

**INDIA SHELTER FINANCE CORPORATION LTD.**  
Registered Office: PLOT-15 6TH FLOOR, SEC-44, INSTITUTIONAL AREA, GURUGRAM, HARYANA-122002  
Branch Office: Plot No.210, Above sadhana co-operative Housing Society 1st Floor, Tiranga Chowk Nandanvan Nagpur, Maharashtra 440009

**PUBLIC NOTICE- AUCTION FOR SALE OF IMMOVABLE PROPERTY**

[UNDER RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002]  
Note: We hereby withdraw the following Auction Notice Dated 17/07/2023, Issued U/s 8(6) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 in respect to your loan account No. HL44CHLONS00000504287/AP-097277&HL44CHLONS00000504834 & AP-0975749, with liberty to re-issue the Notice.

**NOTICE FOR SALE OF IMMOVABLE PROPERTY'S MORTGAGED WITH India Shelter Finance Corporation (ISFC) SECURED CREDITOR UNDER THE SECURITISATION 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), co-borrower(s) and guarantor(s) or their legal heirs/representatives that the below described immovable property/s, mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of ISFC (Secured creditor), will be sold on 21-Aug-2023 (Date of Auction) on "AS IS WHERE IS", "AS IS WHAT IS" and "WHAT EVER THERE IS" basis for recovery of outstanding dues from below mentioned Borrowers, Co-Borrowers or Guarantors. The Reserve Price and the Earnest Money Deposit is mentioned below. The sealed envelope containing the EMD amount for participating in Public Auction shall be submitted to the Authorized Officer of ISFC on or before 19-Aug-2023 till 5 PM at Branch/Corporate Office: Plot No. 210, Above sadhana co-operative Housing Society 1st Floor, Tiranga Chowk Nandanvan Nagpur, Maharashtra-440009

Loan Account No./ AP ID	Name of Borrower(s)/ Co-Borrower(s)/ Guarantor(s)/ Legal Heir(s)/ Legal Rep.	Date of Demand Notice amount as on date	Type of Possession (Under Constructive/ Physical)	Reserve Price	Earnest Money
HL44CHLONS00000504834 & AP-0975749	SHARDA MOHANSING SIJUDHHE & PAVANSINGH SIJUDHHE	12-06-2021 Rs. 102324.53/- (Rupees Ten Lacs Twenty Three Thousand Three Hundred Twenty Four and Fifty Three Paise) due as on 30-06-2021	PHYSICAL	Rs. 19,96,000/- (Rupees Nineteen Lakh Ninety six Thousand Only)	RS. 1,99,600/Rs. 5,09,130 (Ninety Nine Thousand Six Hundred Only)

Description of Property:- All That Piece And Parcel Of Western Portion Of Land Admeasuring 1000 Sq.ft. out Of 1500 Sq.ft. bearing Plot No.99 Part, bearing Kh.No.87/1 Of Mouza Kalamana Situated In The Layout Of "Binaki Gruhanirman Sahakari Sanstha" p.h. No. 17sheet No 74, city Survey No.244 Within The Limits Of Tah & Dist Nagpur, bounded As Under:- East-Part Of Plot No.99, North-Plot No.112, West-Plot No.98 North-Plot No.112, south-Road

2) The immovable property shall not be sold below the Reserve Price.  
3) All the bids/ tenders submitted for the purchase of the above property/s shall be accompanied by Earnest Money as mentioned above. EMD amount favouring "India Shelter Finance Corporation Limited". The EMD amount will be returned to the unsuccessful bidders after auction.  
4) The highest bidder shall be declared as successful bidder provided that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be the discretion of the Authorized Officer to decline/acceptance of the highest bid when the price offered appears inadequate as to make it inadvisable to do so.  
5) The prospective bidders can inspect the property on 17-Aug-2023 between 11.00 A.M and 5.00 P.M with prior appointment.  
6) The prospective bidders as a successful bidder shall, immediately after the declaration, deposit 25% of the amount of purchase money/ highest bid which would include EMD amount to the Authorized Officer within 24 Hrs. and in default of such deposit, the property shall forthwith be put to fresh auction/ sale by private treaty.  
7) In case the initial deposit is made as above, the balance amount of the purchaser money payable shall be paid by the purchaser to the Authorized Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day or if the 15th day be a Sunday or other holiday, then on the first office day after the 15th day.  
8) In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/ sale by private treaty. The deposit including EMD shall stand forfeited by India Shelter Finance Corporation Ltd. and the defaulting purchaser shall lose all claims to the property.  
9) The above sale shall be subject to the final approval of ISFC, interested parties are requested to verify/confirm the statutory and other dues like Sales/Property tax, Electricity dues, and society dues, from the respective departments / offices. The Company does not undertake any responsibility of payment of any dues on the property.  
10) TDS of 1%, if any, shall be payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by the highest bidder in the PAN of the company and the copy of the challan shall be submitted to the company.  
11) Sale is strictly subject to the terms and conditions incorporated in this advertisement and into the prescribed tender form.  
12) The successful bidder/purchaser shall bear all stamp duty, registration fees, and incidental expenses for getting sale certificate registered as applicable as per law.  
13) The Authorized Officer has the absolute right to accept or reject the bid or adjourn / postpone / cancel the tender without assigning any reason thereof and also to modify any terms and conditions of this sale without any prior notice.  
14) Interested bidders may contact Mr. Tushar Hurde at Mr. No. 8956559300/7350002453 during office hours (10.00AM to 6.00 PM).

**30 DAYS SALE NOTICE TO THE BORROWER/GUARANTOR/MORTGAGOR**  
The above mentioned Borrowers/Mortgagors/guarantors are hereby notified to pay the sum as mentioned in Demand Notice under section 13(2) with in as on date interest and expenses before the date of Auction failing which the property shall be auctioned and balance dues, if any, will be recovered with interest and cost from you.  
For India Shelter Finance Corporation Ltd  
Authorized Officer  
Date: 28.08.2023 Place: Nagpur Mr.Tushar Hurde, Mob. 8956559300/7350002453.

**FEDBANK FINANCIAL SERVICES LTD.**  
Having corporate office at Kanakia Wall Street, A-Wing, 5th Floor, Unit No 501, 502, 511, 512 Andheri - Kurla Road Chakala, Andheri, East, Mumbai, Maharashtra-40093.

**POSSESSION NOTICE**

Whereas  
The undersigned being the Authorized Officer of Fedbank Financial Services Ltd. under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated January 16, 2023 calling upon the Borrower, Mortgagor, Co-Borrower(s) and Guarantor:-  
**(1) Rangraj Niklenth Gaiikwad (Borrower) S/o. Niklenth Gaiikwad, (2) Archana Rangraj Gaiikwad (Co - Borrower) W/o. Rangraj Gaiikwad** to repay the amount mentioned in the said notice being Rs. 27,64,648/- (Rupees Twenty Seven Lakhs Sixty Four Thousand Six Hundred Forty Eight only) as on 04/01/2023 in Loan Account No. FEDNKRH0498432 together with further interest thereon at the contractual rate plus all costs charges and incidental expenses etc. within 60 days from the date of receipt of the said demand notice. The Borrower, Mortgagor, Co-Borrower(s) and Guarantor mentioned hereinabove having failed to repay the above said amount within the specified period, notice is hereby given to the Borrower, Mortgagor, Co-Borrower(s), Guarantor and the public in general that the undersigned Authorised officer has taken **Physical Possession** of the property described herein below in exercise of powers conferred on him under Section 13(4) of the SARFAESI Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002 on this the **August 25 of the year 2023**  
The Borrower, Mortgagor, Co-Borrower(s) and Guarantor mentioned hereinabove in particular and the public in general is/are hereby cautioned not to deal with the following property and any dealings with the following property will be subject to the charge of Fedbank Financial Services Ltd. for an amount **Rs. 27,64,648/- (Rupees Twenty Seven Lakhs Sixty Four Thousand Six Hundred Forty Eight only) as on 04/01/2023 in Loan Account No. FEDNKRH0498432** together with further interest thereon at the contractual rate plus all the costs charges and incidental expenses etc.  
The borrower's attention is invited to sub-section (8) of Section 13 of the Act, in respect of time available to redeem the secured assets.

**SCHEDULE I  
DESCRIPTION OF THE MORTGAGED PROPERTY**

All that piece and parcel of Apartment No. B9-B-603, on Sixth Floor, in Block No. B9, Building No. B, having carpet area admeasuring about 41.10 Sq. Mtrs. & Built up area admeasuring 38.75 Sq. Mtrs. & Super Built up area admeasuring 59.80 Sq. Mtrs., covered in 1 Bedroom, 1 Kitchen & 1 Hall along with Latrine & bath together with 0.143% undivided proportionate share and interest in land on "as is where is basis" in a cluster known as "SUDAMA" being the portion of "VRINDAVAN" constructed on Plot No. 5, comprising out of Survey No. 248, 257/2, 258/1-G & 258/1-K, 258/2, P.H. No. 42, admeasuring about 18682.009 Sq. Mtrs. of Mouza - Jamtha, situated at Jamtha, Tahsil Nagpur (Rural) & District Nagpur The Apartment is bounded as under: On the East : Apartment No. B9-B-602, On the West : Tower 9A, On the North : Apartment No. B9-B-604, On the South : Apartment No. B9-B-608

Place:- Nagpur, Maharashtra (Authorized Officer)  
Date:- 25/08/2023 Fedbank Financial Services Ltd

**READ Express CAREERS**  
Every THURSDAY in  
The Indian Express,  
The Financial Express  
and Loksatta

**Motilal Oswal Home Finance Limited**  
Regd. Office: Motilal Oswal Tower, Rahimtullah Sayani Road, Opp. Parel ST Depot, Prabhadevi, Mumbai - 400 025, Tel: (022) 47189999  
Website: www.motilaloswal.com, Email: hfquery@motilaloswal.com

**POSSESSION NOTICE (FOR IMMOVABLE PROPERTY/IES)**

Whereas the undersigned being the Authorised Officer of the Motilal Oswal Home Finance Limited (Formerly known as **Aspire Home Finance Corporation Ltd.**) under the Securitisation and Reconstruction of Financial Assets & in compliance of Rule 8(1) of Enforcement of Security Interest Act, 2002, and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued demand notices on the date mentioned against each account calling upon the respective borrower(s) to repay the amount as mentioned against each account within 60 days from the date of notice(s) date of receipt of the said notices.  
The borrower/s having failed to repay the amount, notice is hereby given to the borrower/s and the public in general that the undersigned has taken possession of the property/ies described herein below in exercise powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on the dates mentioned against each account. The borrower/s in particular and the public in general is hereby cautioned not to deal with the property/ies and any dealing with the property/ies will be subject to the charge of **Motilal Oswal Home Finance Limited**, for the amount and interest thereon as per loan agreement. 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.	Loan Agreement No. / Name of the Borrower/ Co-Borrower/Guarantor	Demand Notice Date & Amount	Date of possession Taken	Description of the Property/ies Mortgaged
1	LXBHA000116-170026001 Keshao Shamrao Raut & Rekha Keshao Raut	22-11-2021 for Rs. 1432428/-	23-08-2023	Plot No/ - 7, Survey No/ - 70/1, Mouza - Virshitlukum, Desaijan, Near Gadchiroli Co - Op Bank, Hanuman Ward, Tahsil - Desaijan, Gadchiroli, Maharashtra - 441207

Place: Maharashtra  
Date : 29.08.2023  
Sd/-  
Authorized Officer  
(Motilal Oswal Home Finance Limited)

**IDFC First Bank Limited**  
(erstwhile IDFC Bank Limited and presently known as IDFC FIRST Bank Limited)  
CIN : L65110TN2014PLC09792  
Registered Office:- KRM Towers, 8th Floor, Harrington Road, Chetpet, Chennai- 600031.  
Tel: +91 44 4564 4000 | Fax: +91 44 4564 4022

**NOTICE UNDER SECTION 13 (2) OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002**

The following borrowers and co-borrowers availed the below mentioned secured loans from IDFC FIRST Bank Limited (erstwhile IDFC Bank Limited and presently known as IDFC FIRST Bank Limited) The loans of the below-mentioned borrowers and co-borrowers have been secured by the mortgage of their respective properties. As they have failed to adhere to the terms and conditions of the respective loan agreements and had become irregular, their loan were classified as NPA as per the RBI guidelines. Amounts due by them to IDFC FIRST Bank Limited (erstwhile IDFC Bank Limited and presently known as IDFC FIRST Bank Limited) are mentioned as per respective notices issued more particularly described in the following table and further interest on the said amounts shall also be applicable and the same will be charged as per contractual rate with effect from their respective dates.

Sr No.	Loan Account No.	Type of Loan	Name of borrowers and co-borrowers	Section 13 (2) Notice Date	Outstanding amount as per Section 13 (2) Notice	Property Address
1	10061762486	Home Loan	1. Atul Bijendradas Vaishnav 2. Sumit Bijendradas Vaishnav 5. Atul Bijendradas Vaishnav C/o Alternate Version Inc	19.07.2023	INR 51,49,368.35/-	All That Piece And Parcel Of Corporation House No. 648, Measuring Records Built On A Plot Of 696.43 Sq. Ft. (64.70 Sq. Mtrs.) Arthe - Raw Concrete House With Five Rooms, Sanadas Bathroom, Taps, Electric Meter Fittings And Built Up Area Is 64.70 Sq. Mtrs. Situated At Khas Mauja Nagpur, Nagpur Improvement District And Khas Mauja Sitabuli, Ward No. 2, Telipura Burad Galli, Tehsil & District : Nagpur, Within The Limits Of Nagpur Improvement District And Municipal Corporation Sheet No. 77, Nagar Bhumapam No. 3801, Maharashtra - 440012, And Bounded As: East: House Of Mr. Ramrao Tijare, West: Road, North: House Of Mr. Ramnarayan Chourasiya, South : House Of Mr. Vitthal Lokhande

You are hereby called upon to pay the amounts to IDFC FIRST Bank Limited (erstwhile IDFC Bank Limited and presently known as IDFC FIRST Bank Limited) as per the details shown in the above table with contractual rate of interest thereupon from their respective dates and other costs, charges etc., within 60 days from the date of this publication, failing which the undersigned shall be constrained to initiate proceedings, under Section 13 (4) and section 14 of the SARFAESI Act, against the mortgaged properties mentioned hereinabove to realize the amount due to IDFC FIRST Bank Limited (erstwhile IDFC Bank Limited and presently known as IDFC FIRST Bank Limited) Further you are prohibited under Section 13 (13) of the said Act from transferring the said secured assets either by way of sale/lease or otherwise.  
Sd/-  
Authorized Officer  
IDFC FIRST Bank Limited  
Date : 29.08.2023  
Place : Nagpur (erstwhile IDFC Bank Limited and presently known as IDFC FIRST Bank Limited)

**NIDO HOME FINANCE LIMITED**  
(formerly known as Edelweiss Housing Finance Limited)  
Regd Office: 5th Floor, Tower 3, Wing B, Kohinoor City Mall, Kohinoor City, Kirol Road, Kurla (W), Mumbai - 400070  
Regional Office Address - Plot No 5, Glass Box Building 5th Floor WHC Road Dharampath, Nagpur, Maharashtra- 440010

**E-AUCTION - STATUTORY 15 DAYS SALE NOTICE**

Sale by E-Auction under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and The Security Interest (Enforcement) Rules, 2002. Notice is hereby given to public in general and in particular to borrower and guarantor that below mentioned property will be sold on "As is where is", "As is what is" and "Whatever there is" for the recovery of amount as mentioned in appended table till the recovery of loan dues. The said property is mortgaged to **Mis Nido Home Finance Limited** (formerly known as Edelweiss Housing Finance Limited) for the loan availed by Borrower(s), Co borrower(s) and Guarantor(s). The secured creditor is having Physical Possession of the below mentioned Secured Asset

Sl. No.	Name of Borrower(s)/Co-Borrower(s)/ Guarantor(s)	Amount of Recovery	Reserve Price and EMD	Date & Time of the Auction	Date & Time of the Inspection	Physical Possession Date
1	S B VISPUTE (Borrower) & SUNITA SACHIN VISPUTE (Co-Borrower)	Rs. 35,95,670.51/- (Rupees Thirty Five Lakhs Ninety Five Thousand Six Hundred and Seventy and Fifty One Paise Only) as on 26.08.2023 + Further Interest thereon+ Legal Expenses FOR LAN NO. - LNAGLAP000054308	Rs. 25,25,000/- (Rupees Twenty Five Lakhs Twenty Five Thousand Only) Earnest Money Deposit: Rs. 2,52,500/- (Rupees Two Lakhs Fifty Two Thousand and Five Hundred Only)	15-09-2023 Between 11.am to 12 Noon (With 5 Minutes Unlimited Auto Extensions)	01.09.2023 between 11.00 am to 3.00 pm	06-01-2023

Description of the secured Asset: all that piece and parcel of the property bearing corporation house no 170, admeasuring area 46.00 sq.mtrs situated at mouza nagpur bearing city survey no 131, sheet no 207, ward no 25, near lakadpur police station, juni mangalwadi, lakadpali mahal, within the limits of nagpur municipal corporation and nagpur improvement trust tehsil and district nagpur. Bounded as: East: road West: open land North: plot no 169 South: plot no 173

Note:- 1) The auction sale will be conducted online through the website <https://sarfaesi.auctiontiger.net> and Only those bidders holding valid Email, ID PROOF & PHOTO PROOF, PAN CARD and have duly remitted payment of EMD through DEMAND DRAFT/ NEFT/RTGS shall be eligible to participate in this "online e-Auction".  
2) The intending bidders have to submit their EMD by way of remittance by DEMAND DRAFT / RTGS/NEFT to: Beneficiary Name: NIDO HOME FINANCE LIMITED, Bank: STATE BANK OF INDIA, Account No. 65226845199, SARFAESI- Auction, NIDO HOME FINANCE LIMITED, IFSC code: - SBIN0001593.  
3) Last date for submission of online application BID form along with EMD is 14.09.2023.  
4) For detailed terms and condition of the sale, please visit the website <https://sarfaesi.auctiontiger.net> or Please contact Mr. Maulik Shrivastav Ph. +91- 6351896643/9173528727, Help Line e-mail ID: Support@auctiontiger.net.

Mobile No. 8097555076  
Date: 29-08-2023  
Sd/- Authorized Officer  
Nido Home Finance Limited  
(formerly known as Edelweiss Housing Finance Limited)

**सेन्ट्रल बैंक ऑफ इंडिया Central Bank Of India**  
REGIONAL OFFICE NAGPUR

**DEMAND NOTICE**

The Authorized Officer has issued Notices for compliance under section 13(2) of SARFAESI Act 2002 to the below mentioned Borrowers / Guarantors demanding O/s amount within 60 days, as mentioned below. Out of the said Notices few are returned back as unheeded/unclaimed. Therefore this Notice is hereby published for the information to the below mentioned Borrowers/Guarantors as per SARFAESI Act 2002

Sr. No.	Branch	Name & Address of Borrower(s), Co-Borrower(s) & Guarantor(s)	Particulars of property/assets charged	Date of Demand Notice	Amount of Demand Notice
1.	Shri Ayurved College Branch	M/S SAKSHI ENTERPRISES Prop. Mrs. Sushila Bhimrao Sontakke Add 1 : Plot No. 101, Pushpa Apartment, Indora Square, Nagpur Pin-440017 Add 2 : Plot No. C-72, Umred Industrial Area, Village- Belgao, Tah.-Umred, Dist.- Nagpur	Plot No C-72, Umred Industrial Area, Village-Belgaon, Tah- Umred, Dist-Nagpur Bounded by : North - Plot No C-71, South - Plot No C-73, West - Plot No C-82 And Plot No C-83, East: - 25 Meter Wide Road	21/06/2023	Rs18,48,010.12/- (Eighteen Lakh Forty Eight Thousand Ten and Paise Twelve Only) + Further interest thereon

That, the aforesaid Borrowers/Guarantors are hereby informed by this Public Notice that the Authorised Officer under the provisions of SARFAESI Act 2002, shall take possession of the aforesaid properties and subsequently Auction the Mortgaged Properties/Secured Assets and may also initiate any other legal actions/recourse available with the Bank, if the above mentioned dues are not paid to the satisfaction of the Bank, within 60 days from date of publication of this Notice. The said Borrowers/Guarantors are also prohibited under Section 13(13) from alienating/transferring by way of Sale, Lease or by any other means, the above mentioned secured assets.  
The aforesaid Borrowers/Guarantors may also collect the original Notices issued under section 13(2) of the SARFAESI Act 2002 from the undersigned on any working day, by discharging valid receipt.  
Date : 28/08/2023, Place : Nagpur  
AUTHORISED OFFICER CENTRAL BANK OF INDIA

**ADITYA BIRLA HOUSING FINANCE LIMITED**  
Registered Office- Indian Rayon Compound, Veraval, Gujarat - 362266  
Branch Office- G Corporation Tech Park, Kasarvadavali, Ghodbunder Road, Thane -400607 (MH)

**DEMAND NOTICE**  
(under Rule 3 (1) of Security Interest (Enforcement) Rules, 2002)

**SUBSTITUTED SERVICE OF NOTICE U/s 13 (2) OF SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.**  
Notice is hereby given to the borrowers as mentioned below that since they have defaulted in repayment of the Credit facility availed by them from Aditya Birla Housing Finance Limited (ABHFL), their loan accounts have been classified as **Non-Performing Assets** in the books of the Company as per RBI guidelines thereto. Thereafter, ABHFL has issued demand notices under section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) on the last known addresses of the said borrowers thereby calling upon and demanding from them to repay the entire outstanding amount together with further interest at the contractual rate on the aforesaid amount and incidental expenses, cost, charges etc as stated in the said demand notices. However, the demand notice is also being served by way of publication, as per Rule 3 of the Security Interest (Enforcement) Rules, 2002 (SARFAESI Rules):

Sl. No	Name and Address Borrower/ Co-Borrower and Guarantor / Co-Guarantor & Loan A/C No.	NPA Date	Date of Demand Notice	Amount due as per Demand Notice as on Date
1	1. Yusuf Quazi Plot No. 01, Corporation House No. 340/A/1, Mouza-Police Line Takli, Kh.No. 5, Cts No. 212, Tehsil & District-Nagpur, Nagpur, Maharashtra-440013 2. Afra Parveen Yusuf Quazi Plot No. 01, Corporation House No. 340/A/1, Mouza-Police Line Takli, Kh.No. 5, Cts No. 212, Tehsil & District-Nagpur, Nagpur, Maharashtra-440013 3. Aisha Sultana Allaudin Quazi Plot No. 01, Corporation House No. 340/A/1, Mouza-Police Line Takli, Kh.No. 5, Cts No. 212, Tehsil & District-Nagpur, Nagpur, Maharashtra-440013 4. Yusuf Quazi Plot No. 1, Near Anhab Masjid, Anhab Colony, Anant Nagar, Nagpur Katol Road, Nagpur, Maharashtra-440013 5. Afra Parveen Yusuf Quazi Plot No. 1, Near Anhab Masjid, Anhab Colony, Anant Nagar, Nagpur Katol Road, Nagpur, Maharashtra-440013 6. Aisha Sultana Allaudin Quazi Plot No. 1, Near Anhab Masjid, Anhab Colony, Anant Nagar, Nagpur Katol Road, Nagpur, Maharashtra-440013 7. Yusuf Quazi (In The Capacity Of Available Legal Heir Of Quazi Allaudin) Plot No. 01, Corporation House No. 340/A/1, Mouza-Police Line Takli, Kh.No. 5, Cts No. 212, Tehsil & District-Nagpur, Nagpur, Maharashtra-440013 8. Yusuf Quazi (In The Capacity Of Available Legal Heir Of Quazi Allaudin) Plot No. 01, Corporation House No. 340/A/1, Mouza-Police Line Takli, Kh.No. 5, Cts No. 212, Tehsil & District-Nagpur, Nagpur, Maharashtra-440013 9. Yusuf Quazi (In The Capacity Of Available Legal Heir Of Quazi Allaudin) Plot No. 01, Corporation House No. 340/A/1, Mouza-Police Line Takli, Kh.No. 5, Cts No. 212, Tehsil & District-Nagpur, Nagpur, Maharashtra-440013 10. Aisha Sultana Allaudin Quazi (In The Capacity Of Available Legal Heir Of Quazi Allaudin) Plot No. 01, Corporation House No. 340/A/1, Mouza-Police Line Takli, Kh.No. 5, Cts No. 212, Tehsil & District-Nagpur, Nagpur, Maharashtra-440013 11. Aisha Sultana Allaudin Quazi (In The Capacity Of Available Legal Heir Of Quazi Allaudin) Plot No. 1, Near Anhab Masjid, Anhab Colony, Anant Nagar, Nagpur Katol Road, Nagpur, Maharashtra-440013	08-08-2023	25.08.2023	Rs. 32,89,480.57/- (Rupees Thirty Two Lacs Eighty Nine Thousand Four Hundred Eighty and Fifty Seven Paise Only) by way of outstanding principal, arrears (including accrued late charges) and interest till 10.08.2023.

**DESCRIPTION OF IMMOVABLE PROPERTY/PROPERTIES MORTGAGED:** All That Piece And Parcel Of Plot No. 01, Corporation House No. 340/A/1, Admeasuring 270 Sq. Mtrs., Situated At Village (Mouza) Police Line Takli, Kh. No. 5, Cts No. 212, Tehsil & District-Nagpur, Maharashtra-440013. And Bounded As: East: Plot No.2 West: Open Space North: Road South: Plot No. 3

We hereby call upon the borrower stated herein to pay us within 60 days from the date of this notice, the outstanding amount (s) together with further interest thereon plus cost, charges, expenses, etc. and thereon failing which we shall be at liberty to enforce the security interest including but not limited to taking possession of and selling the secured asset entirely at your risk as to the cost and consequences.  
Please note that as per section 13(13) of the SARFAESI Act, all of you are prohibited from transferring by way of sale, lease otherwise, the aforesaid secured assets without prior written consent of the Company. Any contravention of the said section by you shall invoke the penal provisions as laid down under section 29 of the SARFAESI Act and / or any other legal provision in this regard. Please note that as per sub-section (8) of section 13 of the Act, if the dues of ABHFL together with all costs, charges and expenses incurred by ABHFL are tendered to ABHFL at any time before the date fixed for sale or transfer, the secured asset shall not be sold or transferred by ABHFL, and no further step shall be taken by ABHFL or transfer or sale of that secured asset.  
Date: 29.08.2023  
Place: NAGPUR  
Sd/- Authorized Officer  
(Aditya Birla Housing Finance Limited)

**SBI Pulgaon Branch**  
Branch Address:- Pulgaon Branch, Nachnanga Road, Tah. Deori, Dist.wardha

**SYMBOLIC POSSESSION NOTICE (For Immovable Property)**

Whereas, The undersigned being the Authorized Officer of State Bank of India, under the Securitisation and Reconstruction of Financial Assets and Enforcement Security Interest Act 2002(54 of 2002) and in exercise of power conferred under section 13(12) read with rule 3 of the security interest (Enforcement) SARFAESI Act, 2002 issued demand notice dated mentioned against each account as stated herein after calling upon them to repay the amount within 60days from the date of receipt of the said notice.  
The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken **Symbolic Possession** of the Properties described herein below in exercise of power conferred on him under section 13(4) read with Rule 8 of the said rules.  
The borrowers in particular and the public in general are hereby cautioned not to deal with the below mentioned properties and any dealing with the properties will be subject to the charge of State Bank of India, for the amounts (and interest) due thereon.

Sr. No.	Borrower's/ Guarantor's Name	Branch	Description of The Immovable Property Details As Below :	Date of Demand Notice	Possession Notice Date	Amount O/s. (Rs.)
1.	M/s Akshay Beauty Parlor Prop. of Mrs. Deepa Manoj Kanekar	Pulgaon Branch	(Please State The Particulars of The Immovable Properties Mortgaged To The Bank as Stated in the Documents Having Reference To The Mortgage Documents/Deeds) [Schedule 'B'] Hypothecation of All Stock, and Current Assets	10/04/2023	23.08.2023	Rs. 9,03,571.86/- + Int. + Charges as on 05-04-2023 costs, etc, thereon
2.	M/s Akshay Gents Parlor Prop. of Mr. Manoj Sheshrao Kanekar	Pulgaon Branch	(Please State The Particulars of The Immovable Properties Mortgaged To The Bank as Stated in the Documents Having Reference to The Mortgage Documents/Deeds) [Schedule 'B'] Hypothecation of All Stock, and Current Assets	10/04/2023	23.08.2023	Rs. 5,68,893.02/- + Int. + Charges as on 05-04-2023 costs, etc, thereon.
3.	Mr. Nitin Bahiyaprasad Bhojrao and Shri. Raju Bhalchandra Gawande(Guarantor)	Pulgaon Branch	Plot No.24B and Plot No.25B, Survey No.392, Mouza No.705, Ward No.4, Mundhada Layout, Nachnanga, Tah. Deori, Dist.Wardha. Boundaries: East: Saw Mill, West: Lay-out, North: House of Shri. Bagade, South: House of Shri. Kalmegh.	06/05/2019	23.08.2023	Rs. 11,41,854/- + Int. + Charges as on 06-05-2019 costs, etc, thereon.
4.	M/s Kalpe Bricks Prop. of Mr. Manohar Chunilal Kalpe	Pulgaon Branch	(Please State The Particulars of The Immovable Properties Mortgaged To The Bank as Stated in the Documents Having Reference To The Mortgage Documents/Deeds) [Schedule 'B'] Hypothecation of All Stock, and Current Assets	10/04/2023	23.08.2023	Rs. 8,01,918.56/- + Int. + Charges as on 05-04-2023 costs, etc, thereon.

Place : Wardha  
Date : 23/08/2023  
Authorized Officer,  
State Bank of India

**Ujivan 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 PROVISO RULE 8(6) & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES 2002.  
The undersigned as authorised officer of Ujivan 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	Date & Time of Inspection of the property	Reserve Price in INR / EMD in INR	Date for Submission of Bid & EMD	Date and Time of Auction
1	4495210090000002 / 4495-Byramji Town	1) Social Secure Direct Sahyog Direct Marketing Pvt., 2) Dilip Nandgaonkar, 3) Sunil Anand Rao Hirekhan, All are Sahyog, Gajanan Bhawan Opp Vaishali Nagar Bus Stop, front of Prathamik School, Vaishali, Nagar Nagpur-440017.	11.10.2021 / Rs.9,95,180/- as on 28.09.2021	22.06.2023	15-Sep-2023 & 22-Sep-2023 Between 11AM to 4PM	Rs. 11,92,000/- / Rs.1,19,200/-	03-Oct-2023 Between 10AM to 5PM	04.10.2023 & 11:00 AM to 2:00 PM

Description of the Immovable Property: All that piece and parcel of land bearing Ginger Square standing on total admeasuring area Sq.Ft.(5983 Sq. Mtrs.) situated at Mouza Jaripatka, City Survey No.1049, Sheet No.29, 23, Unit No.L685 Lower ground area 9.746 Sq.Mtrs within the limits of NJMC and NIT and within the jurisdiction of SubRegistrar, Nagpur.

Earnest Money Deposit (EMD) in INR (Should be paid through Demand Draft in favour of "Ujivan Small Finance Bank Ltd.").  
Place of submission of bids : Ujivan Small Finance Bank Ltd., Chinavis layout Opposite ICICI Bank Gondwana Square, Byramji Town Nagpur 440013.  
Contact Person : Deepak Mantri- 8483856322, Anand Shaw- 98205 26046, Shivaji Khade- 7058080915

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 concealment 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.  
2. 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.  
3. The Interested Bidders shall submit their bid before the Authorised officer under signed one day before the auction date as mentioned above.  
4. The E-Auction will be conducted through Ujivan Small Finance Bank approved E-auction service provider - M/s C India Pvt. Ltd., Contact person - Vinod Chauhan (Mo. No. 9813887931). The intending bidders are advised to visit <https://www.bankauctions.com> or <https://www.ujivansfb.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.bankauctions.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. C India Pvt. Ltd., Helpline Number-s 7291918624, 25, 26 support email id:- support@bankauctions.com, Auction portal - <https://www.bankauctions.com>  
5. Property shall be sold to the highest bidder / offered, subject to acceptance of the bid by the secured creditor, i.e., Ujivan 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.  
6. 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