.P. - MSMC Ltd. (Receivable against investment/advance)	735.58	73.56

Date & Time for submission of Pre-Qualification Document on or before 30.05.2025 upto 4 p.m. on Auction Platform, physical submission shall be rejected.
Date & Time of E-Auction: **02.06.2025 from 12.00 Noon upto 02.00 p.m.** (With unlimited extension of 5 minutes)
Date & Time of Inspection/Query: **19.05.2025 to 30.05.2025, Time from 11.00 a.m. to 5.00 p.m.**
Date & Time for payment of EMD: **19.05.2025 to 30.05.2025, Time from 11.00 a.m. to 5.00 p.m.**
E-Auction is being held on 'AS IS WHERE IS BASIS' and 'AS IS WHAT IS BASIS' 'WHATEVER THERE IS BASIS' AND 'WITHOUT RECURSE BASIS' and will be conducted 'On line'. The auction will be conducted through approved service provider at IBBI Auction Portal by BAANKNET at (<https://ibbi.baanknet.com/eauction-ibbi/home>).
The Bidder can read the Auction and registration guidelines on the BaankNet Platform. **The intending bidders are required to deposit Earnest Money Deposit (EMD) amount on BaankNet through Wallet.**
Documents shall be submitted to Liquidator through email at liquidator.gcipl@gmail.com, contact person Mr. Hitesh Agrawal: +91-902-147-4665 or through auction portal in the format prescribed in the Auction Document. The bid form along with detailed terms & conditions of complete E-auction process can be downloaded from the website <https://ibbi.baanknet.com/eauction-ibbi/home>
The auction advertisement does not constitute and will not be deemed to constitute any commitment or representations of the undersigned. The undersigned shall not be responsible in any way for any third-party claims/rights/dues. The intending bidders shall have to upload/provide his KYC.
The other terms or conditions of the E-auction will be shared on request at liquidator.gcipl@gmail.com and are published on the notice board. The liquidator has right to accept or reject any bid received without giving any reason and applicant have no legal recourse for the same. Previous bidders (if any) are not allowed to participate in the auction, in case of participation EMD amount will be forfeited.
Date: 19/05/2025
Place : Nagpur
Abhay N. Manudhane
Liquidator

PHYSICAL POSSESSION NOTICE
ICIICI Home Finance Registered office: ICICI Bank Towers, Bandra-Kurla Complex, Bandra (East), Mumbai- 400051
Corporate Office: ICICI HFC Tower, JB Nagar, Andheri Kurla Road, Andheri East, Mumbai- 400059
Branch Office: 1st Floor, Gokul Roshan, Plot No 25 & 26, Zenda Chowk, Dharampeth, Nagpur- 440001
Whereas The undersigned being the Authorized Officer of ICICI Home Finance Company Limited 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 upon the borrowers mentioned below, to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

As the borrower failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/ her under Section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned dates. 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 ICICI Home Finance Company Limited. 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 the Borrower/ Co-borrower/ Loan Account Number	Description of property/ Date of Possession	Date of Demand Notice/ Amount in Demand Notice (Rs.)	Name of Branch
1.	Abdul Salim (Borrower), Abdul Fahim Abdul Salam (Co-Borrower), Abdul Salam A Rahman Sk (Co-Borrower), LHNAG00001510445.	Corporation House No 427,adm. 31.39 Sq.mtr Mouza Nagpur CTS No 240, C N 4 D 2, Sheet No 239, Near Kothiwale Ward No 18 Baba Dargah Killa Road Tah Dist Nagpur 440032 O Nagpur Maharashtra- 440032. Bounded By- North: Road, South: House of Mr. Madhukar Vaidya, East: House of Mrs Baburao Harde, West: House of Mr. Manohar Vaidya./ Date of Possession- 15-May-25	21-08-2024 Rs. 10,87,346.28/-	Nagpur
2.	Abdul Salim (Borrower), Abdul Fahim Abdul Salam (Co-Borrower), Abdul Salam A Rahman Sk (Co-Borrower), LHNAG00001510508.	Corporation House No 427, adm. 31.39 Sq.mtr Mouza Nagpur CTS No 240, C N 4 D 2, Sheet No 239, Near Kothiwale Ward No 18 Baba Dargah Killa Road Tah Dist Nagpur 440032 O Nagpur Maharashtra- 440032. Bounded By- North: Road, South: House of Mr. Madhukar Vaidya, East: House of Mrs Baburao Harde, West: House of Mr. Manohar Vaidya./ Date of Possession- 15-May-25	21-08-2024 Rs. 5,22,407.54/-	Nagpur
3.	Abdul Salim (Borrower), Abdul Salam A Rahman Sk (Co-Borrower), Abdul Fahim Abdul Salam (Co-Borrower), LHNAG00001511132.	Corporation House No 427,adm. 31.39 Sq.mtr Mouza Nagpur CTS No 240, C N 4 D 2, Sheet No 239, Near Kothiwale Ward No 18 Baba Dargah Killa Road Tah Dist Nagpur 440032 O Nagpur Maharashtra- 440032. Bounded By- North: Road, South: House of Mr. Madhukar Vaidya, East: House of Mrs Baburao Harde, West: House of Mr. Manohar Vaidya./ Date of Possession- 15-May-25	21-08-2024 Rs. 79,508.36/-	Nagpur

The above-mentioned borrowers(s)/ guarantors(s) are hereby given a 30 day notice to repay the amount, as per the provisions under the Rules 8 and 9 of Security Interest (Enforcement) Rules 2002.

Date : May 19, 2025, Place: Nagpur Authorized Officer, ICICI Home Finance Company Limited

Ujjivan Small Finance Bank
Registered Office : Grape Garden, No.27, 3rd "A" Cross, 18th Main, 6th Block, Koramangala, Bengaluru- 560095, Karnataka.
Regional Office : 7th Floor, Almonte IT Park, Sr. No. 8, Kharadi- Mundhwa Bypass, Village Kharadi, Pune- 411014.

PUBLIC AUCTION NOTICE

PUBLIC NOTICE FOR SALE UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT (SARFAESI Act) 2002, READ WITH PROVISIO RULE 8(6) & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES 2002.

The undersigned as authorised officer of Ujjivan Small Finance Bank Ltd., has taken possession of the following property in exercise of powers conferred under section 13(4) of the SARFAESI Act. The Borrower in particular and public at large are informed that Public auction of the mortgage property in the below mentioned account for realisation of dues of the Bank will be held on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" on the date as prescribed as here under:-

Sl. No	Loan Acc. No. / Branch	Name of Borrower/ Co-Borrower / Guarantor/ Mortgagor	13(2) Notice Date/ Outstanding Due (in Rs.) As on	Date of Possession	Reserve Price in INR / EMD in INR
1	4495210090000014 4495-BYRAMJI TOWN	1) Manvi Collection , residing at Plot no. 57, Manjari road, Gulshan Nagar, Nr. Jahind School, Near Railway Gate, Nagpur - 440017. 2) Bharat Prakash Ninawe, 3) Poanam Bharat Ninawe , both are residing at Plot no. 52, Gulshan Nagar, Nanjri, Krishnanand Society, Nr. Ashish Kumbhare House, Uppawalvi, Nagpur-440017.	05.02.2024 / Rs. 23,74,477.97 as on 01.02.2024	07.03.2025	Rs.29,81,000/- / Rs.2,98,100/-
2	4495210180000035 4495-BYRAMJI TOWN	1) Abhishek Jitendrasingh Bais, 2) Mr.Jitendrasingh Ramsingh Bais, 3) Mrs. Kiran Jitendrasingh Bais , All are residing at House No. 4060, Behind Gajanan Mandir, Ward No. 6, Laxmi Nagar, At Post. Mauda, Nagpur - 441104.1) also at Tirupati Trading Company, Plot No. 12, Opp. Nakade Clinic, Gulmoharnagar, Bharat Wada Road, Pardi, Nagpur - 440035.	18.12.2023 / Rs. 19,40,534.03 as on 13.12.2023	20.12.2024	Rs.31,86,000/- / Rs.3,18,600/-

Description of the Immovable Property: All that piece and parcel of land bearing Mouza-Wanjari, situated at Khasra no. 80/1, from the layout of Krishnanand Co-operative Housing Society Ltd., Nagpur, bearing Plot no. 57, Western Portion, having its length towards Northern South is 40 Sq.ft and breadth Eastern West 30 Sq.ft., total admeasuring area 1200 Sq.ft (111.48 Sq.Mtrs), out of this Plot area Northern South portion divided into its Eastern portion having its length Northern South 40 Sq.ft & breadth Eastern West 15 Sq.ft., having its total admeasuring area 600 Sq.ft (55.74 Sq.mtrs), bearing Ph. no. 17 situated in Ward no. 43, bearing Sheet no. 45(771 A), City Survey no. 99, within Jurisdiction of Nagpur Municipal Corporation, Nagpur Tal. Nagpur (Rural) & Dist. Nagpur which is bounded as follows: East: Plot no. 56, West: rem aining land, North: Road South: Plot no. 51 owned by Bharat Prakash Ninawe

Description of the Immovable Property: All that piece and parcel of Plot No. 1, Kh. No. 246, P.H. No. 73, Thak No. 306, Ward No. 45, Mouza-Mouda, situated at Laxmi Nagar, Behind Gajanan Maharaj Mandir, Mouda Bypass Road, Tahsil Mouda & District Nagpur, Maharashtra- 441104 owned by Jitendrasingh Ramsingh Bais

Date & Time of Inspection of the property(ies)	02-06-2025 & 20-06-2025 Between 11AM to 4PM
Date for Submission of Bid & EMD	24.06.2025 between 11 AM to 05 PM
Date and Time of Auction	25.06.2025 from 11:00 AM to 2:00 PM

Earnest Money Deposit (EMD) in INR (Should be paid through Demand Draft in favour of "Ujjivan Small Finance Bank Ltd."),
Place of submission of bids & Auction : Ujjivan Small Finance Bank Ltd., Chinnavs layout Opposite ICICI Bank Gondwana Square, Byramji Town Nagpur, Maharashtra-440013. (For Sl.No.s 1 & 2)
(Contact : Deepak Mantri -9561157757, Dheeraj Rangade -9518554688)

Terms & Conditions - The e-Auction is being held on "AS IS WHERE IS", "AS IS WHAT IS" and "whatever there is" BASIS".

- To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ ies put on auction and claims/ rights/ dues/ effecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.
- It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property/ies put on auction will be permitted to interested bidders at sites as mentioned against each property description.
- The Interested Bidders shall submit their Bid before the Authorised officer undersigned one day before the auction date as mentioned above.
- The E-Auction will be conducted through Ujjivan Small Finance Bank approved E-auction service provider - M/s C1 India Pvt. Ltd., Contact person - Prabakaran M - (Mob. No.7418281709). The intending bidders are advised to visit <https://www.bankeauctions.com> or <https://www.ujjivanstn.in/e-auctions> for the details of the properties in the website and for taking part in the bid they should register their names at portal <https://www.bankeauctions.com> and get their user-id and password free of cost. Prospective bidders may avail online training on E-Auction from the service provider M/s. C1 India Pvt. Ltd., Helpline Number- 7291918824, 25, 26 support email id:- support@bankeauctions.com , Auction portal - <https://www.bankeauctions.com>.
- Property shall be sold to the highest bidder / offered, subject to acceptance of the bid by the secured creditor, i.e., Ujjivan Small Finance Bank Ltd. However, the undersigned has the absolute discretion to allow inter-se bidding if deemed necessary. The Authorised officer has the discretion to accept or reject any offer / Tender without assigning any reason.
- The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within 24 hours of the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15 th day of sale or within such extended period in any case not exceeding 3 months as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting Purchaser shall have no claim/ right in respect of property/ amount.
- The publication is subject to the force major clause.
- Bidding in the last moment should be avoided in the bidders own interest as neither the Ujjivan Small Finance Bank nor Service provider will be responsible for any lapse/failure (Internet failure/power failure etc.) in order to ward-off such contingent situations bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc, so that they are able to circumvent such situation and are able to participate in the auction successfully.

This is also a notice to the above named borrowers/Guarantor's/Mortgagors about public auction scheduled for sale of mortgaged properties.

Place: Nagpur, Date : 17.05.2025.

Sd/- Authorised Officer, Ujjivan Small Finance Bank

बैंक ऑफ बड़ोदा Bank of Baroda

REGIONAL STRESSED ASSET RECOVERY BRANCH, NAGPUR
Mytri Willows, 2nd Floor, Opp. Empress Mall, Above Lotus Electornics, Sir Bezonjee Mehta Road, Nagpur -440018.

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
"APPENDIX-IV-A [See proviso to Rule 6 (2) & 8 (6) & 9 (1)]

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6 (2) & 8 (6) & 9 (1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s), Mortgagor (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis for recovery of dues in below mentioned account/s. The details of Borrower/s/ Mortgagor/ Guarantor/s/ Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below

Sr./ Lot No.	Name & address of Borrower/s / Guarantor/ Mortgagors	Description Of the Immovable Property (Mortgagor/s)	Total Dues.	1. Reserve Price 2. Earnest Money Deposit (EMD) 3. Bid Increase Amount	Date of E- Auction- Start Time to End Time	Status of Possession (Constructive / Physical)	Property Inspection date & Time.
1	Mr. Amar Maroti Meshram RO SARB NAGPUR (BASE BRANCH ZILLA PARISHAD BHANDARA)	All part and parcel of land bearing Gat No.191/1/5, P.H.No.10 admeasuring 626.52 Sq. Mts. Situated at Mouza Bela Distt. Bhandara - 441906, in the name of Mr. Amar maroti meshram having boundaries as under: Toward East - Survey No. 187, Towards West- 9-Mts Road, Towards North - Open Space, Towards South - Plot No. 4/5 Land of Survey No.187. (Mortgagor) : Mr. Amar Maroti Meshram)	Rs. 24,39,939.26 + unapplied interest and other charges	Rs. 36,20,000/- Rs. 3,62,000/- Rs. 10,000/-	20/06/2025 between 14:00:00 to 18:00:00	Physical	16/