



**CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED**  
**Corporate Office :** Chola Crest, C54 & 55, Super B-4, Thiru Vi Ka Industrial Estate, Guindy, Chennai- 600 032, T. N.

**E-AUCTION SALE NOTICE (Sale Through e-bidding Only)**  
**SALE NOTICE OF IMMOVABLE SECURED ASSETS ISSUED UNDER RULE 8(6) AND 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002.**  
Notice is hereby given to the PUBLIC IN GENERAL and in particular to the Borrower(s) and Guarantor(s) indicated in COLUMN (A) that the below described immovable property(ies) described in COLUMN (C) Mortgaged / Charged to the secured creditor the CONSTRUCTIVE POSSESSION of which has been taken as described in COLUMN (D) by the Authorized Officer of Housing CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED Secured Creditor, will be sold on "As is Where is", "As is what is" and "Whatever there is" as per details mentioned below - Notice is hereby given to Borrower / Mortgagee(s) / legal heir, legal representative(s), administrator(s), successor(s), executor(s) and assign(s) of the respective Borrower(s) / Mortgagee(s) (Since deceased) as the case may be indicated in COLUMN (A) U/s. 9(1) of the Security Interest (Enforcement) Rules 2002. For detailed terms & conditions of the sale, please refer to the link provided in CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED secured Creditor's website i.e. <https://www.cholamandalam.com> & [www.auctionfocus.in](http://www.auctionfocus.in)

| [A]                                                                                                                                                                                                                                                                                                                                                                                                                | [B]                                                                                        | [C]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | [D]                     | [E & F]                                                                                                                                                              | [G]                                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| Loan Account No. / Names Of Borrower(s) / Mortgagee(s) / Gaurantor(s)                                                                                                                                                                                                                                                                                                                                              | U/s. Dues to be recovered (Secured Dues)                                                   | Description of the Immovable Property / Secured Asset                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Type of Possession      | Reserve Price (In Rs.)<br>Earnest Money Deposit (In Rs.)                                                                                                             | Date of Auction & Time                                                                                                  |
| Loan A/c. No(s) :<br>HL22LJN000152774<br>1. Mr/Mrs. Shaker Pasha Shaikh<br>2. Mr/Mrs. Pasha Maheboob Bagwan<br>3. Mr/Mrs. Rakimabi Pasha Bagwan<br>1 Add For Srs. 1, 2 & 3 : Ahmud Pura, Manthla, Laina, Near Ahmudpara Manthla, Jalna, Maharashtra - 431504. Also At : Plot No. A-3, At Post Manthla, Tq. Manthla, Dist. Jalna, Nagar Panchayat Milkat No. 2671/A-3, Manthla, Manthla, Jalna, Maharashtra, 431504 | Rs. 24,50,020/- (Rupees Twenty-Four Lakhs Fifty Thousand Twenty Only) due as on 12-05-2025 | All piece and parcels of Plot No. A-3 - Nagarpanchayat Milkat number 2671 i.e. admeasuring 990 Sq.Mtr. Out of which constructed RCC 770.00 Sq.ft. The Dimensions and width of said property is East-West 36.00 fit and South - North 27.5 fit. The of said property bearing No. 2010/NA/Mauje Manthla/CR-01 of Sub Divisional office partur dated 11/10/2010.within the local limit of Mouje Manthla Tal - Manthla Dist -Jalna which property is Bounded as below.<br>East -> Land of Dhondiram Rathod., South -> Plot No. B-3, West -> Road, North -> Plot No. B-2 | CONSTRUCTIVE POSSESSION | Rs. 17,52,300/- (Rupees Seventeen Lakhs Fifty-Two Thousand Three Hundred Only)<br><br>Rs. 1,75,230/- (Rupees One Lakh Seventy-Five Thousand Two Hundred Thirty Only) | 12-11-2025 from 02.00 P.M. to 04.00 P.M. (with automated extensions of 5 minutes each in terms of the Tender Document), |
| INSPECTION DATE & TIME : 10.11.2025 Between 11.00 a. m. to 4.00 p. m. MINIMUM BID INCREMENT AMOUNT : Rs. 10,000/-                                                                                                                                                                                                                                                                                                  |                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                         |                                                                                                                                                                      |                                                                                                                         |
| LAST DT. OF SUBMISSION OF BID / EMD / REQUEST LETTER FOR PARTICIPATION : 11.11.2025 before 05.00 p. m.                                                                                                                                                                                                                                                                                                             |                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                         |                                                                                                                                                                      |                                                                                                                         |

\* Together with further interest as applicable in terms of loan agreement with, incidental expenses, costs, charges etc. Incurred up to the date of payment and / or realisation thereof. For any assistance related to inspection of the property, or for obtaining the Bid document and for any other queries, please refer in touch with Mr. Sandeep Sudhakar Dhone on his Mobile No. 9623230314, E-mail id : [sandeepsudhakar@chola.murugappa.com](mailto:sandeepsudhakar@chola.murugappa.com) /Mrs.Komal Sharma on 887464652, official of CHOLAMANDALAM INVESTMENT & FINANCE COMPANY LIMITED to the best of Knowledge and information of the Authorized Officer of CHOLAMANDALAM INVESTMENT & FINANCE COMPANY LIMITED there are no encumbrances in respect of the above immovable properties / secured Assets.

Date : 22.10.2025

Place : Jalna, Maharashtra

AUTHORIZED OFFICER,

For CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED



**SHRI CHHATRAPATI RAJARSHI SHAHU URBAN CO-OP. BANK LTD. BEED**  
Head Office: "Janadhar Bhavan", Jalna Road, Beed-431122 (Maharashtra)  
Web: [www.shahubank.com](http://www.shahubank.com) E-mail: [headoffice@shahubank.com](mailto:headoffice@shahubank.com) /[sro@shahubank.com](mailto:sro@shahubank.com)  
Head office: Ph. No.(02442) 226064, 225154, 228961. Fax-232822

## Possession Notice

(Rule No. 8 (I) For Immovable Property)

Whereas the Authorized Officer of the above Bank was issued demand notice dated Column No.6 under section 13 (2) read with Rule 8 of Securitization and Reconstruction of Financial Assets & Enforcement of Security Interest Act 2002, to the following borrower for repayment of the Bank's dues within 60 days from issue of Demand Notice and whereas the borrower has not till date Repaid the amount due/demanded by the Bank.

Hence, it is hereby notified to Borrower, Co-Borrower, Guarantor's and the general public that the undersigned Authorized Official has, under the rights of sub-section (4) of section 13 read with Rule 8 of Securitization Act, has been taken **"Symbolic Possession"** of the below noted properties mortgaged to the Bank on dated Column No.7. The Notice in this regard, for having taken possession of the mortgaged property, has been affixed to the main entrance of the mortgaged property.

Notice is given to Borrower/Co-Borrower/Guarantor's and the general public that they should not deal in any manner with this property without the written consent of the Bank. If anybody deals in any manner with this property, he/she will do so at his/her risk. The transaction will not be binding on the Bank & the transaction shall be considered as illegal.

The description of the property mortgaged to the Bank and the amount recoverable from the borrower (with further interest, charges, and costs) is given below.

| DESCRIPTION OF THE IMMOVABLE PROPERTY |                                                                                                                                                                      |                                                                                                                                                                                                                                                   |                                                                                        |                                                                                                                                                                                                                                                                                                                                    |                                    |
|---------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| Sr. No.                               | Name of the Borrower, Account No. and Branch                                                                                                                         | Name of the Guarantors                                                                                                                                                                                                                            | Amount Due In Rs.                                                                      | Description of assets with boundaries                                                                                                                                                                                                                                                                                              | Demand Notice Date Possession Date |
| 1                                     | M/s Patel Krushi Seva Kendra, Pro. Shaikh Mustafa Baba, C/o Patel Krushi Seva Kendra, Manjarsumbha Road, Patoda, Tq.Patoda, Dist.Beed<br>A/c No.174/10 Branch-Patoda | 1. Shri. Kokate Ganesh Aabasaheb, At,Majarsumbha road, Patoda, Tq.Patoda, Dist. Beed<br>2. Shri. Bangar Dinkar Sitaram, At. Bhayala, Post. Waghira, Tq.Patoda, Dist. Beed<br>3. Shri. Sayyed Mansur Yasin, At,Post,Karegaon, Tq.Patoda, Dist.Beed | Rs. 11,23,328/- As on Date 30.09.2025 Plus Interest & Expenses thereon from 01.10.2025 | Below noted property Owned by Guarantor Kokate Ganesh Aabasaheb, Tq. Patoda, At. Patoda, Dist. Beed Grampanchayat Patoda in house no. 2589 has a length of 24 feet from East-West and 45 feet from South-North with a total area of 1080 Sq.feet. In which RCC construction is 900 Sq.feet and the open space area is 180 Sq.feet. | 22.07.2025 16.10.2025              |
| 2                                     | M/s Pointwell Wire Products, Pro. Saddamkhan Erfankhan, At. Kaudgaon Tq.Paithan, Dist. Chh.Sambhajinagar<br>A/c No.246/24 Branch-Bidkin                              | 1. Shri.Jadhav Mahesh Sanjay, C/o Magic notebook, kaudgaon, Tq.Paithan, Dist. Chhatrapati Sambhajinagar<br>2. Shri. Somvanshi Sanket Sopan, At.B-34/6, Near Shivaji Chowk, Shivajinagar, Chhatrapati Sambhajinagar 431001                         | Rs.4,92,500/- As on Date 30.09.2025 Plus Interest & Expenses thereon from 01.10.2025   | Below noted property Owned by Shri.Saddamkhan Erfankhan, At. Kaudgaon, Tq.Paithan, Dist. Chhatrapati Sambhajinagar, Gut No.22/1, Plot.No.15, Grampanchayat milkat No.346 (Old milkat no.98) is area 139.40 Sq.Miter (1500 Sq.feet).                                                                                                | 21.07.2025 14.10.2025              |
| 3                                     | Shri. Saddamkhan Erfankhan, At. Kaudgaon Tq.Paithan, Dist. Chh.Sambhajinagar<br>A/c No.243/05 Branch-Bidkin                                                          |                                                                                                                                                                                                                                                   | Rs.3,76,734/- As on Date 30.09.2025 Plus Interest & Expenses thereon from 01.10.2025   |                                                                                                                                                                                                                                                                                                                                    | 21.07.2025 14.10.2025              |

Sd/-  
(Kadam G.B.)  
Authorized Officer  
Shri Chhatrapati Rajarshi Shahu Urban Co-op. Bank Ltd., Beed



**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**  
(SARFAESI) 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 Acc. No. / Branch                 | Name of Borrower/ Co-Borrower / Guarantor/ Mortgagee                                                                                                                                                                                                                                                                                                                                                                                                                           | 13(2) Notice Date/ Outstanding Due (in Rs.) as on | Date of Possession | Reserve Price in INR / EMD in INR |  |  |  |
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| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 44557630000022 / 4455-Samarth Nagar    | 1) Rafat Kareem Shaikh, 2) Zeenat Rafat Shaikh, both are residing at Near State Bank Of Hyderabad, 1229, Gavalpura, Chawani, Aurangabad- 431001. 1) also at Flat No. 23, 2nd Floor, C Building, Chingargarden Apartment -2, Vikasपुरी, Jaisingpura Aurangabad.                                                                                                                                                                                                                 | 04.11.2022 / Rs.16,38,405.33 as on 20.09.2022     | 05.07.2025         | Rs.12,86,000/- / Rs.1,28,600/-    |  |  |  |
| <b>Description of the Immovable Property:</b> All that piece and parcel of the Flat No. 23, Second Floor, admeasuring area about Carpet 466 Sq.Ft., in C Building, inclusive of the area of the balconies, cupboards, staircases etc., of Chinargarden Apartment-2, constructed on Plot No. 31,32,34,35, situated at Survey No. 06 (Part of) village Vikasपुरी, Jaisingpura Aurangabad.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                   |                    |                                   |  |  |  |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 4455210130000528 / 4455- Samarth Nagar | 1) Kashinatha Bhujaji Gajbhare, 2) Prajavari Gajbhare, 3) Swapnil Gajbhare, All are residing at Plot no. 23, Laxman Bhau Nagar, Chitegaon, Paithan Road, Aurangabad, Maharashtra-431105 and also at Alana Private Limited Company, Gevrai, Aurangabad, Maharashtra-431105                                                                                                                                                                                                      | 20.04.2024 / Rs.10,64,524.44 as on 18.04.2024     | 22.07.2025         | Rs.12,26,000/- / Rs.1,22,600/-    |  |  |  |
| <b>Description of the Immovable Property:</b> All that piece and parcel of land bearing Milkat no. 49/2 area admeasuring 47.95 Sq.mtrs i.e. 515 Sq. Ft., situated at Chitegaon Paithan, Dist. Aurangabad and bounded as East: Milkat no. 42, West: 20 ft road, South: Milkat no. 49/3, North: Milkat no. 49/1 which is owned by Kashinath Bhujaji Gajbhare, Prajavati Gajbhare and Swapnil Gajbhare                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                   |                    |                                   |  |  |  |
| 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 4455210130000368 / 4455-Samarth Nagar  | 1) Datta Sitaram Jawanjai, 2) Sharda Datta Jawanjai, both are residing at RH-06/12, Bajaj nagar, MIDC Waluj, Aurangabad, Maharashtra-431136 and also at H No. A-10 M. No. 2535, Samarthnagar, Jogeshwari, Tal. Gangapur, Aurangabad, Maharashtra - 431136. 1) also at Forest Elastomech India Pvt. Ltd. M-191/2, MIDC Waluj, Aurangabad, Maharashtra-431136                                                                                                                    | 31.05.2024 / Rs.11,53,391.15 as on 30.05.2024     | 18.08.2025         | Rs.12,26,000/- / Rs.1,22,600/-    |  |  |  |
| <b>Description of the Immovable Property:</b> All that piece and parcel of Grampanchayat Milkat no. 2535 House no. 10 totally area admeasuring about 515. 83 Sq.ft., situated at Village Mouje Jogeshwari, Tal. Gangapur, Dist. Aurangabad AND bounded as East: Constructed House no. A-1, West: 12 Ft Road, South: Open Space, North: House no. A-09, which is owned by Datta Sitaram Jawanjai & Sharada Datta Jawanjai                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                   |                    |                                   |  |  |  |
| 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 4455210130000659 / 4455-Samarth Nagar  | 1) Pravin Gajanan Jiddewar, 2) Lalita Gajanan Jiddewar, both are residing at Property No. 98, Guru Datta Nagar, Near Ram Mandir, Dangra Road, Chitegaon Tal.- Paithan, Aurangabad, Maharashtra-431105 and also at Milkat No. 43/1, Gut No. 154, Chitegaon, Tal.- Paithan, Dist.- Aurangabad, Maharashtra-431105. 1) also at Priya Enterprises Through Aurangabad Electricals Limited (GDC-DIV), Gut No. 65, Villag-Chitegaon Panrri, Taluka- Paithan, Aurangabad, Maharashtra. | 07.12.2024 / Rs.9,91,506.16 as on 02.12.2024      | 18.08.2025         | Rs.10,27,000/- / Rs.1,02,700/-    |  |  |  |
| <b>Description of the Immovable Property:</b> All that piece and parcel of the property having Milkat No. 43/1, along with RCC Construction inclusive of Ground floor, area adm.- 33.81 Sq. mtrs., 1st floor, area adm.- 13.93 Sq. mtrs., total Built-up area adm.- 47.75 sq. mtrs., known as "Gokuldhama Society", bearing Gut No. 154, situated at Chitegaon, Paithan, Aurangabad-431107. Property bounded as under; East: Gut No. 154, West: 20 ft. Road, South: Milkat No. 44, North: Milkat No. 43/2, owned by Pravin Gajanan Jiddewar & Lalita Gajanan Jiddewar                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                   |                    |                                   |  |  |  |
| <b>Date &amp; Time of Inspection of the property(ies)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | :: 27.10.2025 & 24.11.2025 Between 11AM to 4PM    |                    |                                   |  |  |  |
| <b>Date for Submission of Bid &amp; EMD</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | :: 27.11.2025 between 11 AM to 05 PM              |                    |                                   |  |  |  |
| <b>Date and Time of Auction</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | :: 28.11.2025 from 11:00 AM to 2:00 PM            |                    |                                   |  |  |  |
| <b>Earnest Money Deposit (EMD) in INR (Should be paid through Demand Draft in favour of "Ujjivan Small Finance Bank Ltd.,")</b><br><b>Place of submission of bids &amp; Auction :</b> 1) Ujjivan Small Finance Bank Ltd., Ground Floor, Renuka Prasad Building, No.70 Sarang Society Gajanan Maharaj Mandir Square Garkhede Road, Aurangabad Chhatrapati Sambhajinagar, Maharashtra-431005 for Sl.Nos. 1, 2,3 & 4. (Contact : Krishna Singh - 7767847584)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                   |                    |                                   |  |  |  |
| <b>Terms &amp; Conditions :</b> The e-Auction is being held on "AS IS WHERE IS", "AS IS WHAT IS" and "whatever there is" BASIS".<br>1. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property /ies put on auction and claims/ rights/ dues/ effecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.<br>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.<br>3. The Interested Bidders shall submit their Bid before the Authorised officer undersigned one day before the auction date as mentioned above.<br>4. The e-Auction will be conducted through Ujjivan Small Finance Bank approved e-Auction service provider - M/s C1 India Pvt. Ltd.,. Contact person – Prabakaran M - ( Mob. No.7418281709). The intending bidders are advised to visit <a href="https://www.bankauctions.com">https://www.bankauctions.com</a> or <a href="https://www.ujjivansfb.in">https://www.ujjivansfb.in</a> 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 <a href="https://www.bankauctions.com">https://www.bankauctions.com</a> and get their user-id and password free of cost. Prospective bidders may avail online training on e-Auction from the service provider M/s. C1 India Pvt. Ltd., Helpline Number's - 7291918824, 25, 26 support email id:- support@bankauctions.com, Auction portal - <a href="https://www.bankauctions.com">https://www.bankauctions.com</a> .<br>5. Property shall be sold to the highest bidder / offered, subject to acceptance of the bid by the secured creditor, i.e., Ujjivan Small Finance Bank Ltd. However, the undersigned has the absolute discretion to allow inter-se bidding if deemed necessary. The Authorised officer has the discretion to accept or reject any offer / Tender without assigning any reason.<br>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 EMD already paid, within 24 hours of the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15 th day of sale or within such extended period in any case not exceeding 3 months as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting Purchaser shall have no claim/ right in respect of property/ amount.<br>7. The publication is subject to the force major clause.<br>8. Bidding in the last moment should be avoided in the bidders own interest as neither the Ujjivan Small Finance Bank nor Service provider will be responsible for any lapse/failure/Internet failure/power failure etc., in order to ward-off such contingent situations bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc. so that they are able to circumvent such situation and are able to participate in the auction successfully.<br>This is also a notice to the above named borrowers/Guarantor's/Mortgagors about public auction scheduled for sale of mortgaged properties. |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                   |                    |                                   |  |  |  |
| Place: Aurangabad, Date : 24.10.2025.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                   |                    |                                   |  |  |  |



**ENCORE ASSET RECONSTRUCTION COMPANY PRIVATE LIMITED (ENCORE ARC)**  
5TH FLOOR, PLOT NO. 137, SECTOR 44, GURUGRAM – 122 002, HARYANA

**E-AUCTION SALE NOTICE**  
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/Co-Borrower/Mortgator that the below described immovable property mortgaged/charged to the Aditya Birla Finance Limited ("ABFL") to secure the outstanding dues in the loan account since assigned to Encore Asset Reconstruction Company Private Limited, acting in its capacity as the trustee of EARC-BANK-032- Trust ("Secured Creditor"), the physical possession of which has been taken by the Authorised Officer of the ABFL, will be sold along with all known and unknown encumbrances on "AS IS WHERE IS", "AS IS WHAT IS", and "WHATSOEVER THERE IS" basis on 14.11.2025 for recovery of Rs. 3,50,76,478/- (Rupees Three Crore Fifty Lakhs Seventy Six Thousand Four Hundred Seventy Nine only) outstanding as on 31.10.2024 together with future interest, charges and costs thereon from 01.11.2024 till realization, from M/s/Warid Traders, Wasim Javed Khan (Co-Borrower/ Mortgagee) and Mahinkausar Wasim Khan (Co-Borrower). The description of the property, Reserve Price (RP) for the secured asset & the Earnest Money Deposit (EMD) is as under:

| Description of the Immovable Secured Asset                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Reserve Price     | EMD (In Rs.)    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----------------|
| Office No. S-3, S-4 and Terrace admeasuring 347.79 sq. mtrs. i.e. 3743.61 sq. ft. Carpet area (S-3 area admeasuring 2168.61 sq. ft., S-4 area admeasuring 1087.00 sq. ft.) on the 2nd Floor in Wing Building 'E' of the Commercial Complex known as "Star Zone" constructed on Plot admeasuring 2889 sq. mtrs. out of Survey No. 17C/5+6 bearing CTS No. 4207 and 4208, Plot No. 17C/5+6 bearing CTS No. 4207 and 4208 and CTS No. 4209 to 42161.e. S. No. 17A/2 admeasuring 1400 sq. mtrs. and Survey No. 17B admeasuring 5700 sq. mtrs. and Survey No. 17C/4 bearing CTS No. 4207 and 4208 and CTS No. 4209 to 42161.e. S. No. 17A/2 admeasuring 1400 sq. mtrs. at village Deolali, Taluka & District Nashik. (Owned by Mr. Wasim Javed Khan) | Rs. 2,68,00,000/- | Rs. 26,80,000/- |

In case the e-auction date is declared public holiday then the date will be automatically extended to very next working day.  
For detailed terms & conditions please refer to the link provided in the secured creditor's website i.e. <http://www.encorearc.com>  
For any clarification/information may contact to the Authorised Officer of the Secured Creditor Mr.Virendra Ghanwat-7045728788 or email at [virendra.ghanwat@encorearc.com](mailto:virendra.ghanwat@encorearc.com)  
Date: 22.10.2025 Sd/- Authorised Officer  
Place: Mumbai Encore Asset Reconstruction Company Pvt. Ltd.



**Repco Home Finance Limited**  
NANDED BRANCH: CTS No.10128, First Floor, Sahkar Sanjeevani, Above Buldana Urban Co.op Society Ltd. VIP Road, New Mon, Nanded - 431 602

**E - AUCTION SALE NOTICE**  
Sale of Immovable Properties Mortgaged to Repco Home Finance Ltd. Under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002  
Whereas the Borrower: Mr.Nadeemuddin Shameemuddin, S/o.Mr.Shameemuddin Khazi, Co-Borrower: Mrs.Rafikha Begum Shameemuddin, W/o.Mr.Nadeemuddin Shameemuddin, Guarantor : Mr.Mohammad Khaled, S/o.Mr.Mohammad Ismail have borrowed money from Repco Home Finance Limited, Nanded Branch against the mortgage of the immovable property more fully described in the schedule hereunder. Since the Borrower/s failed to repay the loan amount, the Company has issued a Demand Notice under Section 13(2) of the Sarfesi Act, 2002 on 17.03.2025 calling upon them to repay the amount mentioned in the notice vide Loan Account No. 219186000448 being ₹ 18,35,465/- as on 15.10.2025.  
Whereas the Borrower & Co-Borrowers having failed to pay the amount due to the Company as called for in the said demand notice, the Company has taken possession of the secured asset more fully described in the schedule hereunder by issuing Possession Notice under Section 13(4) of the Act on 25.08.2025.  
Whereas the Borrowers having failed to pay the dues in full, the secured creditor, Repco Home Finance Limited has decided to sell the under mentioned secured asset in "As is where is condition" and "As is what is condition" under Section 13(4) of the Act read with Rules 8 & 9 of the Security Interest (Enforcement) Rules 2002 for realization of the debts dues to the Company. The dues of the Borrower vide Loan Account No. 219186000448 being ₹ 18,35,465/- as on 15.10.2025.  
**Date / Time of E - Auction: 28.11.2025, 11.00 a.m -12.00 p.m** (with unlimited auto extension of 5 minutes)  
**Last Date & time for submitting E-Tenders: 27.11.2025, 04.00 p.m**  
**DESCRIPTION OF THE PROPERTY:** All that piece and parcel of the property / Plot No.10 East side & Plot No.10 West side (Plot No.10 Whole) Total Adm. 1000 Sq feet of Survey No.58 situated at Shrawastinagar Vazirabad Nanded City Nanded within the jurisdiction of NWCC Nanded said Plot is having Adm. Length South-North 401.e. 112.19 mtr and width East-West 25 ft.e. 7.62 mtr having total adm. 1000 Sq.ft.e. 92.93 Sq.mtr which is having four boundaries: East:Plot.No.11, West: Plot.No.9, South : 20 feet wide road, North:Part of Plot.No.03.  
**RESERVE PRICE ₹ 49,50,000/-** EMD (10% of Reserve Price) ₹ 4,95,000/- Minimum Bid Increment Amount ₹ 25,000/-  
For E-Auction procedure, please contact M/s. C1 India Pvt. Ltd., Mr.Prabakaran – 74182 81709.  
For inspection of the property the intending bidders may contact the Branch Head, Repco Home Finance Limited, Nanded Branch, on all working days between 10 a.m & 5 p.m. Contact Nos.02462-285550 & 93252-75550  
Date: 20.10.2025 Authorised Officer, Repco Home Finance Limited

Registered Office: 601 & 602, Peninsula Business Park, 6th Floor, Tower A, Senapati Bapat Marg, Lower Parel, Mumbai - 400013.

**DCB BANK**

**PUBLIC NOTICE**  
**Jewellery Auction cum Invitation Notice**  
The below mentioned Borrowers have been issued notices to pay the entire dues in the facilities availed by them from DCB Bank Ltd. against Jewellery pledged with DCB Bank Ltd. We are constrained to conduct first auction of the pledged Jewellery as they have failed to pay the entire dues. The first auction will be conducted at the branches on 25.11.2025 & 26.11.2025 from 12:00 Noon to 04:00 pm at below mentioned Talukas / Tehsil mentioned in the table. Prospective bidders are advised to contact the bank empanelled auctioneer(s) or the branch for more details including the detailed terms and conditions of the auction. The borrowers & bidders may refer to our website [www.dcb.bank.in](http://www.dcb.bank.in) for branch addresses / venue of auction.

| Sr. No. | Customer ID | Customer Name              | Branch / Location            |
|---------|-------------|----------------------------|------------------------------|
| 1       | 105388497   | PANGITA PRITAM SAVANT      | NASHIK-Nashik                |
| 2       | 106694760   | SOONAM ASHOK JADHAV        | NASHIK-Nashik                |
| 3       | 102793293   | SHARDA SHRIKANT ZUTE       | NASHIK-Nashik                |
| 4       | 106722919   | PRATIBHA RAVINDRA SHINDE   | MOTWANI ROAD - NASHIK-Nashik |
| 5       | 107622779   | CHAUDHRI MOHD USMAN QUTU   | Madapur                      |
| 6       | 107950386   | VIKAS DILIPRAO MANE        | MADLAPUR- Madapur            |
| 7       | 108275427   | POOJABAI YOGESH WARE       | MOTWANI ROAD - NASHIK-Nashik |
| 8       | 108314725   | ONKAR POPAT ILHE           | MOTWANI ROAD - NASHIK-Nashik |
| 9       | 107779874   | GITABAI SHIVDAS JADHAV     | MOTWANI ROAD - NASHIK-Nashik |
| 10      | 103337167   | YOGESH DAYANAND KOMPLE     | MADLAPUR- Madapur            |
| 11      | 105836003   | SANTOSH DINKAR WAGH        | MOTWANI ROAD - NASHIK-Nashik |
| 12      | 106150967   | DHYANESHWAR SUDHAKAR ATOL  | JALGAON- Nashirabad          |
| 13      | 106265723   | SACHIN SIDDHARTH GAYAKWAD  | MOTWANI ROAD - NASHIK-Nashik |
| 14      | 107728341   | PALLAVI SAGAR PATIL        | JALGAON- Nashirabad          |
| 15      | 106325397   | RAJESHWAR MALLIKARJUN PAT  | MADLAPUR- Madapur            |
| 16      | 103465200   | SWAPNIL RAJENDRA WAGHMARE  | MOTWANI ROAD - NASHIK-Nashik |
| 17      | 106701506   | SHITAL NITIN KADAM         | MOTWANI ROAD - NASHIK-Nashik |
| 18      | 106640850   | SIMRAN ABDUL KARIM SHAIK   | JALGAON- Nashirabad          |
| 19      | 103431697   | MRUNAL HARSHAL SHRAWAGI    | JALGAON- Nashirabad          |
| 20      | 104971834   | PARMESHVAR SHATRUGUN BAND  | LATUR-Madapur                |
| 21      | 103338824   | MUKESH SUBHASH PANDE       | JALGAON- Nashirabad          |
| 22      | 108283128   | TULSHIDASA DNYANAOA PADILE | MADLAPUR- Madapur            |
| 23      | 107022691   | IRAM KHANAM IMRAN PATHAN   | MOTWANI ROAD - NASHIK-Nashik |
| 24      | 104425801   | VIJAY SHAMBU PATIL         | JALGAON- Nashirabad          |
| 25      | 104917358   | MUSHTAQ HAJI ILAHI SHAIK   | MOTWANI ROAD - NASHIK-Nashik |
| 26      | 101259438   | BALAJI SHRIMANTRAO SONALE  | MADLAPUR- Madapur            |
| 27      | 103009314   | VENKATESH SUBHASHRAO KOTA  | NANDED-Nanded                |

By way of this publication, the concerned Borrowers / Pledgers are hereby given final notice and last opportunity to pay the facility recalled amount in full, with all interest and charges forthwith or anyhow before the scheduled auction date failing which the Jewellery will be auctioned. The bank reserves the right to put the items not auctioned on the scheduled auctioned dates on any subsequent day(s) without prior notice by other modes of auction or and change the venue of the auction without further notice. Participation in the auction and acceptance of bids shall be at the sole discretion of DCB Bank. DCB Bank Ltd. has the authority to remove account(s) / change the auction date(s) without any prior notice. It is reiterated this is the final public notice to the borrowers and no further notice shall be given for auction of the ornaments subsequent to the above dates.  
Please note that the auction shall be on an "as is where is basis", "as is what is basis", "whatever there is basis" and "no recourse basis" and DCB Bank shall not be responsible and liable in any manner for any claims, disputes, objections related to the Jewellery or the auction thereof.

Sd/-

Authorized Officer,

DCB Bank Limited

Date: 25.10.2025



**HERO HOUSING FINANCE LIMITED**  
Regd. Office: 08, Community Centre, Basant Lok, Vasant Vihar, New Delhi - 110057 Phone: 011 4926700, Toll Free Number: 1800 212 8800, Email: [customer.care@hero.hfl.com](mailto:customer.care@hero.hfl.com) Website: [www.herohousingfinance.com](http://www.herohousingfinance.com) | CIN: U65192DL2016PLC03148  
Contact Address: A-6, Third Floor, Sector-4, Noida - 201301.

**DEMAND NOTICE**  
Under Section 13 (2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("Rules"),  
Whereas the undersigned being the Authorised Officer of Hero Housing Finance Limited (HHFL) under the Act and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Rules already issued detailed Demand Notices dated below under Section 13(2) of the Act, calling upon the Borrower(s)/Co-Borrower(s)/Guarantor(s) (all singularly or together referred to "Obligors"/Legal Heir(s)/Legal Representative(s)) listed hereunder, to pay the amounts mentioned in the respective Demand Notices, within 60 days from the date of the respective Notice/s, as per details given below. Copies of the said Notices are served by Registered Post A.D. and are available with the undersigned, and the said Obligor(s)/Legal Heir(s)/Legal Representative(s), may, if they so desire, collect the respective copy from the undersigned on any working day during normal office hours.  
In connection with the above, Notice is hereby given, once again, to the said Obligor(s) /Legal Heir(s)/Legal Representative(s) to pay to HHFL, within 60 days from the date of the respective Notice/s, the amounts indicated herein below against their respective names, together with further interest as detailed below from the respective dates mentioned below in column (d) till the date of payment and / or realisation, read with the loan agreement and other documents/writings, if