AAVAS FINANCIERS LIMITED

(CIN:L65922RJ2011PLCO34297) **Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020**

SAPNE AAPKE, SAATH HAMAARA

AUCTION NOTICE

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 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 physical possession of which has been taken by the Authorised Officer of **AAVAS FINANCIERS LIMITED** Secured Creditor, will be sold on "As is where is"," As is what is ", and 'Whatever there is" basis. The details of the cases are as under.

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortagors	Dues As on	Date & Amount of 13(2)Demand Notice	Date of Poss-ession	Description of Property	Reserve Price For Property	Earnest Money For Property	Date & Time of Auction	Place of Tender Submission, Tender Open & Auction at Aavas Financiers Ltd.
Usha Kavadu Darvekar, Kawdu Anandrao Darvekar **(AC NO.) LNCHA13421-220197983**	Rs. 6,31,054.00/- Dues As On 18 Feb 2026	9 Sep 24 Rs. 389807/- Dues As On 04 Sep 2024	18 Oct 2025	Property No.259 , Situated At Mouza .Sumthana , Tah.Rajura Dist. Chandrapur Maharashtra **Admeasuring 1323. Sq.Ft.**	Rs. 370440/-	Rs. 37044/-	11.00 Am To 01.00 Pm 25 Mar 2026	1st Floor, Yergude Complex, Above Yergude Bichayat Kendra, Opposite Anjikar Automobiles, Bapat Nagar, Chandrapur-442402,Maharashtra-India

Terms & Conditions: **1).** The person, taking part in the tender, will have to deposit his offer in the tender form provided by the AFL which is to be collected from the above branch offices during working hours of any working day, super scribing "Tender Offer for name of the property "on the sealed envelope along with the Cheque/DD/pay order of 10% of the Reserve Price as Earnest Money Deposit (EMD) in favour of AAVAS FINANCIERS LIMITED payable at Jaipur on/before time of auction during office hours at the above mentioned offices. The sealed envelopes will be opened in the presence of the available interested parties at above mentioned office of AAVAS FINANCIERS LIMITED The Inter-se bidding, if necessary will also take place among the available bidders. The EMD is refundable if the bid is not successful. **2).** The successful bidder will deposit 25% of the bidding amount adjusting the EMD amount as initial deposit immediately or within 24hrs after the fall of the hammer towards the purchase of the asset. The successful bidder failing to deposit the said 25% towards initial payment, the entire EMD deposited will be forfeited & balance amount of the sale price will have to be deposited within 15 days after the confirmation of the sale by the secured creditor; otherwise his initial payment deposited amount will be forfeited. **3).** The Authorised officer has absolute right to accept or reject any bid or adjourn/postpone the sale process without assigning any reason therefore. If the date of tender depositing or the date of tender opening is declared as holiday by Government, then the auction will be held on next working day. **4).** For inspection and Interested parties who want to know about the procedure of tender may contact AAVAS FINANCIERS LIMITED 201,202, IInd Floor, South End Square, Mansarovar Industrial Area, jaipur-302020 or **Ugarsen Rinwa – 9875895867** or respective branch during office hours. **Note:** This is also a 15/30 days notice under Rule 9(1)/8(6) to the Borrowers/Guarantors/Mortgagor of the above said loan accounts about tender inter se bidding sale on the above mentioned date. The property will be sold, if their out standing duesare not repaid in full.

Place : Maharashtra **Date : 21-02-2026** **Authorised Officer Aavas Financiers Limited**

केनरा बैंक / Canara Bank

भारत सरकार का उपक्रम

A Government of India Undertaking

Regional Office Nagpur

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

Demand Notice

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

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

Sr. No.	Borrowers / Branch Name	NATURE OF Loan/Limit	Loan A/c. No.	Date of Sanction	Amount Sanctioned	Liability	Rate of Interest	NPA Date
1.	**Nagpur Gittikhadan Branch** **1. Mr. MANOHAR DEORAO DHARMIK .BORROWER** PLOT NO 136 BINAKI MANGALWARI JAMDAR WADI BEHIND BOGARA COLONY NAGPUR MAHARASHTRA 440018 **2. Mr. LAXMAN MANOHAR DHARMIK .CO-BORROWER** **3. Mr. PRAVIN MANOHAR DHARMIK .CO-BORROWER** **2 and 3 Reside At** PLOT NO 136 A NEAR SHITLA MATA MANDIR JAMDAR WADI BINAKI DR AMBEDKAR MARG NAGPUR MAHARASHTRA 440017	**HOUSING FINANCE**	**160000955290**	**21-07-2022**	40,00,000/-	Rs. 4,98,770.72 + Interest and Cost	8.05 % + 2% Penal Interest	06.02.2026
		CANARA HOME LOAN SECURE	**164002618154**	**07-09-2022**	2,14,364/-	Rs. 1,94,022.00 + Interest and Cost	8.10 % + 2% Penal Interest	

DETAILS OF IMMOVABLE SECURED ASSET :
ALL THAT Piece and Parcel of Land bearing Plot No. 136A Western Portion land admeasuring 139.29 Sq. Mtrs. (1500 Sqft) out of total Land admeasuring 286 Sq Mtr bearing Plot No. 136, bearing Kh. No. 115, 117 of Mouza- Binaki, City Survey No.2043, Sheet No.430/47, Ward No. 42, Corporation House No. 1428/A/136, P.H. No. 10, with built up area of 60.07 Sq. Mtr. 32 years Old House within the limit of NMC and NIT, Tansil and District Nagpur which are bounded as under:
On The East : Plot No. 136 B, **On The West:** 9 Meter Rudrachi Road, **On The North :** 9 Meter Rudrachi Road, **On The South :** Plot No. 137
Name of Title Holder Mr. MANOHAR DEORAO DHARMIK

The above said loan/credit facilities are duly secured by way of mortgage of the assets more specifically described in the schedule hereunder, by virtue of the relevant documents executed by you in our favour. Since you had failed to discharge your liabilities as per the terms and conditions stipulated, the Bank has classified the debt as NPA on **above Dates** Hence, we hereby issue this notice to you under Section 13(2) of the subject Act calling upon you to discharge the entire liability of **above Amounts** with accrued and up-to-date interest and other expenses, within **sixty days** from the date of the notice, failing which we shall exercise all or any of the rights under Section 13(4) of the subject Act. Further, you are hereby restrained from dealing with any of the secured assets mentioned in the schedule in any manner whatsoever, without our prior consent. This is without prejudice to any other rights available to us under the subject Act and/or any other law in force. Your attention is invited to provisions of sub-section (8) of Section 13 of the SARFAESI Act, in respect of time available, to redeem the secured assets.

The demand notice had also been issued to you by Registered Post Ack due to your last known address available in the Branch record.

Place : Nagpur
Date : 13-02-2026

AUTHORISED OFFICER, CANARA BANK

AXIS BANK LTD. **Registered Office :** "Trishul", 3rd Floor Opp. Samartheshwar Temple, Law Garden, Ellisbridge, Ahmedabad -380006. **Branch Office :** Axis Bank Ltd., 1st Floor, Mazda Tower, Opp. ZP Office, G.P.O. Road, Trimbak Naka, Nashik- 422001. **DEMAND NOTICE**

[Under S.13 (2) of Securitization And Reconstruction of Financial Assets and Enforcement of Security Interest Act. 2002 (SARFAESI ACT) read with Rule 3 (1) of the Security Interest (Enforcement) Rule, 2002)] The accounts of the following borrowers with **Axis Bank Ltd.** has been classified as NPA, the Bank issued notice under S.13(2) of the SARFAESI Act on the dates mentioned below. In view of the non service of notice on last known address of below mentioned Borrowers /Co-borrowers / Mortgagors / Guarantors, this public notice is being published for information of all concerned. The below mentioned Borrowers / Co-borrowers / Mortgagors / Guarantors are called upon to pay to **Axis Bank Ltd.** within **60 days** from the date of publication of this Notice the amounts indicated below due on the dates **together with future interest at contractual rates, till the date of payment,** under the loan/and other agreements and documents executed by the concerned persons. As security for borrower's obligation under the said agreements, the respective assets shown against the name have been charged to **Axis Bank Ltd.** If the concerned Borrowers / Co-borrowers / Mortgagors / Guarantors fails to make payment to **Axis Bank Ltd.** as aforesaid, then the **Axis Bank Ltd.** shall be entitled to exercise all or any of the rights mentioned under S13(4) of the Act and the applicable Rules entirely at the risk of concerned Borrowers/Co-borrowers/Mortgagors/ Guarantors as to cost and consequences. In terms of provisions mentioned in sub-section 13 of sec.13 of the Act, all you shall not transfer by way of sale, lease, or otherwise any of the asset stated under security referred to in this notice without prior written consent of our Bank. As per the provision of the aforesaid act, Borrower / Guarantor are prohibited from transferring the above said assets, in any manner, whether by way of sale, lease etc. Any contravention of the said provisions will render the concerned person liable for punishment and /or penalty in accordance with SARFAESI Act. For more details the unserved returned notice may collected from the undersigned.

Name of the Branch : Gondia

Sr. No.	Name and Address of the Borrower / Co-Borrower / Mortgagor / Guarantor	Outstanding Amount in Rs.
1.	**1) Mr. Rameshwar Mohelal Kaware 2) Mrs. Sonibai Rameshwar Kaware, Both R/o.** S/o. Mohelal Kaware, Vijay Nagar, Jamun Toli, Bhagatsingh Ward, Gondia, Tal/Dist.Gondia-441614. **Also At :** Plot No.18, Sheet No.62A, Thak No.74, T. S.No.26, At- Katangikala, Vijay Nagar, Jamun Toli, Sardar Bhagatsingh Ward, Gondia, Tal/Dist. Gondia-441614 **3) Mr. Kodulal Sukharam Kaware, R/o.** Bagholi Ward No.1, Balaghat Road, Gondia, Tal/Dist.Gondia-441601.	**Rs.18,457.04/-(Rupees Eighteen Thousand Four Hundred Fifty Seven And Four Paisa Only)** under the loan **A/c No. 920030017516077** being the amount due as on **02/07/2025** (the amount includes interest till **05/05/2025**) and **Rs. 26,24,754.29/- (Rupees Twenty Six Lakh Twenty Four Thousand Seven Hundred Fifty Four And Twenty Nine Paisa Only)** under the loan **A/c No. 920030017516057** being the amount due as on **02/07/2025** (the amount includes interest till **05/05/2025**) aggregating to **Rs. 26,43,211.33/-(Rupees Twenty Six Lakh Forty Three Thousand Two Hundred Eleven And Thirty Three Paisa Only)**
	Type of Loan : Production Credit – Working Captital & Overdraft	**Date of Demand Notice : 15/09/2026** / **Date of NPA : 26/08/2025**
	Details of Mortgaged Property : 1) All that piece and parcel of property Situated at **Mauza Katangikala, Vijay Nagar, Jamuntoli, Sardar Bhagatsingh Ward, Tal & Dist.Gondia Residential Property (House) Plot No. 18(Part) area admeasuring 1400 Sq. Ft. Sheet No.62A, Thak No.74, T. S.No.26 Along with Construction,** and bounded by Boundaries **On Or Towards East :** Gondia-Balaghat P. W. D. Road, **On Or Towards West :** House of Ramkishan Kohade, **On Or Towards South :** 15 Fts. Wide Nagar Parishad Road, **On Or Towards North :** House of Dularibai Wd/o. Halbal Kaithwas. **With Buildings constructed thereon along with other assets such as furniture and fixtures, equipments, machinery fixed and movable, structures and any other assets situated thereon Owned by Mrs. Sonabai Rameshwar Kaware. 2)** All that piece and parcel of property Situated at **Mauza Katangikala, Vijay Nagar, Jamuntoli, Sardar Bhagatsingh Ward, Tal & Dist.Gondia Residential Property (House) Plot No. 18(Part) area admeasuring 1120 Sq. Ft. i.e. 104.08 Sq. Mtr., Sheet No.62A, Thak No. 74, T. S.No.26 Along with Construction,** and bounded by Boundaries **On Or Towards East :** Gondia-Balaghat P. W. D. Road, **On Or Towards West :** House of Ramkishan Kohade, **On Or Towards South :** House of Sonibai Rameshwar Kaware, **On Or Towards North :** House of Murlidhar Kaithwar. **3)** All that piece and parcel of property Situated at **Mauza Katangikala, Vijay Nagar, Jamuntoli, Sardar Bhagatsingh Ward, Tal & Dist.Gondia Residential Property (House) Plot No. 18(Part) area admeasuring 350 Sq. Ft. i.e. 32.52 Sq. Mtr., Sheet No. 62A, Thak No. 74, T. S.No.26 Along with Construction,** and bounded by Boundaries **On Or Towards East :** Gondia-Balaghat P. W. D. Road, **On Or Towards West :** House of Ramkishan Kohade, **On Or Towards South :** House of Rameshwar Kaware, **On Or Towards North :** House of Nirmalabai Shende. With Buildings constructed thereon along with other assets such as furniture and fixtures, equipments, machinery – fixed and movable, structures and any other assets situated thereon both Properties Owned by Rameshwar Mohelal Kaware.	

Date : 21/02/2026 Place : Gondia **Sd/- Authorized Signatory, Axis Bank Ltd.,**

इंडियन बैंक / Indian Bank

इलाहाबाद ALLAHABAD

Zonal Office Nagpur

Palm Road, Civil Lines, Nagpur 440 001,
Phone:- 0712-2530666, 2566784
E-Mail: zonagpur@indianbank.co.in

E- Auction Sale Notice

Notice of sale under Rule 9(1) of The Security Interest (Enforcement Rules) 2002 under The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 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 properties mortgaged / charged to the Secured Creditor, the Possession of which has been taken by the Authorised Officer of Indian Bank, Secured Creditor, will be sold on "AS IS WHERE IS","AS IS WHAT IS" AND WHATEVER THERE IS BASIS" on the date mentioned below for recovery of due to the Secured Creditor form the below mentioned Borrower/s and Guarantor/s. The Reserve Price and the Earnest Money deposit and short description of immovable properties are also mentioned hereunder.

Date & Time of e-Auction 10.03.2026 from 10.00 A.M to 05.00 P.M.

Sr. No.	Name of Borrowers & Name of Guarantors	Detailed Description of the immovable property with known encumbrances, If any and Name of Mortgager/ owner and the Type of the Possession & BAANKNET Property ID	Reserve Price, EMD, Bid Increase Amount
	Shyam Chowk, Amravati Branch Shri Chandrashekhar Jambhulkar (CM) AUTHORISED OFFICER Mob No 9168410101)		
1.	**1. M/s Sindh Garments (Borrower) Partnership Firm** **Add1:** Shop No. 1-40, Wing B6, Dreamzland Business Park, Borgaon, Dharmade, Amravati - 444901 **2. Estate of Late Mr. Premchand Narumal Harwani (Borrower cum Guarantor & Mortgagor)** **Represented by: 1.Mr. Sanjay Premchand Harwani** Harwani Nagar, Daroga Plot, Pratidin Press Galli, Rukhmini Nagar, Amravati – 444606 **2. Dr. Anil Premchand Harwani** Plot no. 5, House No. 3, Dande Plot, Rajapeth, WD 19, Ambika Nagar, Amravati – 444606 **3.Mr. Sanjay Premchand Harwani (Borrower cum Guarantor & Mortgagor)** Harwani Nagar, Daroga Plot, Pratidin Press Galli, Rukhmini Nagar, Amravati – 444606	**Bank having Physical Possession of all mentioned properties** **Property-A-7-006 PROPERTY ID: IDIB0SINDH006** All the piece and parcel to commercial shop No 6, Wing No "A" Building No 6, Dreamzland Business park, Field Gut No 119, 144, 134, 142, 139, 87, 140, 138, 88, 133 & 135 at Borgaon Dharmale, Amravati Shop Super built up area 309.45 sq mtr with undivided share in land is 0.294% in 15 hector 895R and adjoining properties/boundaries (of land) as follows: East – by Shop No. A7-008 West – by Road and common parking North – by Shop No. A7-005 South – by Shop No. A7-009	**Property-A-7-006 Rs 26.00 Lakhs** **EMD – Rs 2.60 Lakh**
		Property-A-7-007 PROPERTY ID: IDIB0SINDH007 All the piece and parcel to commercial shop No 7, Wing No "A" Building No 7, Dreamzland Business park, Field Gut No 119, 144, 134, 142, 139, 87, 140, 138, 88, 133 & 135 at Borgaon Dharmale, Amravati Shop Super built up area 309.45 sq mtr with undivided share in land is 0.294% in 15 hector 895R and adjoining properties /boundaries (of land) as follows: East – by Shop No. A7-008 West – by road and common parking North – by Shop No. A7-005 South – by Shop No. A7-009	**Property-A-7-007 Rs 26.00 Lakhs** **EMD – Rs 2.60 Lakh**
		Property-A-7-008 PROPERTY ID: IDIB0SINDH008 All the piece and parcel to commercial shop No 8, Wing No "A" Building No 8, Dreamzland Business park, Field Gut No 119, 144, 134, 142, 139, 87, 140, 138, 88, 133 & 135 at Borgaon Dharmale, Amravati Shop Super built up area 309.45 sq mtr with undivided share in land is 0.294% in 15 hector 895R and adjoining properties/boundaries (of land) as follows:East – by Shop No. A7-008 West – by road and common parking North – by Shop No. A7-005 South – by Shop No. A7-009	**Property-A-7-008 Rs 26.00 Lakhs** **EMD – Rs 2.60 Lakh**

Total Dues in Rs. 32382568/- as on 15.04.2024 with further interest, costs, other charges and expenses thereon.

Prior Encumbrance: Not known to bank
Bidders are advised to visit the website **(https://baanknet.com)** of our e auction service provider **PSB Alliance Pvt. Ltd** to participate in online bid. For Technical Assistance Please call PSB Alliance Pvt. Ltd Helpdesk No. 8291220220, email ID:- support.baanknet@psballiance.com and other help line numbers available in service providers help desk. For Registration status with **PSB Alliance Pvt. Ltd.** and EMD status, please contact **support.baanknet@psballiance.com.**
For property details and photograph of the property and auction terms and conditions please visit: **https://baanknet.com** and for clarifications related to this portal, please contact **Helpdesk No. 8291220220**
Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with **https://baanknet.com.**

This is also notice to the Borrowers/Guarantors/Mortgagors regarding the loan referenced above, concerning the scheduled sale on the specified date along with additional pertinent details.

Place: Amravati
Date: 20.02.2026

Authorized Officer, Indian bank

बैंक ऑफ महाराष्ट्र Bank of Maharashtra भारत सरकार का उद्यम एक परिवार एक बैंक

अंचल कार्यालय – चंद्रपुर / Zonal office – Chandrapur उद्योग भवन बिल्डिंग / Udyog Bhavan Building, रेल्वे स्टेशन रोड, चंद्रपुर / Railway station Road, Chandrapur टेलीफोन/TELE : (07172) 254518 255318 255537 ई-मेल/e-mail : cmrecovery_chn@bankofmaharashtra.bank.in

प्रधान कार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे-5 Head Office: LOKMANGAL,1501,SHIVAJINAGAR, PUNE-5

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REF.NO.AX36/SARFAESI (13-2)/Ballarsha branch/2025-26/ **Date: 31.01.2026**

To,
1. Shri. Santosh Bhavikdas Raipure ---------- **Borrower**
2. Mrs. Chhaya Santosh Raipure ---------- **Co-Borrower**
Alias Chhaya Dadasaheb Bhaisare
Both R/o: At – Plot No 7 Mul road, Sarkar Nagar Buddha Vihar Chandrapur, Ta. & Dist. Chandrapur – 442401

Dear Sir/Madam,
Sub: Demand Notice U/Sec. 13(2) of Securitization & Reconstruction of Financial Assets and Enforcement of Security Act 2002.

1. That **Shri. Santosh Bhavikdas Raipure & Mrs. Chhaya Santosh Raipure Alias Chhaya Dadasaheb Bhaisare** has availed the following Loan facility from our **Ballarsha Branch.**
2. That the details of the credit facilities, the securities charged in favour of the Bank and the present outstanding dues are as under:

Sr. No.	Nature & Amt of Credit facility	Present outstanding (as on 31.01.2026)
1.	**Housing Loan of Rs. 13,80,000/- (Rupees Thirteen Lakh Eighty Thousand Only). A/c No. 60415526537**	**Ledger Balance Rs. 12,50,742 /- plus Unapplied Interest Rs. 34,707/- Total Dues Rs. 12,85,449/- plus unapplied interest @8.05% w.e.f. 31.01.2026**

- **CERSAI DETAILS:**

Sr No	Asset ID	SECURITY INTEREST ID
1.	200063009596	400062255872

3. The above said credit facility is duly secured by way of mortgage of assets more specifically described in the schedule hereunder, by virtue of the relevant documents executed by you in Bank's favour. Since you had failed to discharge your liabilities as per the terms and conditions stipulated, the Bank has classified the debt as **NPA on 08.01.2026.** Hence, we hereby issue this notice to you under Section 13(2) of the subject Act calling you to discharge the entire liability of **Total Dues Rs.12,85,449/- (Rupees Twelve Lakh Eighty-Five Thousand Four Hundred Forty-Nine Only) plus interest as applicable thereon w.e.f. 31.01.2026; plus interest** as applicable thereon within 60 days from the date of receipt of this notice; failing which, in addition to and without prejudice to the other rights available to the bank, the bank shall be entitled to exercise any / or all of the powers under Sub-Sec.(4) of Sec. 13 of the aforesaid Act in respect of these securities / properties enforceable under the Act, in which case you shall also be liable to further pay all costs, charges and expenses or other incidental charges, which please note. The powers available under the Act inter alia include -
- To take possession of the secured assets wherein the security interest has been created as above mentioned together with the right to transfer by way of lease, assignment or sale, for realizing the secured asset.
- To take over the management of the secured assets including right to transfer by way of lease assignment or sale.
- To appoint any person as Manager to manage the secured assets, the possession of which will be taken over by us and the Manager shall manage the secured assets and any transfer of secured assets shall vest in the transferee all rights in or in relation to, the secured assets, as if the transfer had been made by you.
- To write to or issue notice in writing to any person, who has acquired any of the secured assets against which security interest has been created from whom any money is due or may become due to you to pay us the money.

4. Further, you are hereby restrained from dealing with any of the secured assets mentioned in the schedule in any manner whatsoever, without our prior consent. This is without prejudice to any other rights available to us under the subject Act and/or any other law in force.
5. Your attention is invited to provisions of sub-section (8) of Section 13 of the SARFAESI Act, in respect of time available, to redeem the secured asset.
6. This notice has been issued without prejudice to our right to file suit/ application against you before competent authority, for recovery of the aforesaid dues. Please note that the present notice shall not affect the recovery proceeding initiated by the Bank, under various provisions of law, in other NPA accounts in respect of the secured assets.
7. The demand notice has also been issued to you by Registered Post Acknowledgment Due to your last known address available in the **Ballarsha Branch** record.

SCHEDULE

The specific details of the assets Mortgaged /Hypothecated as enumerated hereunder:

Sr. No.	Credit Facility	Security
1.	**Housing Loan**	All those pieces and parcel of residential property bearing (2BHK) Flat no.13, on First Floor of building no. E-9 at "Vyenkatesh Nagar" House no. 1128/F/E/9/13, CTS/ Survey/Khasara No 319/1,2,3,4, Plot No.11,12 &13, CTS No.101, Sheet No.248, total admeasuring area of Plot no. 11,12 & 13 is 2076.812 Sq. Mtr. (22355 Sq. Ft.) having super Built up Area of Flat no.13 is 550 Sq. ft. (51.09 Sq. Mtr.) having undivided share of 0.98% on Plot No.11,12 &13, located Vyenkatesh Nagar, Ward No.20, KDK college Road, Nandanwan, Nagpur, at: Village: Nagapur (Khasa), Ta. & Dist: Nagpur and Bounded as under: East- Building no.E-10; West- Building no.12; North- Bunglow; South- Flat no.14; Together with all the building structure and construction annexed thereon and all the furniture and fixtures, Fitting thereon. (For property details referred Sale deed no. NGN-5//3245/2022 dated 25.05.2022). Name of the Owners: Shri. Santosh Bhavikdas Raipure & Mrs. Chhaya Santosh Raipure Alias Chhaya Dadasaheb Bhaisare

FOR BANK OF MAHARASHTRA

(Shri. Vinod Pandit Salve)
Chief Manager & Authorized Officer
Chandrapur Zone

Central Bank Of India सेन्ट्रल बैंक ऑफ इंडिया

Regional Office : 2nd Floor, Oriental Building, LIC Square, Regional Office, Nagpur. 0712-2548500/2527678

E-AUCTION SALE NOTICE (UNDER SARFAESI ACT 2002)

APPENDIX-IV-A SEE PROVISO TO RULE 8(6)

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTY/IES ON 25.03.2026

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 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 **Physical Possession** of which has been taken by the Authorised Officer of Central Bank of India (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" Basis on **25.03.2026** through online portal **https://BAANKNET.com** for recovery of amount due to secured creditor bank. The Reserve Price & EMD and other details are in below table. For Detailed terms and conditions of the sale, please refer to the link provided in secured creditor's web site www.centralbankofindia.co.in.

DESCRIPTION OF IMMOVABLE PROPERTIES/IES

Branch	Name of Borrower & Guarantor	Amount of Demand & Date	Description of Immovable Properties	Date & Type of Possession	Reserve Price / EMD / Bid Increment Amt	Contact Number of Branch Manager
Maskasath	**M/s. Shirin Hightech Barbed Wire Industries Prop. Shirin Sikandar Pathan.**	**Rs. 9339512.08/- As on Date 30/11/2023 and intereset and other charges from 01/12/2023**	**Land and Building :-** All that piece and parcel of Land bearing Plot no.A-16 and A-17 in Nagbhid Mini Industrial Area within the village limit of Navkhala and outside the limit of Nagbhid Municipal Corporation, Taluka and Registration Sub-District-Nagbhid and Registration District Chandrapur containing by plot admeasurements 1600.00 Sq.Mtrs' together with constructing built up area 474.84 Sq.Mtrs.(FSI 0.29) thereon or thereabouts as per Occupancy Certificate issued by Deputy Engineer and SPA, MIDC, Sub-Division, Chandrapur vide its Letter no. MIDC/SPA/A-01335 of 2021 , Dated 01/01/2021 or thereabout and bounded as follows that is to say :- BOUNDED BY: On the East : 25.00 Mtrs Road/W; On the West : 25.00 Mtrs Road/W; On the North : 25.00 Mtrs Road/W; On the South : Plot no.A-15 & A-18.	**05/09/2024 (Physical Possession)**	**Land and Building** Rs. 54,76,500/- Rs. 5,47,650/- Rs. 10,000/-	**(Branch Manager) Mobile No. 7262079444**
			Plant and Machinery 1. Electronic Weighing scale approx. 250.kg capacity-1, **2.** Chain link machines with stand without motor **3.** Barbed wire making machines with stand without motor-12, **4.** Automatic Wire nail making machines size approx. 2 to 6 inch with stand without motor- 2, **5.** Automatic Wire nail making machines - size approx. 2 to 3 inch with stand without motor-5, **6.** Bench Grinder-1, **7.** Polishing Drum without motor-1, **8.** Water pump and pipelines- Set, **9.** Cooler-1, **10.** Motor cycle-bearing REgn.NO: MH31 ED-7876 Yamaha make (registration dtls not available) Condition is reasonably fair -1.		**Plant and Machinery** Rs. 15,30,000/- Rs. 1,53,000/- Rs.10,000/-	
MIDC Butibori	**Dharmendra Jaikram Singh Alias Dharmendra Jaikaran Singh**	(01/07/2024) Rs. 2,51,786/- As on Date plus interest and other charges from 02 /07/2024	All that piece and parcel of land bearing plot no.8 admeasuring area 155.50 Sq. Mtrs.(1695 Sq. Ft.), bearing Kh. No.14, Situated at Mouza – Sukali (Beldar), Tahsil Hingna, District. Nagpur. BOUNDARIES : NORTH:- Plot No.11, SOUTH:- Road, EAST:- Plot No.7, WEST :- Road All THAT R.C.C. Superstructure bearing Shop(Unit) bearing No.2 having built up area 11.59 Sq. Mtrs., on the Ground Floor in the building named and styled as "SAI – I" constructed on the plot of land bearing No.08, admeasuring 155.50 Sq. Mtrs. In the layout of M/S. Ankur Housing Agency , situated at gram Panchayat Takalghat, Tahsil Hingna, District- Nagpur undivided share 5.85 % in the plot of land.	**24.04.2025 (Physical possession)**	Rs. 4,00,000/- Rs. 40,000/- Rs.10,000/-	**(Branch Manager) Mobile No. 7507774114**
Mohgaon Branch, Nagpur	**M/S Tiwaz Metal and Steel Traders Prop.Kamlesh Jagdish Goyal**	Rs. 52,31,582.11 **As on Date** 26/06/2025 **and intereset and other charges from** 27/06/2025.	The Undivided 1.163% share and interest in ALL THAT piece & parcel of NMC Malikmakbuja Strip of land bearing Corporation House No.504/D/1 admeasuring 13002 Sq. ft.(1207.915 Sq.Mtrs.) being a portion of entire land bearing Khasra No.21/6 of Mouza-Jaitala, togetherwith entire R.C.C. super structure comprising Commercial Unit No. G-16 covering built up area 14.957 Sq. Mtrs. On the upper Ground Floor of a Building known & styled as "SHIVALIK COMPLEX" BEARING Corporation House No.504D/1A , Ward No.74 situated at Junction of Hingna Road and S.R.P.F. (Jaitala) Road, Lumbini Nagar, Nagpur, within the limits of Nagpur Municipal Corporation & Nagpur Improvement Trust, Nagpur, Tah & Distt. Nagpur and bounded as under :- Property own by Mr.Kamlesh Jagdishrai Goyal Boundaries: On the East :- Road, On the West :-Parking of Shivalik Complex, On the North :-Unit No.G-15, On the South :-Parking of Shivalik Complex.	**06/12/2025 (Physical Possession)**	Rs. 16,29,450 Rs. 1,62,945 Rs.10,000/-	**(Branch Manager) Mobile No. 7507774116**
Lakadganj Branch	**Mr. Vijay Pessumal Menghani Alias Mr. Vijay Peshumal Meghani & Mrs. Payal Vijay Menghani Alias Mrs. Payal Vijay Meghani (Borrower),**	Rs. 92,78,975.71 **As on Date** 03/05/2024 **and intereset and other charges from** 04/05/2024.	An undivided share & interest of 19.70% in the land out of total land admeasuring 333.30 Sq. Mtrs. i.e. 3588 Sq. Ft. (As per City Survey Record), bearing House No. New- 241 (Old- 219/0+5) situated as Dakshinamurti Road (Pataleshwar Road), Mahal, Dist. Nagpur alongwith Apartment No F-01 on the first floor of multi-storeyed apartment building constructed on the said plot, known and styled as "Vainkunth Dham" having superbuilt up area of 145.86 Sq. Mtrs. (1570 Sq. Ft.), of Mouza Nagpur, bearing City Survey No. 364, Sheet No. 204, Ward No. 29, Circle No. 7, Division No. 2, Tahasil & Dist Nagpur, and within the limits of Nagpur Improvement Trust, Nagpur & Nagpur Municipal Corporation, Nagpur and bounded as under:- BOUNDED BY: On The East: Apartment No. F-02, On The West: Lane and House of Shri Rathi, On The North: Remaining land of said property and House of Shri Yadav, On The South: Dakshinmurti Road	**20/11/2025 (Physical Possession)**	Rs. 86,54,400 Rs. 8,65,440 Rs.10,000/-	**(Branch Manager) Mobile No. 7507774113**
Dharampeth Branch, Nagpur	**Mrs. Bhanibai Parasram Gangwani & Mr. Parasram Guralmal Gangwani**	07/02/2025 for Rs.15,64,257.54, plus interest and other charges from 08/02/2025.	One Flat of 494 square feet on the Second Floor on the back side of the building known as Govind Niwas bearing Municipal No. 563-A in Ward No.16, Circle. No.18 on Nagpur Improvement Trust Plot No. 22, House No.352/L Central Avenue Road, Nagpur. Property owned by Mrs. Bhanibai Parasram Gangwani. Boundaries : North: Central Avenue Road, South: Courtyard of Govind Niwas, East: Building Known as J.P. Bhavan, West: Building Known as Amar Chambers.	**12/12/2025. (Physical Possession)**	**Rs. 31,41,100/-** Rs. 3,14,110/- Rs.10,000/-	**(Branch Head) Mobile No. 7007799241**

Date & time of Inspection: 17/03/2026 & 18/03/2026 between 12.00 pm to 4.00 p.m.
Date & time of E-Auction: 25/03/2026 between 12.00 pm to 4.00 p.m. (with auto extension of 10 minutes)

1. Details of Encumbrances over the property as known the Bank: Not Known
2. For participating in the e-auction sale, the intending bidders should register their details with the service provider **https://BAANKNET.com** well in advance and shall get user ID and password. Intending bidders advised to change only the password. Bidders may visit **https://BAANKNET.com** for educational videos. For detailed terms & conditions of sale, please refer to the link provided bank's website: www.centralbankofindia.co.in
3. Bidder will be register on website: **https://BAANKNET.com** and upload KYC documents and after verification of KYC documents by the service provider. EMD to be deposited in Global EMD wallet through NEFT (after generation of Challan from: **https://BAANKNET.com**
4. For the further details contact Central Bank of India, Authorized Officer , Mob No. 7262079444
5. For inspection of the properties kindly contact to branch manager.
6. The Terms and conditions shall be strictly as per the provisions of the security interest Rules (Enforcement) Rules, 2002.

STATUTORY 30 DAYS SALE NOTICES UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

Borrowers/Guarantors/Mortgagers are hereby notified for sale of immovable secured assets towards realization of outstanding dues of secured creditors.

Date: 21/02/2026, Place: Nagpur **Sd/- Authorized Officer, Central Bank of India**