

APPENDIX -IV-A- E-AUCTION-PUBLIC SALE NOTICE OF IMMOVABLE PROPERTIES/IES

ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISOR RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

Sec. 13(2) of the SARFAESI Act, 2002

Res. Offc: 9th Floor, Antriksh Bhawan, 23 Kasturba Gandhi Marg, New Delhi-110001, Phone: 011-23357471, 23357472, 23705414, Website: www.pnbhousing.com

B.O.NASHIK: 407 & 408, 4th FLOOR, PADMA VISHVA LANDMARK, NEAR TANISHQ SHOWROOM, ABOVE AXIS BANK, RACCA COLONY, SHARANPUR ROAD, NASHIK 422002, B.O.VIRAR: 302, Third Floor, Riddhi Arcade, 100ft Narangji Bypass Road, Near Big Bazar, Virar (West) Maharashtra - 401303, **B.O.AURANGABAD:** E-1, E-2 & E-3, Fourth Floor, Aurangabad Business Centre, Adalat Road, Aurangabad, Maharashtra - 431001.

Notice is hereby given to the public in general and in particular to the borrower(s) & Guarantor(s) indicated in Column no-A that below described immovable property (ies) described in Column no-D mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken as described in Column no-E by the authorized Officer of M/s PNB Housing Finance Limited/Secured Creditor, will be sold on "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS BASIS" as per the details mentioned below. Notice is hereby given to the borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrowers/mortgagor(s) (since deceased) as the case may be indicated in Column no-A under Rule-8(6) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date. For detailed terms and conditions of the sale, please refer to the link provided in M/s PNB Housing Finance Limited/Secured Creditor's website i.e. www.pnbhousing.com.

Loan No./ Name of the Borrower/Co-Borrower/ Guarantor(s)	Demanded Amount (Rs.)	Nature of Property	Description of the Properties mortgaged	Reserve Price (Rs.)	EMD (10% of RP) (Rs.)	Last Date of Submission of Bid (DD/MM/YY)	Bid Increment Rate (%)	Inspection Date & Time	Date of Auction & Time	Notes/Remarks
HOU/NSK/0622/1003230 Santosh Sudhakar Pande/ Renuka Santosh Pande B.O.: NASHIK	Rs. 19,10,583.24 & 09-07-2024	Physical Possession	Single Building, 4th Floor, Flat No. 19, Neelkanth Apartment, Plot No. 38/29 Survey No. 246/2, Dindori Road, B.H. Wasan Nagar, Near Shree Shanti Homopopathy, Shivaji Nagar, Dindori Road, Minaral Shivwar - 422004, Nashik, Maharashtra-422001, India.	Rs. 24,94,000	Rs. 2,49,400	21/03/2026	10.00%	13-03-2026, 12:00pm to 04:00pm	23-03-2026, 2PM to 03:00PM	NOT KNOWN
HOU/VRR/0119/635804 SACHIN GOKUL CHHEDA CHANDRIKA GOKAL CHHEDA B.O.: VIRAR	Rs. 66,89,837.42 & 22-06-2024	Physical Possession	Flat No C- 606, 6th Floor, Shradha Heights, Kamgar Nagar, Village Anandavali, Nashik, Maharashtra-422007, Nashik, India.	Rs. 39,80,000	Rs. 3,98,000	21/03/2026	10.00%	19-03-2026, 12:00pm to 04:00pm	23-03-2026, 2PM to 03:00PM	NOT KNOWN
HOU/ARG/0122/948410 Brijendra Dwivedi/Jayashree Takaram Kato B.O.: AURANGABAD	Rs. 22,35,517.96 & 17-06-2024	Physical Possession	Row House No G 8, Gut No 129, Phase II, Akshad Super City, Gangapur Jahangir, Aurangabad, Maharashtra, India, 431001	Rs. 11,75,000	Rs. 1,17,500	21/03/2026	10.00%	17-03-2026, 12:00pm to 04:00pm	23-03-2026, 2PM to 03:00PM	NOT KNOWN

* Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof. ** To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/bidder in respect of above mentioned immovable/secured assets except what is disclosed in the Column No-K. Further such encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser/bidder is requested to independently ascertain the veracity of the mentioned encumbrances. (1) As on date, there is no order restraining and/or court injunction PNBHF, the authorized Officer of PNBHF, from selling, alienating and/or disposing of the above immovable properties/secured assets and status is mentioned in column no-K (2) The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/orders passed etc. if any, stated in column no-K, including but not limited to the title of the documents of the title pertaining thereto available with the PNBHF, and satisfy themselves in all respects prior to submission of bid application form or making offers. (3) The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form. (3) Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s)/purchaser is legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money) on the same day or not later than next working day. The sale may be confirmed in favour of the bidder(s) only after receipt of 25% of the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the sale consideration amount has to be deposited by the purchaser within 15 days from the date of acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry of mandatory period of 15 days mentioned in the sale confirmation letter and the property/secured asset shall be resold as per the provisions of SARFAESI Act. (4) M/s C1 India Private Limited would be assisting the Authorized Officer in conducting sale through an e-auction having its Corporate office at Plot No. 68, 3rd Floor, Sector 44, Gurgaon, Haryana 122003 Website: www.bankauctions.com For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with Ganesh Ankush Nilakshi Patil/Anwer Muzani, Toll Free No. - 1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNBHF, or refer to www.pnbhousing.com.

PLACE : NASHIK/AURANGABAD DATE : 07.03.2026 SD-/AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED

Home First Finance Company India Limited

CIN: L65990MH2010PLC240703, Website: homefirstindia.com

Phone No.: 180030008425 Email ID: loanfirst@homefirstindia.com

DEMAND NOTICE U/s 13(2)

You the below mentioned borrower has availed loan by mortgaging the schedule mentioned property and you the below mention has stood as borrower/co-borrower/guarantor for the loan agreement. Consequent to the defaults committed by you, your loan account has been classified as non-performing asset on 05-03-2026 under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (in short SARFAESI Act). We Home First Finance Company India Limited have issued Demand Notice u/s 13(2) read with section 13(13) of the SARFAESI Act to the address furnished by you. The said notices are issued as on 05-03-2026 and these notices state that you have committed default in payment of the various loans sanctioned to you. Therefore, the present publication carried out to serve the notice as the provision of Section 13(2) of SARFAESI Act and in terms of provision to the rule 3(1) of the Security Interest (Enforcement) Rules, 2002:

Sr. No.	Name and Address of the Account, Borrower(s) & Guarantor(s)	Details of the security to be enforced	Total Outstanding as on date of Demand Notice plus further interest and other expenses (in Rs.)
1.	Rohit Dinkar Bendre, Sonali Rohit Bendre	Flat 101, First Floor, Building-11-F, Wing-F, MHADA Shirampur City, Survey No 52/150, 52/151, 52/152, 54/11, 63, 63/1, 63/2, 64/164/1 65/1 to 2, Borawake Nagar, Shirampur, Shirampur, Maharashtra, 413709 Bounded by East-Unit no F 102, West-merging and RG Area ,North-merging & Unit no E-104, South-Entrance lobby unit no-104	672,755
2.	Sham Gokul Vidhate, Pallavi Sham Vidhate	Plot No. 23 To 26/2(North Side Part) Row Block-A, Sr No. 273/1/5, Opp. Ghule Patil College, Bolhegaon, Tal. Nagar, Dist. Ahmednagar - Ahmednagar, Maharashtra, 414111 Bounded by East-Plot No 27 To 30, West-9M Road, North-9M Road, South-Plot No 18 To 22	1,773,352
3.	Yogesh Anand Rao Atole, Sadhna Yogesh Atole,	Flat No. B-24, 3rd Floor, Building B, Wing 1, Varadvinayak Residency, Gat No. 195 (Part), Mauje Tandalwadi, Taluka Baramati, District Pune, Baramati, Maharashtra, 413102 Bounded by East-Marginal Space, West-Passage, Staircase & Flat No. B-21, North-Flat No. B-23, South-Wing No. 2 Flat No. B-20	1,712,506

You are hereby called upon to pay Home First Finance Company India Limited within the period of 60 days from the date of publication of this Notice the aforesaid amount with interest and cost falling which Home First Finance Company India Limited will take necessary action under the Provisions of the said Act against all or any one or more of the secured assets including taking possession of secured assets of the borrowers, mortgagors and the guarantors. The power available to the Home First Finance Company India Limited under the said act include (1) Power to take possession of the secured assets of the borrowers/guarantors including the rights to transfer by way of lease, assignment of sale for releasing secured assets (2) Take over management of the secured assets including rights to transfer by ways of lease, assignment or sale and realize the secured assets and any transfer as of secured assets by Home First Finance Company India Limited shall vest in all the rights and relation to the secured assets transferred as it the transfer has been made by you.

In terms of the Provisions of the Section 13(13) of the said act, you are hereby prohibited from transferring, either by way of sale, lease or otherwise (other than in the normal course of your business), any of the secured assets as referred to above and hypothecated/mortgaged to the Home First Finance Company India Limited without prior consent of the Home First Finance Company India Limited.

Place: Ahmednagar Date: 07-03-2026 Signed by: AUTHORISED OFFICER, Home First Finance Company India Limited

Home First Finance Company India Limited

CIN: L65990MH2010PLC240703, Website: homefirstindia.com

Phone No.: 180030008425 Email ID: loanfirst@homefirstindia.com

DEMAND NOTICE U/s 13(2)

You the below mentioned borrower has availed loan by mortgaging the schedule mentioned property and you the below mention has stood as borrower/co-borrower/guarantor for the loan agreement. Consequent to the defaults committed by you, your loan account has been classified as non-performing asset on 05-03-2026 under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (in short SARFAESI Act). We Home First Finance Company India Limited have issued Demand Notice u/s 13(2) read with section 13(13) of the SARFAESI Act to the address furnished by you. The said notices are issued as on 05-03-2026 and these notices state that you have committed default in payment of the various loans sanctioned to you. Therefore, the present publication carried out to serve the notice as the provision of Section 13(2) of SARFAESI Act and in terms of provision to the rule 3(1) of the Security Interest (Enforcement) Rules, 2002:

Sr. No.	Name and Address of the Account, Borrower(s) & Guarantor(s)	Details of the security to be enforced	Total Outstanding as on date of Demand Notice plus further interest and other expenses (in Rs.)
1.	Raju Gayakwad, Shobha Raju Gayakwad	Row House-Block No.4, Plot No.60 Gat No.218, Block No.4 (East Side Part) Plot No.60 Gat No.218 G.P. Shirsol, Jalgaon, Maharashtra-425002. Bounded by East-Plot No. 61, West-Adj. Block No 03, North-Road, South-Adj. Plot No 58 & 59	751,940
2.	Ayyub Rashid Patel, Sayama Ayyub Patel	Row House-Block No.6., Plot no 42 Gat no 239 Builder Purchase, Gat no.239/240/241/1/242/1/1/242/1/2, Plot no 42 Gat no 239 Maniyarkheda, Jalgaon, Maharashtra-425001. Bounded by East-Adj. Block No 05, West-Plot No. 37, North-Adj. Block No 07, South-Plot No. 41	402,634
3.	Ruthik Khandu Hulawale, Savita khandu hulawale	Flat-R H No. 80, GUT No. 197/1, SARA SAHYADRI PARK, Gut No 193/1/194/1/1, 197/1 Tq vajapur, Aurangabad, Maharashtra-423701. Bounded by East-9.00 Mtr Wide Road, West-R.H. No 38, North-R.H No 79, South-12 mtr. wide Road	1,598,316
4.	Ismail Pyare Gawali, Laxmi Ismail Gawali	Flat-Plot No 13, North side, Plot No 13 Gat No 81/2/1 kanhanie Road, Sai park, Shivpur kanhanie Road Bhusawal, Bhusawal, Maharashtra-425201. Bounded by East-9.00 M road, West-Survey No. 81/1A/2, North-9.00 M road, South-Remaining area of said plot	1,319,480
5.	Deepak Dahiwal, Seema Dahiwal	Flat-Flat NO 4 2nd Floor, Sai Kunj Residency, Sai Kunj Residency, Flat No 4 Second Floor Sai Kunj Residency, Gut No 184 P Plot No 32 Satara Aurangabad, Maharashtra-431005. Bounded by East-Flat No 05, West-Plot No 33, North-Plot No 31	1,728,978
6.	Dhananjay Damodar Patil, Radhabai Damodar Patil, Kavita Dhananjay Patil	House-CTS No. 968, GPH No. 458, Near JDCC - Plot No. At - Vardi, Tal- Chopda , Dist. Jalgaon, Maharashtra-425107. Bounded by East-GPH No. 459 , West-GPH No. 457, North-Road, South-GPH 457	941,145

You are hereby called upon to pay Home First Finance Company India Limited within the period of 60 days from the date of publication of this Notice the aforesaid amount with interest and cost falling which Home First Finance Company India Limited will take necessary action under the Provisions of the said Act against all or any one or more of the secured assets including taking possession of secured assets of the borrowers, mortgagors and the guarantors. The power available to the Home First Finance Company India Limited under the said act include (1) Power to take possession of the secured assets of the borrowers/guarantors including the rights to transfer by way of lease, assignment of sale for releasing secured assets (2) Take over management of the secured assets including rights to transfer by ways of lease, assignment or sale and realize the secured assets and any transfer as of secured assets by Home First Finance Company India Limited shall vest in all the rights and relation to the secured assets transferred as it the transfer has been made by you.

In terms of the Provisions of the Section 13(13) of the said act, you are hereby prohibited from transferring, either by way of sale, lease or otherwise (other than in the normal course of your business), any of the secured assets as referred to above and hypothecated/mortgaged to the Home First Finance Company India Limited without prior consent of the Home First Finance Company India Limited.

Place: Aurangabad, Jalgaon Date: 07-03-2026 Signed by: AUTHORISED OFFICER, Home First Finance Company India Limited

THE YAVATMAL URBAN CO-OP BANK LTD., YAVATMAL

(Regd. No. YML/BNK / 114) Head Office: Garden Road, Near L.I.C. Office, Yavatmal Authorized Office:- KOTHRUD PUNE BRANCH

O.W.No.YUCBL/110/2025-2026 DT:-05/03/2026

APPENDIX - IV -(A) [See Proviso Rule 6(2) & 8(6)] SALE NOTICE FOR THE SALE OF IMMOVABLE PROPERTIES (4th Time)

Auction Sale Notice for Sale of Immovable Assets under the Securitization 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(s) / Co-borrower(s) and Guarantor(s) that the below described immovable property mortgaged to the Bank, the constructive possession of which has been taken by the Authorized Officer of the Bank, will be sold on "As is where is", "As is what is", and "Whatever there is basis" on under noted dates for recovery of under noted outstanding amount due to the Bank form under noted respective Borrower(s) and Guarantor(s).

Branch Name & A/c No.	Name and address of Borrower, Co-borrower & Mortgagor & Guarantor Date of Demand Notice / Out standing Taking Possession date	Outstanding As on Dt. 29/04/2025 & Further Interest & Expenses Earned Money Deposit Tender Opening Date Place and Time
Branch Kothrud, Pune A/c No. 193/6	1) M/S SAI SARTH REALTORS PRO. RAVI GAJANAN SHINDE (BORROWER & MORTGAGOR) R/S. FLAT NO. 103, ISHA GARDEN, INFRONT OF MAHESH VIDYALAY, D.P. ROAD, KOTHRUD, PUNE-411038 2) SHRI SACHIN DIGAMBAR HENDRE (GUARANTOR) R/S. SR. NO. 76/3, KRUSHNAI NAGARI, INDRAPRASTH ROAD, NEAR SANGAVI, PUNE-411027 3) SHRI MOHAN LAL CHAUDHARY (GUARANTOR) R/S. FLAT NO. 1, BHARATI NAGARI, NEAR PUJA PARK, PAUD ROAD, KOTHRUD, PUNE-411038 Demand Notice Dt. 09/08/2021 Principal - Rs. 1,48,22,825/- Interest Rs. 41,66,968/- Plus Further INT Physical Possession A/c No 193/6 Physical Possession Date 14/08/2023. C.M COURT RATNAGIRI AS PER THIS ORDER NO 30/2025 POSSESSION WAS TAKEN ON 22/01/2026	Principal - Rs. 1,48,22,825/- + Interest - Rs. 1,84,88,084/- Total - Rs. 3,33,10,909/- Plus Further Interest Last Date of Tender Submit, Dt. 24/03/2026 Tender open Dt. 25/03/2026 On 1:00 PM Branch - Kothrud, Pune ADD: KUMBRE HIGHTS, RAJLAXMI HOLL BUILDING NEW D P ROAD KOTHRUD PUNE 411038

Description of the immovable properties with name of the owner/ Mortgagor

Property No.1 Mortgaged Property of Shri Ravi Gajanan Shinde. 1) Mauza- Ladghar Tq. Dapoli Dist. Ratnagiri. Situated at Sr. Gat No. 28/8 (1) Plot No-6 -(Hissa no 28/8/1) Boundaries are East- plot No 5, West-plot no 7, North-G.P. 12 mtr Road, South-Plot no 15 & 16. Area-504 sq.mtr Reserve price Rs 21,42,000/- (EMD Rs. 1,07,100/-), (2) Plot No-7 Boundaries are East- plot No 6 West-plot no 8 North-G.P 12 mtr Road, South-Plot no 15, Plot (Hiss no 28/8/10). Area-523 sq.mtr Reserve price Rs 22,750/- (EMD Rs 1,11,140/-), (3) Plot No-8 (Hissa no 28/8/9) Boundaries are East- plot No 7 West-plot no 9, North- 12 mtr Road, South-Plot no 14, Area-523 sq.mtr Reserve price 22,750/- (EMD Rs 1,11,140/-), (4) Plot No 9 (Hissa no 28/8/8) Boundaries are East- plot No 8 West-plot no 10, North- 12 mtr Road, South-Plot no 13, Area-523 sq.mtr Reserve price Rs 22,18,500/- (EMD Rs 1,11,000/-), (5) Plot no- 10 (Hissa no 28/8/7) Boundaries are East- plot No 9 West-plot no 11, North- 12 mtr Road, South-Plot no. 12, Area-522 sq.mtr Reserve Price Rs 22,18,500/- (EMD Rs 1,11,000/-)

6) Plot No 11 (Hiss no 28/8/6) Boundaries are East- plot No 10 West- Sr. No. 28/1, North- 12 mtr Road, South-12mtr Road, Area-561 sq.mtr, Reserve price Rs 27,66,750/- (EMD Rs 1,38,340/-), (7) Plot No- 12 (Hissa no 28/8/15) Boundaries are East- plot No 13 West-plot no 5 No 28/15, North- Plot No 11, South- 12 meter Road, Area-329 sq.mtr, Reserve price Rs 13,98,250/- (EMD Rs 69,950/-), (8) Plot no 47 (Hissa no 28/8/55) Boundaries are East- Sr no 28/15 West-Open space, North- 12 mtr Road, South- Sr no 28/16, Area-1011, sq.mtr Reserve Price Rs 42,96,750/- (EMD Rs 2,14,900/-) Total Area. Total Plots = 8 plot Area -4495 Sq. mtr. i.e = 4495. 48366.20 sq. ft.

Property No. 2- Sr. No. 28/11

(1) Plot No. 1 (Hissa no 28/11/5) East- S.No 147/14, West- plot no 2, North- 12 mtr Road, South- S.No 28/16 Area-750 sq.mtr, Reserve Price Rs 31,87,500/- (EMD Rs 1,59,400/-), (2) Plot no 2 (Hissa no 28/11/14) East- Plot No 1, West- open Space, North- 12 mtr Road, South- S.No. 28/16, Area-750 sq.mtr, Reserve Price Rs 32,30,000/- (EMD Rs 1,61,500/-), (3) Plot no 10 (Hissa no 28/11/5) East- S.No. 147/12, West- Plot no 9, North- 12 mtr Road, South- plot no 11. Area-256 sq.mtr, Reserve Price Rs 10, 88,000/- (EMD Rs 54,500/-), (4) Plot no 13 (Hissa no 28/11/11) East- Sr No. 147/12, West- 12 mtr Road, North- Plot no 12, South- 12 mtr Road, Area 300 sq.mtr, Reserve Price Rs 15,09,000/- (EMD Rs. 75,500/-) Total plots 6 plots Area- 2974 sq.mtr, i.e. Area -32000.245 sq.ft. situated at Sr. No.28/11 at Ladghar Tq Dapoli, Dist. Ratnagiri (within Grampanchayat Ladghar)

Terms & Conditions: - Earnest money DD separately attached after confirmation of DD Tender Form will be accept- For detailed term and conditions of the sale please refer to the tender form available with Authorized Officer of the Bank, Authorized Officer Under SARFAESI ACT The Yavatmal Urban Co Operative Bank Ltd Yavatmal No 9763515840

महाराष्ट्र ग्रामीण बँक

MAHARASHTRA GRAMIN BANK

शासकीय मालकीची शेड्युल्ड बँक Scheduled Bank Owned by Government

PUBLIC NOTICE FOR SALE

Head Office : Plot No. 42, Gut No. 33 (Part), Golwadi Village, Growth Center, Waluj Mahanagar IV, CIDCO, Chh. Sambhajinagar-431136

Regional Office: Parbhani

In exercise of powers conferred under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 and pursuant to the possession of the secured assets of the borrower(s)/ mortgagors mentioned hereunder, the public and all concerned including the concerned borrowers/mortgagors, their legal heirs/representatives, as the case may be are hereby informed that offers are invited by the Bank for purchase of the properties listed below.

Whereas the Authorized Officer of the bank has decided to sell the properties described herein below on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" under rules 8 & 9 of said Act, through online public auction. Maharashtra Gramin Bank is a secured creditor and any pending litigation from any other creditors of the borrower firm/partners shall not adversely affect the purchaser's right and title to the property purchased through e-auction. Moreover, there is no stay on sell of property from any Court.

Lot No.	Name of Borrower & Guarantor / Address / Branch Name / Loan A/c No.	Description Of Property	Total Dues Rupees	Reserve Price Rs. EMD Bid Increase Amt. Rs.	Date of Actual Possession
1)	Borrower : Moreshwar Seeds and Fertilizers Prop. Yadav Shirangrao Abuj Address: Mardasgaon Post Pathargavahn Tq. Pathri Dist- Parbhani -431506 Guarantors : 1. Mr. Ganesh Vajjanath Hinge Address: Mardasgaon Post Pathargavahn Tq. Pathri Dist- Parbhani -431506 2. Mr. Vashisht Baliram Shinde Address: Mardasgaon Post Pathargavahn Tal- Pathri Dist- Parbhani 431506 Branch-Pathri Loan A/c No.- 80037963611	GP Gram panchayat Survey No.286 South part of Plot no.101 House No.995 Ward No.0 at Devnandra Tal. Pathri Dist. Parbhani Ad Measuring Area 93.75 sq.mt. Boundaries: East: Road West: Open Plot North: Portion of the plot no.101 South: Plot no. 100 Property ID: MAHG80037963611	Dues as on 07/10/2025 Rs. 2,97,343/- + Interest, expenses & other charges w.e.f. 23/09/2019	Rs.3,11,600/- Rs. 31,160/- Rs.10,000/-	08/01/2026

Last Date of submission of KYC and EMD: 06/04/2026 upto 05:00 pm

Inspection date and time 04/04/2026 upto 05:00 pm with prior appointment

Date & Time Of E-Auction (With Auto Extensions of 5 Minutes In Case Bid Is Placed Within Last 5 Minutes): 07/04/2026; 11:00 AM to 1:30 PM

TERMS & CONDITIONS:

1) The auction sale will be online E-Auction/Bidding through website https://baanknet.com on E-Auction date as mention with auto extensions of 5 minutes duration each in case bid placed within last 5 minutes. 2) Bidders have to log in on the website https://baanknet.com and get themselves registered. Deposit Pre Bid EMD amount before the close of E auction. Credit of Pre-Bid EMD shall be given to the bidder only after receipt of payment and updation of the same in the website. This may take some time as per banking process and hence bidders in their own interest are advised to submit the Pre-Bid EMD amount well in advance, that is at least 24 hours before the e-auction date to avoid last minute rush. 3) For detailed terms and conditions of sale, please refer to the link provided in website of Maharashtra Gramin Bank i.e. and https://baanknet.com. Prospective bidders can contact: 1) Mr. Dipak N. Barhate Authorized Officer/ Regional Manager, Maharashtra Gramin Bank, Regional Office, Parbhani Mobile No.9697808000, email: rmparbhani@mahagramin.co.in OR 2) Mr. Hitesh U. Bhaire Branch Manager, Maharashtra Gramin Bank, Branch-Pathri, Region-Parbhani, Mobile No.8888102128, 9422607906 3) Mr. Komal B. Khode, Recovery Officer, Region - Parbhani, Mob. No. 9146113727, 4) Mr. Uday Jadhav, Mob.: 9820878255 email: uday.jadhav@psb alliance.com 5) Helpline No. 8291220220 and email: support.baanknet@psb alliance.com 4) The successful bidder shall have to deposit 25% of the purchase amount (including Earnest Money already paid), immediately on closure of the e-auction sale proceedings on the same day of the sale. The balance of the bid amount shall have to be deposited within 15 days of acceptance/confirmation of sale conveyed to them. 5) The bid price to be submitted shall be above the Reserve Price and bidders shall improve their offer further in multiple of Rs.10000/- (Rs. Ten Thousand only). 6) The EMD of the unsuccessful bidder will be returned on the closure of the e-auction sale proceedings by PSB Alliance. 7) The sale is subject to confirmation by the Bank. If the borrower/guarantor pays the amount due to the bank in full before date of sale, no sale will be conducted. 8) The claim is sold on subject strictly on "As is where is basis" and "As is what is basis" and the intending bidders should make discreet inquiries as regards to any claim, charges on the property of any authority, besides the Bank's charges and should satisfy themselves about the title, extent, quality and quantity of the property before submitting their bid. No claim of whatsoever nature regarding the property put for sale, charges/encumbrances over the property or on any other matter, etc., will be entertained after submission of the online bid. 9) The Bank has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and condition of the sale without any prior notice and assigning any reason. 10) The purchaser shall bear the stamp duties, charges including those of sale certificates, registration charges, all statutory dues payable to government, taxes and outgoings, both existing and future relating to the properties. The sale certificate will be issued only in the name of the successful bidder. 11) The intending purchasers can inspect the property with prior appointment at his/her expenses on the time and date mentioned above. For inspection of the properties, please contact the contact persons mention in (3) above. 12) The sale is subject to the conditions prescribed in the SARFAESI Act/Rules 2002 and the conditions mentioned above.

Date : 07/03/2026
Place : Parbhani

Authorized Officer / Regional Manager
Maharashtra Gramin Bank, Regional Office : Parbhani

Ujjivan Small Finance Bank

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

PUBLIC AUCTION NOTICE

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

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

Sl. No.	Loan A/c No./ Branch	Name of Borrower/ Co-Borrower/ Guarantor/ Mortgagor	13(2) Notice Outstanding Due (in Rs.)	Date of Possession	Reserve Price in INR EMD in INR
1	447421005 0000030/ 4474-JALGAON	1. Nitesh Udal Chhvan, 2. Kesarbai Udal Chhvan, 3. Udal Mango Chhvan All Add.: Block No. 14, Plot No. 32/33/17, S. No. 184/1, Supreme Colony Near Premabai School, Jalgaon, Maharashtra-425001, Sr. No. 1 & 3 Also At: Kirti Enterprises, Shop No. 65, Supreme Colony, MIDC, Jalgaon, Maharashtra-425003, Sr. No. 1 Also At: Plot No. 11, Supreme Colony, Near Meharun Talav, Jalgaon, Maharashtra-425001, Sr. No. 3 Also at : Plot No. 11-28-1K, Supreme Colony, Near Meharun Talav, Jalgaon, Maharashtra-425001, Sr.No. 2 Also at: S. No. 181, Plot No. 10, Shri. Krushna Nagar, Supreme Colony, Jalgaon, Maharashtra-425001	13.11.2024/ Rs. 4,05,250.51 on 07.11.2024	30.12.2025	Rs.6,79,000/- Rs.67,900/-
2	447421005 0000032/ 4474-JALGAON	1. Krushna Hiran Rathod, 2. Puja Krushna Rathod Both Add.: Plot No. 21/33/2, S. No. 184/1, Premabai School, Opp. Supreme Colony, Jalgaon, Maharashtra-425001, Sr. No. 1 Also At : Kirti Enterprises, Shop No. 5, Supreme Colony, MIDC, Jalgaon, Maharashtra-425003, Sr. No. 1 Also At : Plot No. 11 282-1K, Near Meharun Talav Javal, Jalgaon, Maharashtra-425001	07.12.2024/ Rs. 4,15,124.51 on 02.12.2024	30.12.2025	Rs.6,80,000/- Rs.68,000/-

Description of the Immoveable Property: Property bearing West side Block total area measuring 38.93 sq. mtrs., RCC construction of area measuring 24.86 sq. mtrs., out of total area measuring, constructed on plot bearing No. 32 + 33/3, measuring 73.02 sq. mtrs., having Survey No. 184/1, situated at Village-Mehrun Taluka & District- Jalgaon. Property bounded as under - East: Block of Plot No. 32 + 33/2, West: Survey No. 183, North: P. No. 32/33/4, South: Plot No. 32/33/2, Owned by Kesarbai Udal Chhvan, Udal Mango Chhvan & Nitesh Udal Chhvan

Description of the Immoveable Property: All that piece and parcel of Property bearing West side Block measuring 39.12 Sq. mtrs., constructed on Plot No. 32+33/2 measuring 73.21 sq. mtrs., having Survey No. 184/1, situated at Village-Mehrun Tal & Dist.- Jalgaon, Maharashtra. Subject Property bounded as under East: Block of P. No. 32+33/2, West: Survey No. 183, North: P. No. 32+33/3, South: P. No. 32/33/1, owned by Puja Krushna Rathod & Krushna Hiran Rathod.

Date & Time of Inspection of the property(ies) :: 12-03-2026 & 23-03-2026 between 11AM to 4PM
Date for Submission of Bid & EMD :: 25.03.2026, Between 11.00 AM to 5.00 PM
Date and Time of Auction :: 27.03.2026 From 11:00 AM to 2:00 PM
Earnest Money Deposit (EMD) in INR (Should be paid through Demand Draft in favour of "Ujjivan Small Finance Bank Ltd.")

Place of submission of bids & Auction :
Ujjivan Small Finance Bank Ltd., Niranjan Complex, Opp. Jalgaon District Central Co-op. Bank, Ring Road, Jalgaon, Maharashtra - 425001 (Contact: Deepak Mantri - 9561157757, Ravindra Patil - 9860731550)

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 Authorized Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/rights/dues affecting 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 Authorized 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 properties 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 Authorized 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.ujjivanfb.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-72919