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 (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 / Mortgagor(s) / legal heir, legal representatives (Whether Known or unknown), executor(s), administrator(s), successor(s) & assign(s) of the respective Borrower(s) / Mortgagor(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 Creditior's website i.e. https:// www.cholamandalam.com & www.auctionfocus.in

	[A]	[B]	[C]	[D]	[E & F]	[G]
Sr. No.	Loan Account No. / Names Of Borrower(s) / Mortgager(s) / Gaurantor(s)	O/S. Dues to be recovered (Secured Debts)	<del></del>	Type of Possession	Reserve Price (In Rs.)	Date of Auction
	Loan A/c. No(s).: HL22JLN000152774 1. Mr/Mrs. Shaker Pasha Shaikh 2. Mr/Mrs. Pasha Maheboob Bagwan 3. Mr/Mrs. Rakimabi Pasha Bagwan Add For Sr. No. 1, 2 & 3 : Ahamad Pura, Mantha, Lalna, Near Ahmadpura Mantha, Jalna, Maharashtra - 431504. Also At: Plot No. A-3, At Post Mantha, Tq. Mantha, Dist. Jalna, Nagar Panchayat Milkat No. 2671/A-3, Mantha, Mantha, Jalna, Maharashtra, 431504	Rs. 24,50,020/- (Rupees Twenty- Four Lakhs Fifty Thousand Twenty Only) due as on 12-05-2025	admeasuring 990 Sq.Mtr. Out of which construct RCC 770.00 Sq.ft. The Dimensions and width said property is East-West 36.00 fit and South North 27.5 fit. The of said property bearing N 2010/NA/Mauje Mantha/CR-01 of Sub Divisio office partur dated 11/10/2010.within the local lir of Mouje Mantha Tal - Mantha Dist -Jalna whi property is Bounded as below.  East :- Land of Dhondiram Rathod., South :- P No. B-3, West :- Road, North :- Plot No. B-2	ASTRUCTIVE POSSE	Rs. 17,52,300/- (Rupees Seventeen Lakhs Fifty-Two Thousand Three Hundred Only)  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 BETWEE	N 11.00 a. m. to 4.0	00 p. m. MINIMUM BID INC	REMENT AN	OUNT : Rs. 10,000/-	
	LAST DT. OF SUBMI	SSION OF BID / EMD	) / REQUEST LETTER FOR PARTICIPATION : 11.11.2	25 before 0	5.00 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 get in touch with Mr. Sandeep Sudhakar Dhone on his Mobile No. 9623230314,E-mail ID: sandeepsudhakard@chola.murugappa.com /Mrs.Komal Sharma on 8870464652. 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 not encumbrances in respect of the above immovable properties / secured Assets.

Date : 22.10.2025

For CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED

AUTHORIZED OFFICER



Place : Jalna, Maharashtra

#### SHRI CHHATRAPATI RAJARSHI SHAHU URBAN CO-OP. BANK LTD. BEED

Head Office: "Janadhar Bhavan", Jalna Raod, Beed-431122 (Maharashtra) Web: www.shahubank.com E-mail: headoffice@shahubank.com/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

	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 A/c No.174/10 Branch-Patoda	1. Shri. Kokate Ganesh Aabasaheb, At.Majarsumbha road, Patoda, Tq.Patoda, Dist. Beed 2. Shri. Bangar Dinkar Sitaram, At. Bhayala, Post. Waghira, Tq.Patoda, Dist. Beed 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 A/c No.246/24 Branch-Bidkin	1. Shri.Jadhav Mahesh Sanjay, C/o Magic notebook, kaudgaon, Tq.Paithan, Dist. Chatrapati Sambhajinagar 2. Shri. Somvanshi Sanket Sopan, At.B-34/6, Near Shivaji	Interest & Expenses	No.22/1, Plot No.15, Grampanchayat milkat No.346 (Old milkat no.98) is		14.10.2025	
3	Shri. Saddamkhan Erfankhan, At. Kaudgaon Tq.Paithan, Dist. Chh.Sambhajinagar A/c No.243/05 Branch-Bidkin	howk, Shivajinagar, Chatrapati ambhajinagar 431001	Rs.3,76,734/- As on Date 30.09.2025 Plus Interest & Expenses thereon from 01.10.2025	area 139.40 Sq.Miter (1500 Sq.feet).	21.07.2025	14.10.2025	

Date: 23.10.2025 Place: Beed

4455- Samarth Nagar

Place: Aurangabad, Date : 24,10,2025

Maharashtra-431105

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

Sd/-



## Ujjivan Small Finance Bank Registered Office: Grape Garden, No.27, 3rd "A" Cross, 18th Main, 6th Block, Koramangala, Bengaluru-560095, Karnataka.

Regional Office: 7th Floor, Almonte IT Park, Sr. No. 8, Kharadi-Mundhwa Bypass, Village Kharadi, Pune-411014

#### **PUBLIC AUCTION NOTICE** PUBLIC NOTICE FOR SALE UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST AC

(SARFAESIAct) 2002, READ WITH PROVISO 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.

SI. No	Loan Acc. No. / Branch	Name of Borrower/ Co-Borrower / Guarantor/ Mortgagor	13(2) Notice Date/ Outstanding Due (in Rs.) As on	Date of Possession	Reserve Price in INR / EMD in INR
1	445576300000022  /  1) Rafat Kareem Shaikh, 2) Zeenat Rafat Shaikh, both are residing at Near State Bank Of Hyderabad, 1229, Gavalipura, Chawani, Aurangabad- 431001. 1) also at Flat No. 23, 2nd Floor, C Building, Chinargarden Apartment -2, Vikaspuri, Jaisingpura Aurangabad		04.11.2022 / Rs.16,38,405.33 as on 20.09.2022		Rs.12,86,000/- / Rs.1,28,600/-
	Description of the Immovable Property: 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 Vikaspuri, Jaisingpura Aurangabad.				
2	2 4455210130000528 1) Kashinatha Bhujaji Gajbhare, 2) Prajavari Gajbhare, 3) Swapnil Gajbhare, All are residing at Plot no. 37, Laxman Bhau Nagar, Chitegaon, Paithan Road, Aurangabad,		20.04.2024 / Rs.10,64,524.44		Rs.12,26,000/-

Description of the Immovable Property: 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 Chitegaor

Maharashtra-431105 and also at Alana Private Limitied Company, Gevrai, Aurangabad,

		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	J	31.05.2024 / Rs.11,53,391.15 as on 30.05.2024	18.08.2025	Rs.12,26,000/- / Rs.1,22,600/-		
l		Description of the Immovable Property: All that piece and parcel of Grampanchayat Milkat no. 2535 House no. 10 totally area admeasuring about 515. 83 Sq.ft., situated at Village Mouie, Jogeshwari, Tal. Gangapur, Dist. Aurangabad AND bounded as East: Constructed House no. A-1 West: 12 Fi Road, South: Open Space, North: House no. A-99						

eshwari, 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 Jawanjal & Sharada Datta Jawanjal

L	willon's owned by Datia Stata in Sawanjai & Sharada Datia Sawanjai						
4	4455210130000659	1) Pravin Gajanan Jiddewar, 2) Lalita Gajanan Jiddewar, both are residing at Property No.	07.12.2024	18.08.2025	Rs.10,27,000/-		
ı	1	98, Guru Datta Nagar, Near Ram Mandir, Dangra Road, Chitegaon Tal Paithan,	1		1		
l	4455-Samarth Nagar	Aurangabad, Maharashtra-431105 and also at Milkat No. 43/1, Gut No. 154, Chitegaon, Tal	Rs.9,91,506.16		Rs.1,02,700/-		
l	Paithan, Dist Aurangabad, Maharashtra-431105. 1) also at Priya Enterprises Through		as on				
l	Aurangabad Electricals Limited (GDC-DIV), Gut No. 65, Villag-Chitegaon Pannra, Taluka- 02.12.2024						
l	Paithan, Aurangabad, Maharashtra.						
l	Description of the Immovable Property: All that piece and parcel of the propery 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 "Gokuldham Society", bearing Gut No. 154, situated at Chitegaoi 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 Gajana Jiddewar & Lalita Gajanan Jiddewar

Date & Time of Inspection of the property(ies) 27.10.2025 & 24.11.2025 Between 11AM to 4PM 27.11.2025 between 11 AM to 05 PM Date for Submission of Bid & EMD 28.11.2025 from 11:00 AM to 2:00 PM Date and Time of Auction

Earnest Money Deposit (EMD) in INR (Should be paid through Demand Draft in favour of "Ujjivan Small Finance Bank Ltd."), Place of submission of bids & Auction: 1) Ujjivan Small Finance Bank Ltd., Ground Floor, Renuka Prasad Building, No.70 Sarang Society Gajanan Maharaj Mandir Square

(Contact: Krishna Singh - 7767847584) Garkhede Road, Aurangabad Chhatrapati Sambhajinagar, Maharashtra-431005 for Sl. Nos.1, 2,3 & 4.

Terms & Conditions: - The e-Auction is being held on "AS IS WHERE IS", "AS IS WHAT IS' and "whatever there is" BASIS". . To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independen inquiries regarding the encumbrances, title of property/ jes put on auction and claims/ rights/ dues/ effecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing

and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims rights/dues.

2. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property/ies put on auctio will be permitted to interested bidders at sites as mentioned against each property description.

3. The Interested Bidders shall submit their Bid before the Authorised officer undersigned one day before the auction date as mentioned above. 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 https://www.bankeauctions.com or https://www.uijivansfb.in/e-auctions for the details of the properties in the website and for taking part in the bid they should register their names at portal https://www.bankeauctions.com and get their user-id and password free of cost. Prospective bidders may avail online training on E-Auction from the service provider M/s. C1 India Pvt. Ltd., Helpline Number's-7291918824, 25, 26 support email id:-support@bankeauctions.com, Auction porta

 https://www.bankeauctions.com 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

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 Earnes 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.

7. The publication is subject to the force major clause. 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. This is also a notice to the above named borrowers/Guarantor's/Mortgagors about public auction scheduled for sale of mortgaged properties

Sd/- Authorised Officer, Ujjivan Small Finance Bank

WWW.INDIANEXPRESS.COM THE INDIAN EXPRESS, SATURDAY, OCTOBER 25, 2025



**ENCORE ASSET RECONSTRUCTION** earc COMPANY PRIVATE LIMITED (ENCORE ARC)

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.

of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower/CoBorrower/Mortgator that the below described immovable property mortgaged/charged to the to
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 "WHATEVER THERE IS" basts of
14.11.2025 for recovery of Res. 3 For 3 A 470/4 (Junear There Cres Fifth Labba Sevans Six 14.11.2025 for recovery of Rs. 3,50,76,479/- (Rupees Three Crore Fifty Lakhs Seventy Sis 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 Warsi Traders Wasim Javed Khan (Co-Borrower/ Mortgagor) and Mahinkausar Wasim (Co-Borrower/ Mor

<b>Description of the Immovable Secured Asset</b>	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. and Terrace area	Rs. 2,68,00,000/-	Rs. 26,80,000/-
admeasuring 488 sq. ft.) on the 2nd Floor in B Wing Building 'E' of the Commercial Complex known as "Star Zone" constructed on Plot admeasuring 2869 sq. mtrs. out of Survey		
No. 17C/5+6 bearing CTS No. 4207 and 4208, Plot admeasuring 2875 sq. mtrs. out of Survey No. 17C/5+6 bearing CTS No. 4207 and 4208 and CTS No. 4209 to 4216 i.e.		
S. No. 17A/2 admeasuring 1400 sq. mtrs. and Survey No. 17B admeasuring 5700 sq. mtrs. and Survey No. 17C/4 admeasuring 1400 sq. mtrs. at village Deolali. Taluka &		
District Nashik. (Owned by Mr. Wasim Javed Khan)		

n case the e-auction date is declared public holiday then the date will be automatically extended 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 Credito
Mr Virendra Ghanwat-7045728788 or email at <a href="mailto:virendra.ghanwat@encorearc.com">virendra.ghanwat@encorearc.com</a>

Date: 22.10.2025 Place: Mumbai Encore Asset Reconstruction Company Pvt. Ltd.

### Repco Home Finance Limited NANDED BRANCH: CTS No.10128, First Floor, Sahkar Sanjee

iale of Immovable Properties Mortgaged to Repco Home Finance Ltd. Under Securitisatio and Reconstruction of Financial Assets And Enforcement of Security Interest Act 2002

Whereas the Borrower: Mr.Nadeemudhin Shameemudhin, S/o.Mr.Shameemuddin Khazi, Co Borrower: Mrs.Rafikha Begum Shameenuddin, W/o.Mr.Nadeemudhin Shameemudhin, Guarantor Mr. Mohammad Khaled, S/o Mr. Mohammad Ismail have borrowed money from Repco Home Financi .imited, Nanded Branch against the mortgage of the immovable property more fully described in th 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 Sarfaesi Act, 2002 on 17.03.2025 calling upon them to repa the amount mentioned in the notice vide Loan Account No. 2191860000448 being ₹ 16,91,031/- as or 05.03.2025 together with further interest, costs and expenses within 60 days from the date of the Whereas the Borrower & Co-Borrowers having failed to pay the amount due to the Company as called fo

E - AUCTION SALE NOTICE

n the said demand notice, the Company has taken possession of the secured asset more full n 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 interes (Enforcement) Rules 2002 for realization of the debts dues to the Company. The dues of the Borrowe ride Loan Account No. 2191860000448 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 Eas side & Plot No. 10 West side (Plot No 10 Whole) Total Adm. 1000 Sq feet out of Survey. No. 58 situated a Shravastinagar Vazirabad Nanded City Nanded within the jurisdiction of NWCMC Nanded said Plot is having Adm. Length South-North 40 i.e. 112.19 mtr and width East-West 25 ft i.e. 7.62 mtr having total adm 1000 Sq.fti.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 F. Austian procedure, places contact Ma. C4 India D	at I tal Ma Dunhal	7440204°	700

For inspection of the property the intending bidders may contact the Branch Head. Repco Home Financ Limited, Nanded Branch, on all working days between 10 a.m & 5 p.m. Contact Nos.02462-285550 & 93252-75550

Authorised Officer, Repco Home Finance Limited

DCB BANK

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

Date: 20.10.2025

Rs.1,22,600/-

## **PUBLIC 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 / Tehsils mentioned in the table. Prospective bidders are advised to contact the bank empanelle auctioner(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 for branch addresses / venue of auction.

**Jewellery Auction cum Invitation Notice** 

Sr. Customer No. ID Customer Name		Customer Name	Branch / Location		
1	105388497	SANGITA PRITAM SAVANT	NASHIK-Nashik		
2	106694760	POONAM 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	MADLAPUR- Madlapur		
6	107950386	VIKAS DILIPRAO MANE	MADLAPUR- Madlapur		
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	10 103337167 YOGESH DAYANAND KOMPLE		MADLAPUR- Madlapur		
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- Madlapur		
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	PARMESHWAR SHATRUGUN BAND	LATUR-Madlapur		
21	103338824	MUKESH SUBHASH PANDE	JALGAON- Nashirabad		
22	108283128	TULSHIDAS DNYANOBA PADILE	MADLAPUR- Madlapur		
23	107022691	IRAM KHANAM IMRAN PATHAN	MOTWANI ROAD - NASHIK-Nashik		
24	104425801	VIJAY SHAMBHU PATIL	JALGAON- Nashirabad		
25	104917358	MUSHTAQ HAJI ILAHI SHAIK	MOTWANI ROAD - NASHIK-Nashik		
26	101259438	BALAJI SHRIMANTRAO SONALE	MADLAPUR- Madlapur		
27	103009314	VENKATESH SUBHASHRAO KOTA	NANDED-Nanded		
_					

given final notice and last opportunity to pay the facility recalled amount in full, with all interest and charges forthwith or anyhow before the schedule 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.

By way of this publication, the concerned Borrowers / Pledgers are hereby

Please note that the auction shall be on an "as is where is basis", "as is what "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

Authorized Officer Date: 25.10.2025

Regd. Office: 09, Community Centre, Basant Lok, Vasant Vihar, New Delhi - 110057 Phone: 011 49267000, Toll Free Number: 1800 212 8800, Email: customer.care@herohfl.com Website:

www.herohousingfinance.com | CIN: U65192DL2016PLC30148 Contact Address: A-6, Third Floor, Sector-4, Noida - 201301. **NEMAND NOTICE** Under Section 13 (2) of the Securitisation and Recons 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) unde 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 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 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 Notices are served by Registered Post A.D. and are available with the undersigned on a new Notice of Act and the Notices are served by Registered Post A.D. and are available with the undersigned on the Notices are served by Registered Post A.D. and are available with the undersigned on the Notices are served by Registered Post A.D. and are available with the undersigned on the Notices are served by Registered Post A.D. and Register 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 any, executed by the said Obligor(s). As security for due repayment of the loan, the following Secured Asset(s) have been mortgaged to HHFL by the said Obligor(s) respectively.

Loan Account	Name of Obligor(s)/ Legal Heir(s)/Legal	()	Date of Demand Notice
No.	Representative(s)	below date*	Date of NPA
HHFAUR		Rs.21,06,688/- as	13-10-2025
LAP2300		on date	04-10-2025
0039156	Mira Ramesh Meghale.Ramesh Balasaheb Meghale	09.10.2025	

Description of the Secured Assets/Immovable properties/ mortgaged properties: All that piece an parcel of Plot No. 146, admeasuring 600 sq. ft., Gram Panchayat No. 626/29/2, Plot No. 147 dmeasuring. 600 sq. ft., Gram Panchayat No. 626 And **Plot No. 148**, admeasuring. 533 sq. ft. Gran Panchayat No. 626, Gut No. 225/6, Tisgaon, Kohinoor Park, Aurangabad (Total area of all three Plots i 1733 sq. ft), Maharashtra, Plot No.146 Bounded as under: East: 15 ft road West: Plot No. 150, South

Plot No. 145 North: Plot No. 147, Plot No. 147 Bounded as under: East: 4.57 Mtr. Road West: Plot No. 148 South: Plot No. 148 North: Plot No. 148 Bounded as under: East: 4.57 mtr road West: Plot No. 148 North: Plot North: Plot No. 148 North: Plot No. 148 North: Plot No. 149 , South: Plot No. 147, North: other property 
 HHFAURHOU22000021572, HHFAURLAP22000023055
 Ankush Prakash Patharkar, Suwarna Ankush Patharkar
 Rs.2230658/- as on date 08.10.2025
 09-10-2025 04-10-2025

Description of the Secured Assets/Immovable properties/ mortgaged properties: All that piece and parcel of Row House No. A-13 area admeasuring 45.95 sq.mtr. built up area 54.72 sq.mtr. "Shree Residency" Gut No.30, Pisadevi, Aurangabad situated at Aurangabad Dist-Aurangabad situated within the Jurisdiction Office of Sub-registrar Aurangabad, Maharashtra. Bounded as under East: Row House No.A-12 South: Gut No.31/Shakuntala Park, West: Row House No.A-14 North: 9 Mtr. Wide Road with further interest, additional Interest at the rate as more particularly stated in respective Demand Notice date mentioned above, incidental expenses, costs, charges etc incurred till the date of payment and/or realization. If the said Obligor(s) shall fail to make payment to HHFL as aforesaid, then HHFL shall

nd the applicable Rules entirely at the risk of the said Obligor(s)/Legal Heir(s)/Legal Represe is to the costs and consequences. The said Obligor(s)/Legal Heir(s)/Legal Representative(s) are prohibited under the said Act to transfer the aforesaid Secured Asset(s)/Immovable Property, whether by way of sale, lease or otherwise without the prior written consent of HHFL. Any person who contravenes or abets contravention of the provisions of the

roceed against the above Secured Asset(s)/Immovable Property(ies) under Section 13(4) of the said Ac

act or Rules made thereunder shall be liable for imprisonment and/or penalty as provided under the Act. Date: 25.10.2025 Place: Aurangabad For Hero Housing Finance Limited, Sd/-Authorised Office

REGD.A/D/DASTI/AFFIXATION/BEAT OF DRUM & PUBLICATION/NOTICE BOARDOF DRT SALE PROCLAMATION OFFICE OF THE RECOVERY OFFICER **DEBTS RECOVERY TRIBUNAL-II, MUMBAI** 

MTNL Bhavan, 3rd Floor, Colaba Market, Colaba, Mumba T.R.P. No. 85/2023 DATED: 15.10.2025 PROCLAMATION OF SALE UNDER RULES 38, 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS AND BANKRUPTCY ACT, 1993.

]... Certificate Debtor

CD-1: M/s. M.R. Enterprises GVs.

CD-1: M/s. M.R. Enterprises, Flat No.14, Divya Drusti Co-op. Housing Society, Village Sansari, Anand Road Deolali Camp, Nashik 422 101.

CD-2: Mrs. Nirjala Gunanand Mishra, proprietress, Flat No.10, Renuka Vaibhav Housing Society, behind State Bank of India, Anand Road, Deolali Camp, Nashik 422 202 and also having address at:
Mrs. Nirjala Gunanand Mishra, Flat No.14, Divya Drusti Co-op, Housing Society, Village Sansari,
Anand Road Road Deolali Camp, Nashik 422 101 Anand Road, Deolali Camp, Nashik 422 101,

Anand Road, Deolaii Camp, Nashik 422 101.

(D - 3: Mr. Gunanand Udyakant Mishra, Flat No. 10, Renuka Vaibhav Housing Society, behind State Bank of India, Anand Road, Deolaii Camp, Nashik 422 201.

Whereas Hon'ble Presiding Officer, Debts Recovery Tribunal No. II Mumbai has drawn up the Recovery Certificate in Original Application No. 566 of 2017 for recovery of Rs.88,69,539.56/- with interest and cost from the Certificate Debtors and a sum of Rs. 4,86,84,399.75 (As on 27.11.2025) is recoverable together with five the retreated and charges as part to Recovery Certificaty (Jecree.

recoverable together with further interest and charges as per the Recovery Certificate / Decree. And whereas the undersigned has ordered the sale of property mentioned in the Schedule below i

atisfaction of the said certificate. And whereas a sum of **Rs. 88,69,539.56/- along with pendent-lite and further interest @ 17% p.a**.

And whereas a sum of Rs. 88,69,539.56/- along with pendent-lite and further interest @ 17% p.a. from the date of filling of application till payment and/or realization from CDs.

Notice is hereby given that in absence of any order of postponement, the property shall be sold on 27.11.2025 between 02:00 PM to 03:00 PM. (with auto extension clause in case of bid in last 5 minutes before closing, if required) by open public e-auction and bidding shall take place through "On line Electronic Bidding" through the website (https://drt.auctiontiger.net) of M/s. e-procurement Technologies Ltd, having address at B-704-5, Wall Street-II, Opp Orient Club, Near Gujarat (India), Contact Person: Mr. Praven Kumar Thevar (Mobile +91 9722778828). Email address - Praveen. thewar@auctiontiger.net or support@auctiontiger.net. The intending bidders should register themselves on the website of the adoresaid e-auction agency well in advance and get user ID and Password for uploading of requisite documents and/or for participating in the open public e-auction.

For further details contact: Bank Officer, Sunil S. Vanne Mobile -9969437984

The sale will be of the property of the C. Ds above named as mentioned in the schedule below and the liabilities and claims attached to the said property, so far as they have been ascertained, are those specified in the schedule against each lot / property.

specified in the schedule against each lot / property. The property will be put up for the sale in the lots specified in the schedule. If the amount to be realized The property will be plut up for the sale in the lost specified in the scriedule. If the amount to be realized is satisfied by the sale of a portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale also be stopped if, before any lot is knocked down, the arrears mentioned in the said certificate, interest costs (including cost of the sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate, interest and costs have been paid to the undersigned.

The particulars proefified in the approved consequence have been satisfaction that the arrow of the information of the The particulars specified in the annexed schedule have been stated to the best of the information of the

undersigned, but the undersigned shall not be answerable for any error, mis-statement or omission i No officer or other person, having any duty to perform in connection with sale, either directly of

indirectly bid for, acquire or attempt to acquire any interest in the property sold.

The sale shall be subject to the conditions prescribed in Second Schedule of the Income Tax Act, 1961 and the rules made there under and to the following conditions:
1. The Property shall be e-auctioned LOT-WISE as per the following details:

Sr. Description of the property Date of Reserve Price EMD Amount Incremental

	No.		Insp.			Bid
	1	Flat No. 10, 2nd Floor, Renuka Vaibhav Society, Deolalai Camp, Sansari, Nashik		31,18,000/-	3,00,000/-	30,000/-
	2	Flat No. 14, 2nd floor, Divyadrusti Co-op Hsg, Society, Deolali Camp, Sansari, Nashik		14,73,000/-	1,50,000/-	30,000/-
	3	Combined Lot (Lot No 1 & 2) above	20.11.2025	45,91,000/-	4,50,000/-	60,000/-
2. The amount by which the hid is to be increased shall be as not lots. However, the decision is					decision in this	

regard of the undersigned shall be final and binding on the parties concerned. In the event of any dispute arising as to the amount of bid, or as to the bidder, the lot shall at once be again put up to auction.

3. The highest bidder shall be declared to be the purchaser of that respective lot. It shall be in the

discretion of the undersigned to decline/accept the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so or for reasons otherwise. 4. The public at large is hereby invited to bid in the said E-Auction. The online offers along with EMD Amount as per lots, is payable by way of RTGS/NEFT in the Account No.: 009020110001082 (ASREC PS-12/2014-15 Trust), IFSC Code No: BKID0000090, ASREC(India) Ltd. Bank of India,

. The offers in a sealed envelope (addressed to the Recovery Officer, DRT-II, Mumbai superscribing

T.R.P. No. 85 of 2023 only) containing duly filled in and blue ink signed prescribed bid form giving complete details of the bidder(s) including e-mail ID, Mobile Number etc., alongwith self attested copies of PAN / TAN Card, Address Proof, Photo Identify Proof of the bidder(s) and RTGS / 18TE details towards EMD Amount as per lots, should be deposited with the undersigned not later than by 4:00 P.M. on 24.11.2025. 6. The bidder (s) shall also declare if they are bidding on their own behalf or on behalf of their principals

and sign declaration accordingly. In the latter case, they shall be required to deposit with the bid documents their original authority duly ink signed by their principal together with complete KYC of the said principal duly attested by the said principal together with complete KYC of the authorized person. In case one company, authenticated copy of resolution passed by the board members of the company or any other authenticated documents confirming representation / attorney of the company togethe with complete K YC of the said principal company and complete KYC of the authorized person shal also be submitted alongwith the bid documents. In case of failure, bid shall not be considered. and be submitted anonymining in documents. In case of name, no snamn the considered.

7. The bidder (s) shall also upload online on the website of the aforesaid e-auction agency, after registering themselves on the website of the aforesaid e-auction agency, copy of the duly filled in

prescribed bid form alongwith photocopies of the documents as stated in para 5 & 6 here in above. The last date for submission of online bid is 24.11.2025 by 4:00 RM. The physical inspection of the properties may be taken between 10:00 A.M. and 5:00 P.M. on 20.11.2025 at the property site.

8. Once the bid is submitted it is mandatory for the bidder (s) to participate in the bidding process of the e-auction by logging in on the e-auction agency portal, failing which the EMD shall be forfeited to the Government, if the undersigned thinks fit.

9. The successful bidder shall have to deposit 25% of his final bid amount after adjustment of EMD by next bank working day i.e. by 4:00 P.M., in the said account as per details mentioned in para 4

above.
10. The successful highest bidder shall also deposit the balance 75% of final bid amount on or before 15th day from the date of auction sale of the property. If the 15th day is Sunday or other Holiday, then on the first bank working day after the 15th day by prescribed mode as stated in para 4

11. In addition to the above, the successful highest bidder shall also deposit poundage fee with Recovery Officer-II, DRT-II @ 2% upto Rs.1,000/- and @ 1% of the excess of said amount of Rs.1,000/- through DD in favour of Registrar, DRT-II, Mumbai, within 15 days from the date of auction sale of the property. 12. Incase of default of payment within the prescribed period, the deposit, after defraying the

expenses of the sale, if the undersigned thinks fit, be forfeited to the Government and the defaulting successful highest bidder shall forfeit all claims to the property or the amount deposited. The property shall be resold, after the issue of fresh proclamation of sale. Further, the purchaser shall also be liable to make good of any shortfall or difference between his final bid amount and the price for which it is

13. The property is being sold on "AS IS WHERE IS BASIS" AND "AS IS WHAT IS BASIS".

14. The undersigned reserves the right to accept or reject any or all bids if found unreasonable opostpone the auction at any time without assigning any reason.

SCHENIUS

SUILDOLL							
Sr. No.	Description of the property to be sold with the names of the co- owners where the property belongs to defaulter and any other person as co-owners.	Revenue assessed upon the property or any part thereof	Details of any other encumbrances to which property is liable	Claims, if any, which have been put forwar to the property, and any other known particulars bearing o its nature and value.			
1.	2.	3.	4.	5.			
1	Flat No. 10, 2nd Floor, Renuka Vaibhav Society, Deolalai Camp, Sansari, Nashik	Not available	Mortgaged property	Not available			
2	Flat No. 14, 2nd floor, Divyadrusti Co-op Hsg, Society, Deolali Camp, Sansari, Nashik		Mortgaged property	Not available			
3	Combined Lot (Lot No 1 & 2)						
Give	n under my hand and seal of this 15th	day of October,	2025.				



Bhavishya Kumar Azad Recovery Officer DRT-II, Mumbai