

Form No.03 (See Regulation-13 (1) (a))

DEBTS RECOVERY TRIBUNAL AURANGABAD

Ground Floor, Jeevan Suman LIC Building, Plot No. 3, N-5, CIDCO, Aurangabad - 431003  
Case No. : 0A/22/2019 Ekh. No. 1105  
Summons under sub-section (4) of section 19 of the Act, read with sub-rule (2A) of rule 5 of the debt Recovery Tribunal (Procedure) Rules, 1993.  
Bank Of Maharashtra Versus Shri Tirupati Ginning and Pressing

**SUMMONS**

Whereas, 0A/22/2019 was listed before Hon'ble Presiding Officer / Registrar on 29/08/2025.

Whereas, the Hon'ble Tribunal is pleased to issue summons/notice on the said application under section 19 (4) of the Act, (OA) filed against you for recovery of debts of Rs. 49788382/- (application along with copies of documents etc. annexed).

In accordance with sub-section (4) of section 19 of the Act, You, the defendants are directed as under:

- To Show cause within thirty days of the service of summons as to why relief prayed for should not be granted;
  - To disclose particulars of properties or assets other than properties and assets specified by the applicant under serial number 3A of the original application;
  - You are restrained from dealing with or disposing of secured assets or such other assets and properties disclosed under serial number 3A of the original application, pending hearing and disposal of the application for attachment of properties;
  - You shall not transfer by way of sale, lease or otherwise, except in the ordinary course of his business any of the assets over which security interest in created and /or other assets and properties specified or disclosed under serial number 3A of the original application without the prior approval of the Tribunal;
  - You Shall be liable to account for the sale proceeds realized by sale of secured assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with the bank or financial institutions holding security interest over such assets.
- You are also directed to file the written statement with a copy there of furnished to the applicant and to appear before Registrar on 15/12/2025 at 10:30 AM failing which the application shall be heard and decided in your absence.
- For Paper Book follow the following Url : <https://els.drt.gov.in/dr/ivle/paperbook.php?r1=202515750908>
- Signature of the Officer Authorised to issue Summons

Sd/-  
Registrar,  
Debts Recovery Tribunal, Aurangabad.
- Given under my hand and seal of this Tribunal on this date: 08/09/2025

MANAPPURAM HOME FINANCE LIMITED

FORMERLY MANAPPURAM HOME FINANCE PVT LTD

Regd Office: IV/470A (OLD) w/638A (NEW) Manappuram House Valadag Thiruvur, Kerala 680567  
Corpo Office: Manappuram Home Finance Limited, Third Floor, Unit No. 301 to 315, A Wing, Kanaka Wali Street, Andheri-Kurla Road, Andheri East, Mumbai-400093, Maharashtra.  
Phone No.: 022-66211002. Website: www.manappuramhomefin.com

DEMAND NOTICE

Whereas the Authorized Officer of Manappuram Home Finance Ltd., having our registered office at IV/470A (old) w/638A (new), Manappuram House, Valadag, Thiruvur, Kerala-680567 and branches at various places in India (hereinafter referred to as "MAHOFIN") is a company registered under the Companies Act, 1956 and a Financial Institution within the meaning of sub-clause (i) of clause (m) of sub-section (1) of Section 2 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as the "Act") read with Notification No. S.O. 3466 (3) dated 19- December, 2015 issued by the Govt. of India, Department of Financial Services, Ministry of Finance, New Delhi, inter alia carrying on business of advancing loans for construction and / or purchase of dwelling units and wherein the Borrower / Co-Borrowers as mentioned in Column No. 2 of the below mentioned chart obtained loan from MAHOFIN and whereas MAHOFIN being the secured creditor under the SARFAESI Act, and in exercise of powers conferred under section 13(2) of the said Act read with Rule 2 of the security interest (Enforcement) Rules 2002, issued demand notice calling upon the Borrowers / Co-Borrowers as mentioned herein below, to repay the amount mentioned in the notices with further interest thereon within 60 days from the date of notice, but the notices could not be served upon some of them for various reasons. That in addition thereto for the purposes of information of the said borrowers enumerated below, the said borrowers are being informed by way of this public notice.

Sr. No.	Name Of The Borrower / Co-Borrower/Lan/branch	Description Of Secured Asset In Respect Of Which Interest Has Been Created	Due Date	Date Of Notice Sent At Outstanding Amount
1	Saraswati Ramdas Puyad, Ramdas Sambhaji Puyad, Sambhaji Puyad, West-Dattaram Namaji Puyad, South-Kerba Maroti Puyad, North-Parasram Puyad & Road	Land Area 1351 Sq. Ft., Built Up Area 1000 Sqft, G P H No. 74, At Wadgaon, Tq Nanded And Dist Nanded, Maharashtra, Pin-431603, East-South Devraj Puyad, West-Dattaram Namaji Puyad, South-Kerba Maroti Puyad, North-Parasram Puyad & Road	13-11-2025	17-11-2025 & Rs.593174/-
2	Surekha Maroti Barale, Maroti Shankar Barale, MHL0060001001/- Nanded	Admeasuring 561 Sqft/ 52.13 Sq Mtr, G P H No. 228, At Post Kawalgaoth, Tah Purna, Dist Parbhani, Maharashtra, Pin-431611 East-Road, West-Property of Vitthalrao Pisal, South-Property of Kalash Patilwar, North-Property of Bakhal Kondiba	13-11-2025	17-11-2025 & Rs.421972/-
3	Panchajabulab Sieshrao Mungaj, Shesharav Tanaji Mungaj, MHL0060000810/- Nanded	Admeasuring Area 494 Sqft., Gram Panchayat Property No. 161, Majje Jalai, To Mukhed, Dist Nanded, Maharashtra, Pin: 431806, East-Road, West-Road, South-Ganesh Dattaram, North-Road	13-11-2025	18-11-2025 & Rs.410772/-
4	Savitabai Sainath Kokane, Sainath Hanumantrao Kokane, Hanumant Vitthal Kokane, MHL0060001536/- Nanded	Admeasuring Area 700 Sq Ft, Gram Panchayat Property No. 170, Majje Vazarga, Tq. Degloor, Dist Nanded, Maharashtra, Pin-431723, East-Road, West-Bhavadol, South-Kashinath Raghunath, North-Sambhaji Kokane	13-11-2025	18-11-2025 & Rs.413203/-

Notice, is therefore given to the Borrowers / Co-Borrowers, as mentioned herein above, calling upon them to make payment of the total outstanding amount as shown herein above, against the respective Borrower / Co-Borrower, within 60 days of publication of this notice. Failure to make payment of the total outstanding amount together with further interest by the respective Borrower / Co-Borrower, MAHOFIN shall be constrained to take u/s 13(4) for enforcement of security interest upon properties as described above, steps are also being taken for sale of the properties in other manner as prescribed under the Act and the rules made hereunder. You are put to notice that the said mortgage can be redeemed upon payment of the entire amount due together with costs, charges and expenses incurred by MAHOFIN at any time before the date of publication of notice for public auction or private treaty for transfer by way of sale, as detailed in Section 13(b) of the SARFAESI Act.

Take note that in terms of u/s 13 (13) of the SARFAESI Act, you are hereby restrained from transferring and/or dealing with the Secured Properties in any manner by way of sale, lease or in any other manner.

Date: 13<sup>th</sup> December 2025 | Place: MAHARASHTRA Sd/- Authorized Officer Manappuram Home Finance Ltd

IDBI BANK

POSSESSION NOTICE

The undersigned being the authorized officer of the IDBI Bank Ltd. Under the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002(54 of 2002) and in exercise of the powers conferred under section under 13(12) read with rule 3 of the security interest (Enforcement) Rules 2002 issued demand notices calling upon the following borrowers to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The Borrowers mentioned below having failed to repay the said amount, notice is hereby issued to the borrowers and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him sub-section (4) of the section 13 of Act read with rule 8 of the Security Interest (Enforcement) rules, 2002. The Borrower in particular and public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of IDBI Bank Limited for an amount mentioned below and interest thereon. The borrower's attention is invited to provisions of sub section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

DETAILS OF THE POSSESSION NOTICE

Sr. No.	Name of the Borrower (s) / Co-borrower (s) / Guarantor (s) / Mortgage (s)	Demand Notice Date / Amount / Legal Exp = Total Amount Claim	Description of Property	Date of Possession
1	Borrower : Shri. Manoj Madhukar Dode & Smt. Suwarna Manoj Dode	18.09.2025 / Rs. 20,61,301.10/- together with further interest thereon	All that part and parcel of immovable property situate at House No. 1323/1/2, City Survey No. 2470 & 2471, Tilak Road, Vajipur, Tal. Vajipur, Dist. Chh. Sambhajinagar, Pin-423701, Admeasuring 77.40 Sq. Mtr. Along with the construction thereon having built up area of 102.26 Sq. Mtr. Or thereabouts, respectively, in the state of Maharashtra, which is bounded as follows: North By : Tilak Road; South By : House of Dawalkar; East By : Lane; West By : House of Pandurang Dode;	06.12.2025
2	Borrower : Shri. Ravindra Suresh Amrao & Smt. Savita Ravindra Amrao	18.09.2025 / Rs. 16,92,302.00/- together with further interest thereon	All that part and parcel of the property consisting of situate at Flat No. 13, 3rd Floor, Sara Swapnagan Phase II, F Type Building, Plot No. 93/P & 95/P, Gangapur Jahangir, Tal & Dist. Chh. Sambhajinagar, PIN - 431154, Admeasuring built up area of 49.26 Sq. Mtr or thereabouts, in the state of Maharashtra thereabouts in the State of Maharashtra, which is bounded as follows: North By : Flat No. 14; South By : Open Space; East By : Flat No. 12, Duct & Staircase; West By : Side Margin Space;	08.12.2025

Date : 13/12/2025  
Place: Chhatrapati Sambhajinagar.

Sd/-  
Authorized Officer, IDBI Bank Ltd.

Ujjivan Small Finance Bank

Registered Office : Grape Garden, No.27, 3rd "A" Cross, 18th Main, 6th Block, Koramangala, Bengaluru-560095, Karnataka.  
Regional Office: 7th Floor, Almonte IT Park, Sr.No. 8, Kharadi-Mundhwa Bypass, Village Kharadi, Pune 411014.

PUBLIC AUCTION NOTICE

PUBLIC NOTICE FOR SALE UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT (SARFAESI Act) 2002, READ WITH PROVISORULE 8(6) & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES 2002.

The undersigned as authorised officer of Ujjivan Small Finance Bank Ltd., has taken possession of the following property in exercise of powers conferred under section 13(4) of the SARFAESI Act. The Borrower in particular and public at large are informed that Public auction of the mortgage property in the below mentioned account for realisation of dues of the Bank will be held on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" on the date as prescribed as here under.

Sl. No.	Loan A/c No./ Branch	Name of Borrower/ Co-Borrower/ Guarantor/ Mortgage	13(2) Notice Date/ Outstanding Due (in Rs.)	Date of Possession	Reserve Price in INR EMD in INR
1	445576300000022 / 4455-SAMARTH NAGAR	1. Rafat Kareem Shaikh, 2. Zeenat Rafat Shaikh, Both Add.: R/at: Near State Bank Of Hyderabad, 1229, Gavalipura, Chawani, Aurangabad- 431001. Sr.No.1 also at : R/at: Flat No. 23, 2nd Floor, C Building, Chinargaden Apartment-2, Vikaspu, Jaisingpura Aurangabad.	04.11.2022 / Rs. 1638405.33 as on 20.09.2024	05.07.2025	Rs.11,34,000/- Rs.1,13,400/-
<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 Chinargaden Apartment -2, constructed on Plot No. 31,32,34,35, situated at Survey No. 06 (Part of) village Vikaspu, Jaisingpura Aurangabad.					
2	4455210130000528 / 4455-SAMARTH NAGAR	1. Kashinatha Bhujaji Gajbhare, 2. Prajavari Gajbhare, 3. Swapnil Gajbhare, All Add.: Plot no. 37, Laxman Bhau Nagar, Chitegaon, Pathan Road, Aurangabad, M.H.- 431105. Both Also at : Alana Private Limited Company, Gevrai, Aurangabad, M.H.-431105	20.04.2024 / Rs. 1064524.44 as on 18.04.2024	22.07.2025	Rs.10,82,000/- Rs.1,08,200/-
<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 Pathan, 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	4455210130000 368 / 4455-SAMARTH NAGAR	1. Datta Sitaram Jawanjil, 2. Sharda Datta Jawanjil Both Add.: RH-06/12, Bajajinagar, MIDC Waluj, Aurangabad, Maharashtra-431136. Both Also at : H no. A-10 M. no. 2535, Samarthnagar, Jogeshwari, Tal. Gangapur, Aurangabad, Maharashtra-431136. Sr. No.1 Also at : Fores Elastomech India Pvt. Ltd. M-191/2, MIDC Waluj, Aurangabad, Maharashtra-431136	31.05.2024 / Rs. 1153391.15 as on 30.05.2024	18.08.2025	Rs.10,82,000/- Rs.1,08,200/-
<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 Jawanjil & Sharada Datta Jawanjil					
4	4455210130000 659 / 4455-SAMARTH NAGAR	1. Pravin Gajanan Jiddewar, 2. Lalita Gajanan Jiddewar, Both Add.: Property No. 98, Guru Datta Nagar, Near Ram Mandir, Dangra Road, Chitegaon Tal.- Pathan, Aurangabad, Maharashtra-431105. Both Also at : Milkat No. 43/1, Gut No. 154, Chitegaon, Tal.- Pathan, Dist.- Aurangabad, Maharashtra-431105. Sr. No.1 Also at : Priya Enterprises Through Aurangabad Electricals Limited (GDC-DIV), Gut No. 65, Village-Chitegaon Panmra, Taluka-Pathan, Aurangabad, Maharashtra	07.12.2024 / Rs. 991506.16 as on 02.12.2024	18.08.2025	Rs.9,06,000/- Rs.90,600/-
<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 "Gokuldharm Society", bearing Gut No. 154, situated at Chitegaon, Pathan, 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					
<div><div>Date &amp; Time of Inspection of the property(ies) :: 19.12.2025 &amp; 24.12.2025 Between 11AM to 4PM</div><div>Date for Submission of Bid &amp; EMD :: 29.12.2025, Between 11.00 AM to 5.00 PM</div><div>Date and Time of Auction :: 30.12.2025 From 11:00 AM to 2:00 PM</div><div>Earnest Money Deposit (EMD) in INR (Should be paid through Demand Draft in favour of "Ujjivan Small Finance Bank Ltd.")</div></div>					
<b>Place of submission of bids &amp; Auction :</b> 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 (Contact: Krishna Singh - 7767847584, Panjabrao Lokhande - 9960835299)					
<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".					
<ol style="list-style-type: none"><li>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.</li><li>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.</li><li>The Interested Bidders shall submit their Bid before the Authorised officer undersigned one day before the auction date as mentioned above.</li><li>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/e-auctions">https://www.ujjivansfb.in/e-auctions</a> 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- <a href="mailto:support@bankauctions.com">support@bankauctions.com</a>, Auction portal- <a href="https://www.bankauctions.com">https://www.bankauctions.com</a>.</li><li>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.</li><li>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.</li><li>The publication is subject to the force major clause.</li><li>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.</li></ol>					
This is also a notice to the above named borrowers/Guarantor's/Mortgagors about public auction scheduled for sale of mortgaged properties.					
<div><div>Place: Maharashtra Date : 13.12.2025</div><div>Sd/- Authorized Officer, Ujjivan Small Finance Bank</div></div>					

Ujjivan Small Finance Bank

Registered Office : Grape Garden, No.27, 3rd "A" Cross, 18th Main, 6th Block, Koramangala, Bengaluru-560095, Karnataka.  
Regional Office: 7th Floor, Almonte IT Park, Sr.No. 8, Kharadi-Mundhwa Bypass, Village Kharadi, Pune 411014.

PUBLIC AUCTION NOTICE

PUBLIC NOTICE FOR SALE UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT (SARFAESI Act) 2002, READ WITH PROVISORULE 8(6) & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES 2002.

The undersigned as authorised officer of Ujjivan Small Finance Bank Ltd., has taken possession of the following property in exercise of powers conferred under section 13(4) of the SARFAESI Act. The Borrower in particular and public at large are informed that Public auction of the mortgage property in the below mentioned account for realisation of dues of the Bank will be held on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" on the date as prescribed as here under.

Sl. No.	Loan A/c No./ Branch	Name of Borrower/ Co-Borrower/ Guarantor/ Co-Borrower	13(2) Notice Date/ Outstanding Due (in Rs.)	Date of Possession	Reserve Price in INR EMD in INR
1	4423210080000004 / 4423-NASHIK CENTRAL	1. Mr. Rohit Anil Gade, 2. Mrs. Pushpa Anil Gade, Both Add.: Residing at: Flat No.07, LaxmiyotSoc, Canal Road, Jail Road, Near Avastl Mandir, Nashik Road, Nashik - 422101.	11.10.2021 / Rs. 633788.00 as on 29.09.2021	19.07.2025	Rs.8,25,000/- Rs.82,500/-

**Description of the Immoveable Property:** All that piece and parcel of Shop No. 29 admeasuring area 18.58 sq. mtr. out of constructed building which is known as Lata Complex, constructed upon Plot No. 01,02,04 admeasuring area 507.50+311.50+540.00 sq. mtr., out of Gat No. 697 at Mauje Shinde shivar Tal/Dist. Nashik.

Date & Time of Inspection of the property(ies) :: 19.12.2025 & 24.12.2025 Between 11AM to 4PM

Date for Submission of Bid & EMD :: 19.12.2025, Between 11.00 AM to 5.00 PM

Date and Time of Auction :: 30.12.2025 From 11:00 AM to 2:00 PM

Earnest Money Deposit (EMD) in INR (Should be paid through Demand Draft in favour of "Ujjivan Small Finance Bank Ltd.")

**Place of submission of bids & Auction :** Ujjivan Small Finance Bank Ltd., Mogal Arcade, Behind Mogal Hospital Jail Road, Datta Mandir, Nashik Road, Nashik, Maharashtra-422101 (Contact: Deepak Mantri - 9561157757, Akshay Andhare - 8600060500).

**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 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.
- 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.
- The Interested Bidders shall submit their Bid before the Authorised officer undersigned one day before the auction date as mentioned above.
- 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.bankauctions.com> or <https://www.ujjivansfb.in/e-auctions> for the details of the properties in the website and for taking part in the bid they should register their names at portal <https://www.bankauctions.com> and get their user-id and password free of cost. Prospective bidders may avail online training on E-Auction from the service provider M/s. C1 India Pvt. Ltd., Helpline Number's-7291918824, 25, 26 support email id- [support@bankauctions.com](mailto:support@bankauctions.com), Auction portal- <https://www.bankauctions.com>.
- 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.
- 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.
- The publication is subject to the force major clause.
- 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.

Place: Maharashtra  
Date : 13.12.2025

Sd/- Authorized Officer,  
Ujjivan Small Finance Bank

HDFC BANK

Branch Address : 1st & 2nd Floor, A-14, Vijay Nagar, Near Seven Hills Fly Over, Gajanan Maharaj Mandir Road, Aurangabad (Chhatrapati Sambhajinagar) - 431 001. Ph: (0240)6710683, 6710610  
CIN : L65920MH1994PLC080618 | Website: [www.hdfcbank.com](http://www.hdfcbank.com)

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.

Whereas the undersigned being the Authorised Officer of HDFC Bank Limited (erstwhile HDFC Limited having amalgamated with HDFC Bank Limited by virtue of a Scheme of Amalgamation approved by Hon'ble NCLT-Mumbai vide order dated 17th March 2023) (HDFC under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued Demand Notices under Section 13 (2) of the said Act, calling upon the Borrower(s) / 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. The undersigned have, caused these Notices to be pasted on the premises of the last known respective addresses of the said Borrower(s) / Legal Heir(s) / Legal Representative(s). Copies of the said Notices are available with the undersigned, and the said Borrower(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 Borrower(s) / Legal Heir(s) / Legal Representative(s) to pay to HDFC, within 60 days from the date of publication of this Notice, the amounts indicated hereinbelow in their respective names, together with further interest as detailed in the said Demand Notices from the respective dates mentioned below in column (c) till the date of payment and / or realisation, read with the loan agreement and other documents/writings, if any, executed by the said Borrower(s). As security for due repayment of the loan, the following Secured Asset(s) have been mortgaged to HDFC by the said Borrower (s) respectively. Borrower(s) / Legal Heir(s) / Legal Representative(s) attention is invited to the provisions of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured asset/s.

Sr. No.	Name of Borrower(s) / Legal Heir(s) / Legal Representative(s)	Total Outstanding Dues (Rs.)	Date of Demand Notice	Description of Secured Assets / Immoveable Property(ies)
(a)	(b)	(c)	(d)	(e)
1.	Mr. Bankar Ajay Ashok (Borrower) Mrs. Bhujang Ishwari Raju (Co-Borrower)	10,70,307/- as on 31st Oct 2025	28-Nov-2025	All That Part And Parcel Of Flat No. C-31 Admeasuring 36 Sq. Mtr, Carpet Areas 6.06 Sq. Mtr Net Usable Area Total 42.06 Sq. Mtr, Property Known As "Gulab Vishwa Building "C" ", Situated Gut No. 22/1/A, At Pethenagar, Bhavsingpura, Aurangabad, Tq. & Dist. Aurangabad, Property Bounded As Under: East: Flat No. 32, West: Open To Sky, North: Flat No. 29 & 30, South: Flat No. 33 & 34.
2.	Mrs. Gadhe Sunita Digambar (Borrower)	14,27,291/- as on 31st Oct 2025	28-Nov-2025	All That Part And Parcel Of Flat No. 104, Admeasuring Built Up Area 33.50 Sq. Mtr., In The "Torna" Building In Project Known As " Sainik Vihar", Situated At Gut No. 49, Kanchanwadi, Aurangabad, Property Bounded As Follows: East: Flat No. 105, West: Flat No. 101, North: Flat No. 103, South: Side Margin
3.	Mr. Kapale Nagesh Shamrao (Borrower) Mrs. Kapale Shila Nagesh (Co-Borrower)	7,43,350/- as on 31st Oct 2025	28-Nov-2025	All That Part And Parcel Of Row House No. 82, Admeasuring 61.03 Sq. Mtr Carpet Area On Ground And First Floor, In Project Known As " Krishnaban Phase-2", Situated At Gut No. 94, Cts No. 15805, At Village Jalna, Tq. & Dist. Jalna, And It Is Bounded As Follows: Toward East: 9.00 Mtr. Wide Paved Surface, Toward West: Row-House No. 73, Toward South: 7.30 Mtr. Wide Praved Surface, Toward North: Row House No. 81
4.	Mr. Sable Lakshman Kaduba (Borrower) Mrs. Sable Alka Laxman (Co-Borrower)	23,58,968/- as on 31st Oct 2025	28-Nov-2025	All That Part And Parcel Of Flat No. A-27, Admeasuring 45.35 Sq. Mtr., Built Up Area And 41.35 Sq.mtr. Carpet Area And 29.50 Mtr Land Share Area, Project Known As "Copper Heights", Plot No.01 Situated At Gut No. 47 (Part), Village Hirapur, Tal. & Dist. Aurangabad And It Is Bounded As Below: North: Land Gut No.48, South: 18.00 Mtr Wide Road, East: Plot No. 02 & Open Space & Layout, West: 30.00 Mtr Wide Dp Road.
5.	Mr. Sant Vishal Bhimraj (Borrower) Mrs. Sant Ashwini Vishal (Co-Borrower)	16,74,574/- as on 31st Oct 2025	28-Nov-2025	All That Part And Parcel Of Flat No. 10, Having Area Of 43.65 Sq. Mtr, Property Known As "Sai Vishwa B", Situated Survey No. 197/31/168, Village Kopargaon, Taluka Kopargaon, District Ahmednagar, Property Bounded As Follows: East: Jina And Passage, South: Side Margin, West: Side Margin, North: Plot No.9.
6.	Mr. Sayed Yunus Ibrahim (Borrower) Mrs. Sayyad Jinat (Co-Borrower)	12,56,762/- as on 31st Oct 2025	28-Nov-2025	All That Part And Parcel Of Row House No. 05, Admeasuring 69.00 Sq. Mtr, Property Known As "Gulshan City", Plot 1 & 2, Situated At S No 51/2,Cts No. 11428/149&150,Behind St Workshop,Aurangabad Road, Jalna,Property Bounded As Follows: East : Row House No. 6, West : Ro House No. 4, North : Sarve No. 51 Part, South : 6.00 Mtr Road.
7.	Mr. Shekh Asif Nurabhai (Borrower) Mrs. Shaikh Salma (Co-Borrower)	29,23,506/- as on 31st Oct 2025	28-Nov-2025	All That Part And Parcel Of Row House No.1, Admeasuring 648 Sq. Ft, And Built-Up Area 630.09 Sq. Ft, And Super Built Up Area 247.00 Sq. Ft, Property Known As "Safa Ro-Housing", Plot No. 01, Situated At Gut No. 27, Shilp Nagar, Bhd Sah Nagar, Beed By Pass, Satara, Aurangabad. Property Bounded As Follows: East: 30 Ft Road, West: Ro House No. 03, South: Shilp Nagar, North: Ro House No. 02.
8.	Mr. Shinde Ganesh Balkrushna (Borrower) Mrs. Shinde Archana Balu (Co-Borrower)	5,23,322/- as on 31st Oct 2025	28-Nov-2025	All That Part And Parcel Of Plot No. A 46, Admeasuring 0.89 R, 89.01 Sq. Mtr, Property Known As Pushp Nagri Phase 1, Situated At Gut No. 244, At Ghanegaon Tq. Gangapur, Dist. Aurangabad, Property Bounded As Follows: East: Plot No. A 47, West: 10 Mtr Road, South: 10mtr Road, North: Plot No. A 45.
9.	Shri. Wagh Tukaram Hiramam (Borrower) Mrs. Wagh Kavita (Co-Borrower)	17,26,143/- as on 31st Oct 2025	28-Nov-2025	All That Part And Parcel Of Plot No. 40, Admeasuring 57.00 Sq. Mtr And Built-Up Area 52.00 Sq. Mtr, Situated S No 484, Cts No.11389/45, Colony Swami Samarth Nagar, Ambad Road, Tal & Dist. Jalna, Property Bounded As Follows: East: Plot No. 27, West: 6.00 Mtr Road, North: Plot No. 40 Extra Part, South: Plot No. 41.

\*with further interest, incidental expenses, costs, charges etc incurred till the date of payment and / or realization.

If the said Borrowers shall fail to make payment to HDFC as aforesaid, then HDFC shall proceed against the above Secured Asset(s) / Immoveable Property (ies) under Section 13 (4) of the said Act and the applicable Rules entirely at the risk of the said Borrower(s) / Legal Heir(s) / Legal Representative(s) as to the costs and consequences.

The said Borrower (s) / Legal Heir(s) / Legal Representative(s) are prohibited under the said Act to transfer the aforesaid Secured Asset (s) / Immoveable Property (ies), whether by way of sale, lease or otherwise without the prior written consent of HDFC. Any person who contravenes or abets contravention of the provisions of the Act or Rules made thereunder shall be liable for imprisonment and/or penalty as provided under the Act.

**NOTE:** This notice is published on 13th December 2025 in Indian Express Mumbai Parcel edition & Loksatta Aurangabad (Chhatrapati Sambhajinagar) edition.

Date : 13th December 2025

Place : Aurangabad (Chhatrapati Sambhajinagar)

For HDFC Bank Limited

Chhatrapati Sambhajinagar Office : 1st & 2nd Floor, A-14, Vijay Nagar, Near Seven Hills Fly Over, Gajanan Maharaj Mandir Road, Aurangabad (Chhatrapati Sambhajinagar) - 431 001. Regd. Office : HDFC Bank House, Senapati