

Whereas the undersigned being the Authorized Officer of Axis Bank Ltd. (previously known as UTI Bank Ltd.) under Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (herein after referred to as "said Act") & in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 (said Rules), has issued Demand Notices on the dates mentioned below, under Section 13 (2) of the said Act, calling upon the concerned borrowers / Co-borrowers / Guarantors / mortgagors, as per details given below, to repay the amounts mentioned in the respective Notices within 60 days from the date of the respective notice. The Concerned Borrower / Co-borrower / Guarantor / mortgagor having failed to repay the respective due amounts, notices are hereby given to the Concerned Borrower / Co-borrower / Guarantor / mortgagor in particular and the public in general that the undersigned has taken Physical Possessions of the properties described herein below in exercise of powers conferred on him under Section 13 (4) of the said Act read with rule 8 of the Security Interest (Enforcement) Rule, 2002 on the date mentioned below. The Concerned Borrower / Co-borrower / Guarantor / mortgagor in particular and the public in general are hereby cautioned not to deal with the concerned properties and any dealing with the said properties will be subject to the charge of Axis Bank Ltd., for amounts mentioned below. The borrowers' 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.

Sr. No.	Name & Address of Borrower / Co-borrower / Guarantor / Property Holder, as the case may be	Outstanding (Rs.) & as on Date	Date of Demand Notice	Date & Type of Possession
1.	1) Mr. Umesh Maroti Meshram, R/o., Row House No.B4-12, Block No. B4, Building No. 'B', Yoshoda, Vrindavan, Jamtha Tal.Nagpur Rural, Dist.Nagpur - 441108, Also at: Near Rathi Bunglow, Plot No.06, Prabudha Housing Society, Sugat Nagar, Nari Road, Uppalwadi, Dist Nagpur - 440026. 2) Akshay Lalit Meshram, R/o., Navrang Pan Mandir, H.No.401, Indora Chowk, Model Tours, Ramptole Road, Jaripatka, Nagpur -440014.	Rs. 37,78,225/- (Rupees Thirty Seven Lakh Seventy Eight Thousand Two Hundred Twenty Five Only) amount as on 28/08/2024 & together with further contractual rate of interest from 29/08/2024 thereon till the date of payment.	Demand Notice : 30.10.2023 Possession Notice : 19.07.2025 (Symbolic)	06/09/2024 10/04/2026 (Physical Possession) As per the Order of Hon'ble Chief Judicial Magistrate, Nagpur in Cr.I.M.A. No.2058/2025 dated 04/08/2025

**Details of Mortgaged Property:** All the piece and parcel of Row House No.B4, in Block No. B, having carpet area measuring 74.37 Sq. Mt. and Super built up area measuring 98.44 Sq. Mt. covered in 2 Bedroom, 1 Kitchen & 1 Hall along with latrin & bath Together with 0.407% undivided proportionate share and interest in land/equivalent to 66.61 Sq. Mt. (inclusive of all utility areas), in the cluster known as "Yashoda" being the portion of "Vrindavan" Constructed on Plot No. 6, out of Survey No. 248, 257/2, 258/1-G, 258/1-K, 258/2, P.H. No. 42, Situated at Village - Jamtha, Tahsil Nagpur (Rural) and District Nagpur, and the boundaries of the same as follows East : By Road, West : By Plot Boundaries, North : By Row House No.B4-11, South : By Row House No.B4-13.

Date : 10/04/2026 Place : Nagpur  
 Sd/- Axis Bank Ltd., Authorised Officer

**Classifieds**  
**OTHER CLASSIFIEDS**  
**CHANGE OF NAME**

I, Rukhminna is legally wedded Spouse of No 15351794K Naik Panjabro Wamanrao Shinde resident of Padli Teh Deulgao Raja Dist Buldhana have changed my Name From Rukhminna to Rukhminna Panjabro Shinde vide Affidavit No 2650039841268200770249 dated 10/04/2026

0050287857-1

**TATA CAPITAL LIMITED**  
 Regd. Office - Tower A, 11th Floor, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Panel, Mumbai 400 013  
 Branch Address: 7th Floor, Rian House, MPL House No 247/3-3, Ward No 65, Mouza Sitabuldi, Mohan Nagar, Kingsway, Nagpur, Maharashtra-440001.

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY**  
 (Under Rule 8(6) r/w Rule 9(1) of the Security Interest (Enforcement) Rules 2002)  
 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) r/w Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.  
**LOAN ACCOUNT NO. 7463803: MR. DINESHKUMAR SATYANARAYAN JHALARIA**  
 This is to inform that Tata Capital Ltd. (TCL) is a non-banking financial company and incorporated under the provisions of the Companies Act, 1956 and having its registered office at Peninsula Business Park, Tower A, 11th Floor, Ganpatrao Kadam Marg, Lower Panel, Mumbai-400013 and a branch office amongst other places at Nagpur, Maharashtra ("Branch"). That vide Orders dated 24.11.2023, the National Company Law Tribunal (NCLT) Mumbai has duly sanctioned the Scheme of Arrangement between Tata Capital Financial Services Limited ("TCFSL") and Tata Cleantech Capital Limited ("TCL") as transferees and Tata Capital Limited ("TCL") as transferee under the provisions of Sections 230 to 232 read with Section 66 and other applicable provisions of the Companies Act, 2013 ("said Scheme"). In terms thereof, TCFSL and TCL (Transferor Companies) along with its undertaking have merged with TCL, as a going concern, together with all the properties, assets, rights, benefits, interests, dues, obligations, liabilities, contracts, agreements, securities etc. w.e.f. 01.01.2024. In pursuance of the said Order and the Scheme, all the facility documents executed by TCFSL, and all outstanding in respect thereof stood transferred to Applicant Company and thus the TCL is entitled to claim the same from the [Borrowers/Co-Borrowers] in terms thereof.

Notice is hereby given to the public in general and in particular to the below Borrower Co-Borrower that the below described immovable property mortgaged to Tata Capital Limited (Secured Creditor/TCL), the Possession of which has been taken by the Authorized Officer of Tata Capital Limited (Secured Creditor), will be sold on 12th Day of May, 2026 "As is where is basis" & "As is what is and whatever there is & without recourse basis".

Whereas the sale of secured asset is to be made to recover the secured debt and whereas there was a due of a sum Rs. 71,65,968/- (Rupees Seventy One Lakh(s) Sixty Five Thousand Nine Hundred Sixty Eight Only) vide Loan Account No. 7463803 as on 14-Apr-2026 demanded vide Notice Uts. 13(2) dated 12th July 2024 from Borrowers & Co-Borrowers/ Guarantors i.e., (1) Mr. Dineshkumar Satyanarayan Jhalaria; (2) Kusum Dinesh Jhalaria Sr. No.1 to 2 Add: Plot No. 236 B, Maa Vaishnavi Apartment, Near Mahanagar Palika, Lakadganj, Bhandewadi, Nagpur - 440008; (3) M/s. Goutam Sales, Through its Proprietor Kusum Jhalaria Plot No. 71, Bagadganj, Satnami Chowk, Shandara Road, Nagpur - 440008; (4) M/s. Narayan Enterprises, Through its Proprietor, Dinesh Jhalaria Add at: Plot No. 236 B, Maa Vaishnavi Apartment, Near Mahanagar Palika, Lakadganj, Bhandewadi, Nagpur - 440008.

Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said property shall be sold by E-Auction at 2.00 P.M. on the 12th Day of May, 2026 by TCL, having its branch office at 7th Floor, Rian House, MPL House No 247/3-3, Ward No 65, Mouza Sitabuldi, Mohan Nagar, Kingsway, Nagpur, Maharashtra-440001.

The sealed E-Auction for the purchase of the property along with EMD Demand Draft shall be received by the Authorized Officer of the TATA CAPITAL LIMITED till 5.00 P.M. on the said 11th Day of May, 2026.

**Bank of India**  
 Relationship beyond banking  
**Zonal Office: 4th Floor, S.V.Patel Marg, Kingsway, Nagpur**  
 Tel: 0712-2557596 E-mail: ard.nagpur1@bankofindia.bank.in

**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 Authorized Officer Bank of India, secured creditor, will be sold on As is where is, As is what is & whatever there is on 08.05.2026 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: 08.05.2026 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 Special Mega E auction: 08.05.2026 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 : Itwari Borrower: M/s A.S.Bags Proprietor : Mr. Mohd. Arshad Mohd. Ashfaq Guarantor : Mr. Mohd. Ashhad mohd. Ashfaq and Mrs. Kamrunnisa Abdul Hamid	All that Piece and Parcel of the property Land & Ground+3 Storied building consisting of House No 47/B, Ward No 40, City Survey No 549/3, Sheet No 130, Mouza Nagpur, Situated Near Taj Manjil, Dalapura, Dahi Bazar Road, Railway Bridge, Opposite Maskasath, Itwari, within the limits of NMC/NIT, Tah & Dist Nagpur. Admeasuring area of Plot 232.40 Sq.mtrs.(2501 Sq.ft.), Built up area 180 Sq.mtr/1937 Sq.ft. of Ground and First Floor as per sanctioned building plan. Property is owned by Mr. Mohd. Arshad Mohd. Ashfaq, Mr. Mohd. Ashhad mohd. Ashfaq and Mrs. Kamrunnisa Abdul Hamid.	Rs. 39.85 lakhs + uncharged interest & other expenses	Demand Notice : 30.10.2023 Possession Notice : 19.07.2025 (Symbolic)	Reserve Price : Rs. 60,67,000/- EMD : Rs. 6,06,700/-	Mr. Santosh Sajan Mob No 9009449999
2.	Branch : Kadbi Chowk Borrower: Mrs. Asha Nirmalkumar Fagwani and Mr Nirmalkumar Chandumal Fagwani	Apartment No P2/A3/4,441, on Fourth Floor scheme known as "PMAY HOUSING SANKUL" on Kharsa No 12/1 & 2, by NIT, Mouza Wanjari, Situated at Durga Shakti Geeta Chowk, Automotive Sq, Ring Road, Near Guru Govind Singh Stadium, within the limit of NMC & NIT, Tah & District Nagpur. Carpet Area 28-53 Sq.Mtr	Rs. 7.92 Lakhs Plus intt. and other expenses	Demand Notice : 28.10.2025 Possession Notice : 31.12.2025 (Symbolic)	Reserve Price : Rs. 9,13,000/- EMD : Rs. 91,300/-	Ms. Seema Jain Mobile no. 6264611710
3.	Branch: Kadbi Chowk BORROWER : Mr. Awais Ahmad Abdul Karim	Tenement No E-121, on First Floor, Building "E" LIG Nandanvan Gharkul Housing Scheme, Wathoda Street Scheme, on NIT Leasehold land bearing Kh No 319/1,2, City Survey No 101, Sheet No 248, Mouza nagpur, Situated at Yankatesh Nagar, KDK College Road, Nandanvan Nagpur, Tah & Dist Nagpur. Property is owned by Mr. Awais Ahmad Abdul Karim.	Rs. 17.14 Lakhs + uncharged interest & other expenses	Demand Notice Dt. 01.09.2025 Possession Notice : 01.11.2025 (Symbolic)	Reserve Price: Rs. 12,79,000/- EMD : Rs. 1,27,900/-	Ms. Seema Jain Mob.no 6264611710
4.	Branch : Lakhani Mr. Rajkumar Ram Singh Sharma Guarantor : Mr. Bandu Sukhdeo Chaudhari	Residential Flat No 402,1BHK on Fourth Floor, Construction on Plot No 29,32,33 & 36, Building Known as "SAI APARTMENT", Property No 3685, Ward No 6, T.S.No.06, Gat No 617/5,617/6,617/14,617/15, Behind of Swapnadip Mangal Karyalay at Lakhani, Tah Lakhani, Dist Bhandara. Carpet Area 47-38 Sq.Mtr	Rs. 10.17 lakhs + uncharged interest & other expenses	Demand Notice : 16.10.2025 Possession Notice: 08.01.2026 (Symbolic)	Reserve Price : Rs. 11,19,000/- EMD : Rs. 1,11,900/-	Mr. Suyog Shingade Mob No 9923038178
5.	Branch : Medical College Square Borrower : Mrs. Maithili Raghuvir Kulkarni and Mr. Raghuvir Bhaskarrao Kulkarni	Equitable Mortgage of all that piece and parcel of Residential Apartment No.03, First Floor, "GANAPATI APARTMENT", Plot No 205, Reshimbag Layout of Kh No 466, 465/2, 561, 560, 467, 559, City Survey No 176, Sheet No 298, NMC House No. 1009/4, Ward No 13, Siraspeth, Reshimbag Road, Nagpur, Tah & Dist Nagpur. Property is owned by Mr. Raghuvir Bhaskarrao Kulkarni. UDS is 5.260 % Share of Gross land 418.063 Sq.mtr. Built up area of Flat-58.70 Sq.mtr/632 Sq.ft.	Rs. 20.02 lakhs + uncharged interest & other expenses	Demand Notice : 05.06.2025 Possession Notice : 04.09.2025 (Symbolic)	Reserve Price : Rs. 30,89,000/- EMD : Rs. 3,08,900/-	Mr. Tushar Landge Mobile no. 8329364873
6.	Branch : Rabindranath Tagore Road Borrower: Mr. Sudhakar Manikrao Akhare	Open Plot No 33 out of Field Sr No 157/1, Adm area 267 Sq.mtr. i.e. 2840.64 Sq.ft., Situated at Mouza Selu-Kate, Mouza No 149, PC No 34, Tah & Dist Wardha Both Plot is owned by Mr. Sudhakar Manikrao Akhare	Rs. 18.11 lakhs + uncharged interest & other expenses	Demand Notice : 04.10.2025 Possession Notice : 29.12.2025 (Symbolic)	Reserve Price : Rs. 7,85,000/- EMD : Rs. 78,500/-	Mr Rahul Rai Mobile no. 7879320266
7.	Branch : Dharampet Borrower: Mr. Kiran Suresh Hedau	The UNDIVIDED 0.673 PERCENT share and interest in ALL THAT Piece and Parcel of Non-Agricultural Land admeasuring 5883.43 Sq.Mtrs. being a portion of the entire land bearing Kharsa/Survey No 18/3-A(New), Out of Old Kh No 18/3(total admeasuring 8100 Sq.Mtrs.) of Mouza Pipla, Patwari Halka No 38, TOGETHER WITH the entire RCC 5 upstructure comprising Apartment No 808, covering a Carpet area of 51.265 Sq.Mtrs., Built up area of 56.512 Sq.Mtrs., Open Balcony area of 7.213 Sq.Mtrs., Terrace area of 7.836 Sq.Mtrs., share in Parking area of 9.799 Sq.Mtrs., on the Eight Floor in PLATINUM Building/Tower of "SHREE LAXMI ESTATE-II", within the limits of Grampanchayat Pipla(Ghogli), in Tahsil Nagpur(Rural) and District Nagpur. Property is owned by Mr. Kiran Suresh Hedau	Rs. 29.84 Lakh + uncharged interest & other expenses	Demand Notice : 17.09.2025 Possession Notice : 11.12.2025 (Symbolic)	Reserve Price : Rs. 32,03,000/- EMD : Rs. 3,20,300/-	Ms Kripalli Mishra Mobile no. 9926616613
8.	Branch : Medical College Square Borrower : Mr. Jayesh Sanjayrao Nilawar & Mr. Sanjay Madhukarrao Nilawar	EQM of piece and parcel of the Flat/Apartment No.405, Situated at Fourth Floor covering built up area 77.14 sq. mtrs, with undivided shared Land area 20.20 sq. mtrs of building styled as "V. M. PARADISE APARTMENT", constructed on Plot No.73 & 74, Mouza Narsala, Kh. No.208 C, P. H. No.37, NMC House No.13/405, Ward No.77, Zone No.5, Situated at Grampanchayat, Narsala, Nagpur. Property is owned by Mr. Jayesh Sanjayrao Nilawar.	Rs. 21.43 lakhs + uncharged interest & other expenses	Demand Notice : 20.12.2023 Possession Notice: 01.03.2024 (Symbolic) 19.11.2024 (Physical)	Reserve Price : Rs. 17,64,000/- EMD : Rs. 1,76,400/-	Mr. Tushar Landge Mobile no. 8329364873
9.	Branch : Sitabuldi Borrower : Mr. Haider Hussain Ali Panjwani & Mr. Ahmed Haider Bhai Panjwani	Plot No 83/5-B, Apartment No SP-11-101, 1st Floor of "SPRINGDALE-II" Apartment bearing City Survey No 2430/3, Sheet No 37 of Mouza Jaripatka, situated at Raj Nagar, Nagpur. Property is owned by Mr. Awais Ahmad Abdul Karim, Mr. Haider Hussain Ali Panjwani & Mr. Ahmed Haider Bhai Panjwani. BUAF of Flat is 121.18 Sq.mtr./1304.38 Sq.ft. SBUAF of Flat is 176.39 Sq.mtr./1898.66 Sq.ft. as per DOD	Rs. 146.67 lakhs + uncharged interest & other expenses	Demand Notice : 29.09.2025 Possession Notice : 20.12.2025 (Symbolic) 09.03.2026 (Physical)	Reserve Price : Rs. 142,32,000/- EMD : Rs. 14,23,200/-	Ms. Shivika Tiwari Mob No 9893195655

**Terms & Conditions:**  
 1) E-Auction is being held on AS IS WHERE IS, AS IS WHAT IT IS, WHATEVER IS 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 https://BAANKNET.com  
 2) E-Auction Tender document containing online e-auction bid form, declaration, General Term & conditions of Online auction sale are available in websites: (a) https://www.bankofindia.co.in (b) https://BAANKNET.com  
 3) The intending purchasers/ bidders are required for Online bid submission of documents with EMD amount on or before 08.05.2026 up to 5.00 P.M. by own wallet Registered with PSB Alliance Pvt. Ltd. On its e-auction site https://BAANKNET.com by means of RTGS/NEFT.  
 4) Date and time of E-Auction on 08.05.2026 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 https://BAANKNET.com 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 support.BAANKNET@psballiance.com and support.ebkray@procure247.com 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) https://BAANKNET.com 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. https://BAANKNET.com  
 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 30th 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 forfeiture 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 sell 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, fee 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 subject to the exclusive jurisdiction of the Courts/Tribunals at Nagpur only.  
 18) Bidders should visit https://BAANKNET.com 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) Interested Buyers can visit/inspect the property on 05.05.2026 days from 11 am to 04 pm

**SPECIAL INSTRUCTION / CAUTION**

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: 17/04/2026, Place: Nagpur  
 Authorized Officer, Bank of India, Nagpur Zone

**OFFICE OF THE RECOVERY OFFICER - I**  
**DEBTS RECOVERY TRIBUNAL AURANGABAD**  
 Ground Floor, Jeevan Suman LIC Building, Plot No. 3, N-5, CIDCO, Aurangabad-431003

**DEMAND NOTICE**  
 NOTICE UNDER SECTIONS 25 TO 28 OF THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993 AND RULE 2 OF SECOND SCHEDULE TO THE INCOME TAX ACT 1961.  
 Case No. : RC57/2023 Exh. No. : 8

**BANK OF INDIA**  
**VS**  
**MADHAV KAMBALE**

To, (CD1) MADHAV MANIK KAMBALE R/O At Post Suppa, (JA) Taluka, Ganganah, Dist.Parbhani

(CD2) RATNAKAR MANIKRAO GUTTE R/O Ratnadeep, Plot No.1, Near MLA House Lines, Nagpur, Tah & Dist Nagpur-440001

(CD3) SUNIL RATNAKAR GUTTE R/O Ratnadeep, Plot No.1, Near MLA House Lines, Nagpur, Tah & Dist Nagpur-440001

**SUMMONS**  
 This is to notify that as per the Recovery Certificate issued in pursuance of orders passed by the Presiding Officer, DEBTS RECOVERY TRIBUNAL AURANGABAD in DA/768/2018 an amount of Rs. 1814367.00 (Rupees Eighteen Lakhs Fourteen Thousand Three Hundred Sixty Seven Only) along with pendente lite and future interest @ 8% Simple Interest Yearly w.e.f. 13/07/2018 till realization and costs of Rs 21000 (Rupees Twenty One Thousands Only) has become due against you (Jointly and severally/Fully/Limited).

2. You are hereby directed to pay the above sum within 15 days of the receipts of the notice, failing which the recovery shall be made in accordance with the Recovery of Debts Due to Banks and Financial Institutions Act, 1993 and Rules there under.

3. You are hereby ordered to declare on an affidavit the particulars of your assets on or before the next date of hearing. 4. You are hereby ordered to appear before the undersigned on 22/07/2026 at 10.30 a.m. for further proceedings.

5. In addition to the sum aforesaid, you will also be liable to pay:  
 (a) Such interests as is payable for the period commencing immediately after this notice of the certificate / execution proceedings.  
 (b) All costs, charges and expenses incurred in respect of the service of this notice and warrants and other processes and all other proceedings taken for recovering the amount due.

Given under my hand and the seal of the Tribunal, on this date : 09/04/2026

sd/-  
 Recovery Officer, Pune

Stamp

**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 PROVISOR 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 A/c No./ Branch	Name of Borrower/ Co-Borrower/ Guarantor/ Mortgagor	13(2) Notice Date/ Outstanding Due (In Rs.)	Date of Possession	Reserve Price in INR EMD in INR
1	4495210080000 011/ 4495-BYRAMJI TOWN	1. Sheikhrahim Sheikh Lal Mohammad, 2. Tanuja Rahim Sheikh. Both Add.: Ram Nagar, Baripura, Lendi Talaw, Near Hanuman Mandir, Itwari, Nagpur-440002. Sr.No.1 Also at : Tosif Jewellers, Lalganj Raut Chowk, Naik Talav Raod, Nagpur, Maharashtra-440002.	05.02.2024 / Rs.507678.01 as on 01.02.2024	16.10.2025	Rs.1095000/- Rs.109500/-

**Description of the Immovable Property:** All that piece and parcel of Shop/Block Unit no. 313 on the Third Floor admeasuring built-up area 5.23 Sq.mts (56.25 Sq.Fts) along with 1.07% undivided share in all that piece and parcel of land bearing Municipal Corporation House no. 1085, Sheet no. 159, CTS no. 581 admeasuring 111.4 Sq.mtrs or 1199.10 Sq.ft. of Mouza Nagpur Sheet no. 159 in the building known as Falak Arcade situated in area bhaji mandir, itwari, within the limits of Nagpur improvement Trust Nagpur and Nagpur Municipal Corporation, Nagpura and bounded as under: East: House of Mr. Nirmalkar, West: Hanuman Temple, North: Jai Mahavir Complex, South: Karan Kothri Jewellers, owned by Sheikh Rahim Sheikh Lal Mohammad and Tanuja Rahim Sheikh

2	449521013000 0003/ 4495-BYRAMJI TOWN	1. Jayesh Sanjayrao Nilawar, 2. Swati Udayrao Bajjlwar Both Add.: NR Patarkhar Ram Mandir, BH Natraj Tolku, area Maha, Nagpur, Maharashtra-440002. Sr. No.1 Also at : Fish Point, C/o. Prashant Naik Mauli Building Opp. Site Hanuman Nagar Post Office Vakil Peth Umred Road, Nagpur, Maharashtra-441203	20.05.2024/ Rs.1646948.9 as on 17.05.2024	16.02.2026	Rs.1425000/- Rs.142500/-
---	--------------------------------------	---	---	------------	-----------------------------

**Description of the Immovable Property:** All that RCC super structure comprising Apartment no. 208 situated on the Second Floor in the building known as styled as "Shivaram Apartment" standing on all that piece and parcel of property bearing Plot nos. 1 to 10 admeasuring 1299.37 Sq.mtrs of Mouza-Narsala, Kharsa no. 161/7, .S.K. no. 37. The Apartment no. 208 comprises the Total Built up area 55.522 Sq.mtrs. Together with proportionate undivided share and interest in the land. The Flat/Apartment bears the NMC House no. 47/208 and it is situated at ward no. 77 within the limits of Nagpur Municipal Corporation Tahasil, Nagpur (Rural), Dist. Nagpur And bounded as East: Flat/Apartment no. 207, West: Open Land and then road, North: Flat/Apartment no. 209, South: Open Space, which is owned by Jayesh Sanjayrao Nilawar

3	449521015000032 & 449521013000064/ 4495-BYRAMJI TOWN	1. Rakesh Jamanprasad Dubey, 2. Asha Rakesh Dubey Both Add.: Flat No-302, Plot No.34, Himanshu Apartment, Siddharth Nagar, Near Char Khamba Chowk, Dr. Ambedkar Marg, Sub District: Nagpur, District: Nagpur, Maharashtra-440017. Sr. No.2 Also at : Near Bajpei Mandir, Bajeriya, Mahatma Fule Bazar, Nagpur, Maharashtra-440018	17.03.2025/ Rs.2970414.75 as on 11.03.2025	25.02.2026	Rs.3722000/- Rs.372200/-
---	--	---	--	------------	-----------------------------

**Description of the Immovable Property:** All that R.C.C. Super Structure comprising Residential Apartment being Flat No. 302, Built up area 73.905 Sq. Mtrs. Together with 6.59% Undivided share on Plot No. 34 Admeasuring Area 634.062 Sq. Mtrs., on 3rd Floor of the Building known and styled as Himanshu Apartment constructed on the Non Agricultural land bearing Corporation House No. 290/59, City Survey No.832, Situated at Mouza Indora, Siddharth nagar, Teka, Ward No.43, Within the Jurisdiction of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur, Tah. And Dist. Nagpur, Property Bounded as East : Road, West : Road, North : Road, South : Poll No.35, Owned by Rakesh Jamanprasad Dubey and Asha Rakesh Dubey

**Date & Time of Inspection of the property(ies) :** 23-04-2026 & 21-05-2026 Between 11.00 AM to 4.00 PM  
**Date for Submission of Bid & EMD :** 25-05-2026 Between 11.00 AM to 5.00 PM  
**Date and Time of Auction :** 26-05-2026 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., Chitnavis layout Opposite ICICI Bank Gondwana Square, Byramji Town Nagpur, Maharashtra-440013 (Contact: Deepak Mantri - 9561157757, Gaurav Giri - 9960615990)

**Terms & Conditions:** - The e-Auction is being held on "AS IS WHERE IS", "AS IS WHAT IS" and "whatever there is" BASIS.  
 1. To the best of knowledge and information of the Authorized 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