


NAGPUR



INDIA SHELTER FINANCE CORPORATION LTD.
Regd. Office: - Plot-15,6th Floor, Sec-44, Institutional Area, Gurugram, Haryana-122002
Branch Office:- P. No.21, Tiranga Chowk Cement Road Nandanvan Above Union Bank Of India, Nagpur 440009

SYMBOLIC POSSESSION NOTICE FOR IMMOVABLE PROPERTY


Whereas, The Undersigned Being The Authorised Officer Of The India Shelter Finance And Corporation Ltd, Under The Securitisation And Reconstruction Of Financial Assets And Enforcement (security) Interest Act,2002 And In Exercise Of Power Conferred Under Section 13(12) Read With Rule 3 Of The Security Interest (enforcement) Rules, 2002, issued A Demand Notice On The Date Noted Against The Account As Mentioned Hereinafter, Calling Upon The Borrower And Also The Owner Of The Property/surety To Repay The Amount Within 60 Days From The Date Of The Said Notice. Whereas The Owner Of The Property And The Other Having Failed To Repay The Amount, Notice Is Hereby Given To The Under Noted Borrowers And The Public In General That The Undersigned Has Taken Symbolic/physical Possession Of The Property/ies Described Herein Below In Exercise Of The Powers Conferred On Him/her Under Section 13(4) Of The Said Act Read With Rules 8 & 9 Of The Said Rules On The Dates Mentioned Against Each Account. Now, The Borrower In Particular And The Public In General Is Hereby Cautioned Not To Deal With The Property/ies And Any Dealing With The Property/ies Will Be Subject To The Charge Of India Shelter Finance Corporation Ltd For An Amount Mentioned As Below And Interest Thereon, Costs, Etc.

Name of the Borrower/ (owner of the Property) & Loan Account Number	Description of The Charged /mortgaged Property (all The Part & Parcel of The Property Consisting of)	Dt. of Demand Notice, Amount Due As On Date of Demand Notice	Date of Symbolic Possession
Mr./ Mrs. Tara Sunil Chorghade & Mr./ Mrs. Suniti Chorghade Reside At:- Malmatta No. 135, ward no. 3, Mouza Ajani Grampanchayat Ajani (Sherdi, Khedi) Tahsil Saoner, District Nagpur - 441107 BOUNDARY:- East- Cement Road, West- Cement Road, North- House of Prakash Kapse, South- House of Panjab Chorghade	All piece and parcel of Malmatta No. 135, Area Adm 2200 Sq Ft ward no. 3, Mouza Ajani Grampanchayat Ajani (Sherdi, Khedi) Tahsil Saoner, District Nagpur - 441107	Demand Notice 10.10.2025 Rs. 1179212.08/- (Rupees Eleven Lakh Seventy Nine Thousand Two Hundred Twelve and Eight Paise) as due as on 10.10.2025 Together With Interest From 11.10.2025 and Other Charges and cost till the date of the Payment.	24.01.2026

Place: Maharashtra
Date: 29.01.2026

For India Shelter Finance Corporation Ltd (authorized Officer)

For Any Query Please Contact Mr. Tushar Hurde (+91 7350002453) & Mr. Prakash Tandulkar (+91 7447426676)



EASY HOME FINANCE LIMITED
Regd. Office: - 302, 3rd Floor, Savoy Chambers, Dattatray Road & V.P. Road (EXTN), Santacruz West, Mumbai - 400054 Website: www.easyhf.com
Email: - contact@easyhomefinance.in | **Toll Free:** 1800 22 3279 | **Tel:** +91 22 3550 3442 | **Tel:** +91 22 3521 0487 | **CIN:** U99999MH2017PLC297819

APPENDIX- IV-A [See proviso to rule 8 (6)]
Public Notice For E-Auction Cum Sale (Appendix - IV A) (Rule 8(6))

Sale of Immovable property mortgaged to Easy Home Finance Limited having its Registered office at Office No. 302 3rd Floor, Savoy Chambers, Linking Road, Santacruz West, Mumbai, Maharashtra - 400054 and Branch Office at: Harsh Sankul, 1st Floor, Office no 20/21 Opp RIT Science College, Civil Lines Road, Akola 444001, Maharashtra, under the **Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002** (hereinafter "Act"), Whereas the Authorized Officer ("AO") of Easy Home Finance Limited has taken the possession of the following property/ies pursuant to the notice issued U/S 13(2) of the Act in the following loan accounts/prospect nos. with a right to sell the same on "AS IS WHERE IS BASIS & AS IS WHAT IS BASIS" for realization of **Rs. 14,26,949/-** dues. The Sale will be done by the undersigned through e-auction platform provided at the website: <https://www.bankauctions.com>:

Co-Borrower(s)/ Guarantor(s)	Demand Notice Due as on	Description of the Immovable property/ Secured Asset	Date of Physical Possession	Reserve Price	Date of Inspection of property
Loan Account No: HL00018689	June 12, 2025 Rs. 11,86,455/-	Flat No S-4, Layout/Plot No A-2, No.Nazul, Plot No.15/36, Sheet No. 25, Second Floor, Krishna Residency -2", Na, Takwadai, Devran Road, Na,Sirso, Near Gangotri Lawns, Akola, Maharashtra, India, 444007.	January 09, 2026	Rs. 13,52,500 /- Earnest Money Deposit (EMD) Rs. 1,35,250/-	13-February-2026 11:00 hrs -14:00 hrs EMD Last Date 28-February-2026 till 5 pm. Date/Time of E-Auction 02-March-2026 11:00 hrs-13:00 hrs.

Mode Of Payment: - All payment shall be made through RTGS/NEFT The accounts details are as follows: a) Name of the account: - Easy Home Finance Limited b) Name of the Bank: - IDFC First Bank Ltd. c) Account No: -10159909402, d) IFSC Code: -IDFB004001

TERMS & CONDITIONS OF ONLINE E- AUCTION SALE:-

The Property is being sold on "AS IS WHERE IS, WHAT EVER THERE IS & WITHOUT RECOURSE BASIS". As such sale is without any kind of warranties & indemnities. 2.Particulars of the property/ assets (viz. extent & measurements specified in the E-Auction Sale Notice has been stated to the best of information of the Secured Creditor and Secured Creditor shall not be answerable for any error, misstatement or omission. Actual extent & dimensions may differ. 3.E-Auction Sale Notice issued by the Secured Creditor is an invitation to the general public to submit their bids and the same does not constitute and will not be deemed to constitute any commitment or ray representation on the part of the Secured Creditor. Interested bidders are advised to peruse the copies of title deeds with the Secured Creditor and to conduct own independent enquiries /due diligence about the title & present condition of the property /assets and claims affecting the property submission of bids. 4.Auction/bidding shall only be through "online electronic mode" through the website <https://www.bankauctions.com>. Or Auction provided by the service provider M/s CI India Private Limited, who shall arrange & coordinate the entire process of auction through the e-auction platform. 5.The bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Secured Creditor /service provider shall not be held responsible for the internet connectivity, network problems, system crash, own power, failure etc. 6. For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider M/S CI India Pvt Ltd, Plot No- 68, 3rd floor Sector 44 Gurgaon Haryana -122003 (Contact no. 729199124, 25, 24) Support Email:- support@bankauctions.com, Mr. Shivaji Mob. 8446429237 Email: shivajimob@bankauctions.com 7.For participating in the e-auction sale the intending bidders should register their name at <https://www.bankauctions.com> well in advance and shall get the user id and password. Intending bidders are advised to change only the password immediately upon receiving it from the service provider. 8.For participating in e-auction, intending bidders have to deposit a refundable EMD of 10% OF RESERVE PRICE (as mentioned above) shall be payable by interested bidders through NEFT/RTGS in favour of "Easy Home Finance Limited" on or before (Last Date of E-auction). 9.The intending bidders should submit the duly filled in Bid Form (format available on <https://www.bankauctions.com>) along with Payment Details. The sealed cover should be super scribed with "Bid for participating in E-Auction Sale" in the Loan Account No. (HL00018689) (as mentioned above) for property of "Mr. Sidhant Dhamne, Mr. Jagdish Pralhad Dhamne & Mr. Durgesh Jagdish Dhamne". 10.After expiry of the last date of submission of bids with EMD, Authorized Officer shall examine the bids received by him and confirm the details of the qualified bidders (who have quoted their bids over and above the reserve price and paid the specified EMD with the Secured Creditor) to the service provider M/S CI India Pvt Ltd to enable them to allow only those bidders to participate in the online inter-se bidding /auction proceedings at the date and time mentioned in E-Auction Sale Notice. 11.Inter-se bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of inter-se bidding, there will be unlimited extension of "10" minutes each, i.e. the end time of e-auction shall be automatically extended by 10 Minutes each time if bid is made within 10 minutes from the last extension. 12. Bids once made shall not be cancelled or withdrawn. All bids made from the user id given to bidder will be deemed to have been made by him alone. 13.Immediately upon closure of E-auction proceedings, the highest bidder shall confirm the final amount of bid quoted by him BY E-Mail (deepal.vishwakarma@easyhomefinance.in) both to the Authorized Officer, Easy Home Finance Limited, Regional Office and the Service Provider for getting declared as successful bidder in the E-Auction Sale proceedings. 14.The successful bidder shall deposit 25% of the bid amount (including EMD) on the same day of the sale, being knocked down in his favour and balance 75% of bid amount within 15 days from the date of sale by DD/Pay order/NEFT/RTGS/Chq favouring Easy Home Finance Limited. 15.In case of default in payment of above stipulated amounts by the successful bidder / auction purchaser within the stipulated time, the sale will be cancelled and the amount already paid (including EMD) will be forfeited and the property will be again put to sale. 16.At the request of the successful bidder, the Authorized Officer in his absolute discretion may grant further time in writing, for depositing the balance of the bid amount. 17.The Successful Bidder shall pay 1% of Sale price towards TDS (out of Sale proceeds) and submit TDS certificate to the Authorized officer and the deposit the entire amount of sale price (after deduction of 1% towards TDS), adjusting the EMD within 15 working days of the acceptance of the offer by the authorized officer, or within such other extended time as deemed fit by the Authorized Officer, failing which the earnest deposit will be forfeited. 18. Municipal / Panchayat Taxes, Electricity dues (if any) and any other authorities dues (if any) has to be paid by the successful bidder before issuance of the sale certificate. Bids shall be made taking into consideration of all the statutory dues pertaining to the property. 19.Sale Certificate will be issued by the Authorized Officer in favour of the successful bidder only upon deposit of entire purchase price / bid amount and furnishing the necessary proof in respect of payment of all taxes / charges. 20.Applicable legal charges for conveyance, stamp duty, registration charges and other incidental charges shall be borne by the auction purchaser. 21.The Authorized officer may postpone / cancel the E-Auction Sale proceedings without assigning any reason whatsoever. In case the E-Auction Sale scheduled is postponed to a later date before 30 days from the scheduled date of sale, it will be displayed on the website of the service provider. 22.The decision of the Authorized Officer is final, binding and unquestionable. 23.All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them. 24.For further details and queries, contact Easy Home Finance Limited: Ms. Deepali Vishwakarma M.No. 8097007084. 25.This publication is also 30 (Thirty) days notice to the Borrower / Mortgage / Guarantors of the above said loan account pursuant to rule 8(6) of Security Interest (Enforcement) Rules 2002, about holding of auction sale on the above mentioned date / place. **Place:** Maharashtra | **Date:** January 29, 2026

Sd/- Authorised Officer, Easy Home Finance Limited

Special Instructions / Caution: Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Easy Home Finance Limited nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.



JANA SMALL FINANCE BANK
(A Scheduled Commercial Bank)

Registered Office: The Fairway, Ground & First Floor, Survey No. 10/1,11/2 & 12/2B, Off Domlur, Koramangla Inner Ring Road, Next to EGL Business Park, Challaghatta, Bangalore-560071. **Branch Office:** 101 & 102, Ground Floor, Perfect Plaza (Prasadam), Plot No.97, Cement Road, Telegraph Colony, Pratap Nagar, Nagpur (MH)-440022.

E-AUCTION NOTICE

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

The undersigned as authorised officer of **Jana Small Finance Bank Limited** 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 online auction (e-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:

Sr. No.	Loan Account Number	Name of Original Borrower/ Co-Borrower/ Guarantor	Date of 13-2 Notice	Date of Possession	Present Outstanding balance as on	Date & Time of Inspection of the property	Reserve Price in INR	Earnest Money Deposit (EMD) in INR	Date and Time of E-Auction	Last Date Time & Place for submission of Bid
1	31579630000177	1) Mr. Atul Vitthalrao Padve, 2) Mrs. Kanchan Atul Padave	15.07.2025	22.09.2025	Rs.7,82,593.70 (Rupees Seven Lakh Eighty Two Thousand Five Hundred Ninety Three and Seventy Paise Only) as of 22.01.2026	14.02.2026 09.00 AM to 05.30 PM	Rs.6,51,375/- (Rupees Six Lakh Fifty One Thousand Three Hundred Seventy Five Only)	Rs.65,138/- (Rupees Sixty Five Thousand One Hundred Thirty Eight Only)	18.02.2026 11.00 AM to 2.00.PM	17.02.2026, before 05.00 PM Jana Small Finance Bank Ltd., 101 & 102, Ground Floor, Perfect Plaza (Prasadam), Plot No.97, Cement Road, Telegraph Colony, Pratap Nagar, Nagpur (MH)-440022
Property Description/ Schedule: All that piece and parcel of land bearing Grampanchayat Property No.181, total admeasuring area of 1298 Sq.ft., (120.55 Sq.mtrs.), out of total plot area of 1500 Sq.ft., together with construction thereon, situated at Mouza Kutki, Ward No.02, within the limit of Grampanchayat Kutki, Tehsil & District Wardha (Maharashtra). Bounded by: East by: G.P. Road, West by: House of Vitthal Padve, North by: Open Plot and South by: G.P. Cement Road.										
2	47559610001376	1) Mr. Irshad Habib Sheikh, 2) Mrs. Jasmin Irshad Sheikh	15.07.2025	27.09.2025	Rs.13,28,646.03 (Rupees Thirteen Lakh Twenty Eight Thousand Six Hundred Forty Six and Three Paise Only) as of 22.01.2026	14.02.2026 09.00 AM to 05.30 PM	Rs.11,47,500/- (Rupees Eleven Lakh Forty Seven Thousand Five Hundred Only)	Rs.1,14,750/- (Rupees One Lakh Fourteen Thousand Seven Hundred Fifty Only)	18.02.2026 11.00 AM to 2.00.PM	17.02.2026, before 05.00 PM Jana Small Finance Bank Ltd., 101 & 102, Ground Floor, Perfect Plaza (Prasadam), Plot No.97, Cement Road, Telegraph Colony, Pratap Nagar, Nagpur (MH)-440022
Property Description/ Schedule: All that piece and parcel of land bearing Southern Portion of Plot No.1, total admeasuring area 1000 Sq.ft. (92.90 Sq.mtrs.), together with construction thereon, in the layout of Shri SantJajuddin Baba Co-Operative Housing Society Ltd. Nagpur, Part of Kharsa No.90, City Survey No.240, Sheet No.772/65, situated at Mouza Kalmuna, P.H. No.17, R.N.M. Pardi, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tehsil Nagpur & District Nagpur. Bounded by: East by: Plot No.2, West by: Road, North by: Remaining Half Portion of this Plot No.1 and South by: Nagpur										
3	31559430000475	1) Mr. Manoj Dinkarrao Gawali, 2) Mrs. Anita Manojrao Gawali	13.03.2025	30.10.2025	Rs.30,88,520.31 (Rupees Thirty Lakh Eighty Eight Thousand Five Hundred Twenty and Thirty One Paise Only) as of 22.01.2026	14.02.2026 09.00 AM to 05.30 PM	Rs.25,15,050/- (Rupees Twenty Five Lakh Fifteen Thousand Fifty Only)	Rs.2,51,505/- (Rupees Two Lakh Fifty One Thousand Five Hundred Fifty Only)	18.02.2026 11.00 AM to 2.00.PM	17.02.2026, before 05.00 PM Jana Small Finance Bank Ltd., 101 & 102, Ground Floor, Perfect Plaza (Prasadam), Plot No.97, Cement Road, Telegraph Colony, Pratap Nagar, Nagpur (MH)-440022
Property Description/ Schedule: All that RCC superstructure of Shop No.1 on Ground Floor, admeasuring area of 136.80 Sq.ft., (12.709 Sq.mtrs.) in the building known & styled as "Veena Apartment", Constructed on the land bearing Layout Conversion Plot No.23, total admeasuring area of 5000 Sq.ft., (464.28 Sq.mtrs.), Field Survey No.22, situated at Ward No.52, Mouza Rajapeth, within the limits of Amravati Municipal Corporation, Pargane Badnera, Tehsil & District Amravati. Bounded by: East by: 20 Ft. wide Layout Road, West by: Space of Veena Apartment, North by: Shop No.2 and South by: Space of Veena Apartment.										
4	45749420000448	1) Mr. Gopal Kisanaji Shete, 2) Mr. Kisana Balvantrao Shete	17.07.2025	09.12.2025	Rs.7,61,250.84 (Rupees Seven Lakh Sixty One Thousand Two Hundred Fifty and Eighty Four Paise Only) as of 22.01.2026	07.02.2026 09.00 AM to 05.30 PM	Rs.10,36,500/- (Rupees Ten Lakh Thirty Six Thousand Five Hundred Only)	Rs.1,03,650/- (Rupees One Lakh Three Thousand Six Hundred Fifty Only)	10.03.2026 11.00 AM to 2.00.PM	09.03.2026, before 05.00 PM Jana Small Finance Bank Ltd., 101 & 102, Ground Floor, Perfect Plaza (Prasadam), Plot No.97, Cement Road, Telegraph Colony, Pratap Nagar, Nagpur (MH)-440022
Property Description/ Schedule: All that piece and parcel of land bearing Converted Plot No.64, total admeasuring area of 1127.64 Sq.ft., (104.80 Sq.mtrs.), together with construction thereon, Part of Field Survey No.196/8 & 196/4, situated at Govind Nagar, Mauza Nandgaon (Bo.), Mauza No.92, P.H. No.7, Tehsil Hinganghat & District Wardha. Bounded by: East by: 9 Mtrs. wide Layout Road, West by: Plot No.77, North by: Plot No.63 and South by: Plot No.65.										
5	31559430000475	1) Mr. Pavan Mohan Gawai, 2) Mr. Mohan Pandurang Gawai, 3) Mrs. Sulochana Mohan Gawai	20.05.2025	13.12.2025	Rs.7,49,612.10 (Rupees Seven Lakh Four Nine Thousand Six Hundred Twelve and Ten Paise Only) as of 22.01.2026	07.02.2026 09.00 AM to 05.30 PM	Rs.7,08,750/- (Rupees Seven Lakh Eight Thousand Seven Hundred Fifty Only)	Rs.70,875/- (Rupees Seventy Thousand Eight Hundred Seventy Five Only)	10.03.2026 11.00 AM to 2.00.PM	09.03.2026, before 05.00 PM Jana Small Finance Bank Ltd., 101 & 102, Ground Floor, Perfect Plaza (Prasadam), Plot No.97, Cement Road, Telegraph Colony, Pratap Nagar, Nagpur (MH)-440022
Property Description/ Schedule: All that piece and parcel of land bearing Grampanchayat House/ Property No.272, total admeasuring 1500 Sq.ft. together with construction thereon, situated at Mouza Wadad (Bu), within the limits of Grampanchayat Wadad (Bu), Tehsil & District Akola. As per Namuna 8: Bounded by: East by: Janardhan Jadhav, West by: Open Plot, North by: Open Plot and South by: Open Plot. As per Boundary Certificate: Bounded by: East by: Open Space of Janardhan Jadhav, West by: Road & House of Ambadas Babhulkar, North by: Road and South by: Road & House of Devlal Chandurkar.										

The properties are being held on "AS IS WHERE IS BASIS" & "AS IS WHAT IS BASIS" and the E-Auction will be conducted "On Line". All payments relating to purchase of above said property to be made in favour of **Jana Small Finance Bank**. The auction will be conducted through the Bank's approved service provider **M/s. A Closure** at the web portal <https://bankauctions.in> & www.foreclosureindia.com. For more information and For details, help, procedure and online training on e-auction, prospective bidders may contact **M/s. A Closure**; **Contact Mr. Nitesh Pawar, Contact Number: 8142000725. Email id: nitesh@bankauctions.in, info@bankauctions.in**. For further details on terms and conditions to take part in e-auction proceedings and any for any query relating to purchase please contact **Jana Small Finance Bank officers Mr. Ranjan Naik (Mob. No.6362951653)**. To the best of knowledge and information of the Authorised Officer, there are no encumbrances on the properties. However the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on prior to submitting their bid. No conditional bid will be accepted. This is also a notice to the above named Borrowers/ Guarantor/s Mortgagees about e-auction scheduled for the mortgaged properties. The Borrower/ Guarantor/ Mortgagee are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses before the date of auction, failing which the property will be sold and balance dues if any will be recovered with interest and cost.

Date: 29.01.2026, **Place:** Nagpur

Sd/- Authorized Officer, Jana Small Finance Bank Limited



arrive at a conclusion not an assumption.

Inform your opinion with detailed analysis.



PUBLIC NOTICE

NOTICE is hereby given that the below mentioned Authorised Person is no longer affiliated as Authorised Person of Kotak Securities Limited.

Authorised Person Name	Trade Name	Exchange Registration Numbers of Authorised Person	Address of Authorised Person
ANKUSH GOPAL MENDHE	ANKUSH GOPAL MENDHE	NSE - AP0291568151 BSE - AP01067301166970	Municipal Corporation Property No 164 1 4 Near New Bus Stand Vitthal Marg Near Renuka Gas Agency Telhara Akola 444108

Please note that above mention Authorised Person (AP) is no longer associated with us. Any person henceforth dealing with above mention AP should do so, at their own risk. Kotak Securities Ltd. shall not be liable for any such dealing. In case of any queries for the transactions till date, Investors are requested to inform Kotak Securities Ltd. within 15 days from the date of this information, failing which it shall be deemed that there exists no queries against the above mentioned AP.

Kotak Securities Limited, Registered Office: 27 BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai 400051. CIN: U99999MH1994PLC134051, Telephone No: +22 43360000, Fax No: +22 67132430. Website: www.kotak.com / www.kotaksecurities.com. Correspondence Address: Infinity IT Park, Bldg. No. 21, Opp. Film City Road, A K Vaidya Marg, Malad (East), Mumbai 400097. Telephone No: 42856825, SEBI Registration No: INZ000200137 (Member of NSE, BSE, MSE, MCX & NCDX), AMFI ARN 0164, PMS INF000000258, and Research Analyst INH000000586. NSDL/CDSL: IN-IN-DP-629-2021. Compliance Officer Details: Mr. Hiren Thakkar. Call: 022-4285 8494, or Email: ks.compliance@kotak.com.



UGRO Capital Limited
4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-AUCTION SALE NOTICE OF 30 DAYS FOR SALE OF IMMOVABLE ASSET(S) ("SECURED ASSET(S)") UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISIO TO RULE 8 AND 9 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) that the below described Secured Asset(s) mortgaged / charged to U GRO Capital Limited ("Secured Creditor"), the possession of which has been taken by the authorised officer of Secured Creditor, will be sold on "As is what is" and "As is where is" and "Whatever there is" on the date and time mentioned herein below, for recovery of the dues mentioned herein below and further interest and other expenses thereon till the date of realization of amount, due to Secured Creditor from the Borrower(s) and Guarantor(s) mentioned herein below. The Reserve Price, Earnest Money Deposit (EMD) and last date of EMD deposit is also mentioned herein below:

Sr. No.	Details of Borrower(s)/ Guarantor(s)	Details of Demand Notice	Details of Auction
1.	SUPER AND PERFECT INDUSTRIES 2. USHA JAISWAL 3. SANDEEP SATYA-NARAYAN JAISWAL 4. PRADEEP SATYA-NARAYAN JAISWAL Loan Account Number: UGNGPSS0000076037	13(2) Date of Notice: 14-10-2025 Outstanding Amount: Rs. 76,79,928.00/- as on 06-10-2025	Reserve Price Rs. 83,36,244.00/- EMD Rs. 8,33,624.04/- Last date of EMD Deposit 04-03-2026 Date of Auction 05-03-2026 11 AM to 01 PM Incremental Value Rs. 50,000/-

Description of Secured Asset(s): All That Part And Parcel Of Immovable Property Bearing Admeasuring 99.29 Sq.Mtr. Situated At House No.196, Ward No.20, Division No.1, Cts No.227, Shed No.289, Tehsil & Dist-Nagpur-440009 **North:** House Of Mr. Fagorao Kamble **South:** Mr. Liadhar Maheshkar **East:** House Of Mr. Moreshwar Dhawagade **West:** Open Space And Govt. Washroom

For detailed terms and conditions of the sale, please refer to the link provided in U GRO Capital Limited/Secured Creditor's website, i.e. www.ugrocapital.com or contact the undersigned at **authorised.officer@ugrocapital.com**
Contact Number- 8169128001 (Pranay Patil)

Place: NAGPUR
Date: 29.01.2026

Sd/-(Authorised Officer)
For UGRO Capital Limited

READ Express CAREERS

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The Financial Express and Loksatta



केनरा बैंक Canara Bank
A Government of India Undertaking

ASSET RECOVERY MANAGEMENT (ARM) BRANCH

Plot No 32, First Floor, Corporation Colony, North Ambazari Road, Near to Lad Metro Station, Gandhi Nagar, Nagpur - 440010 (Maharashtra)

Email: cb6820@canarabank.com Phone - +91 9271071694

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) and 9 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) that the below described immovable property mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Canara Bank, will be sold on "As is where is" "As is what is" and "Whatever there is" condition on 17/02/2026 between 12.00 P.M. To 01.00 P.M. for recovery of below mentioned dues of the Canara Bank from respective borrower/guarantor mentioned below (There are no encumbrances to the knowledge of the Bank).

E-AUCTION DATE 17/02/2026 BETWEEN 12.00 P.M. TO 01.00 P.M. & EMD DATE 16/02/2026

Sr. No.	Name and Address of the Borrowers/ Gurantors	Described of Immovable Properties	Possession Symbolic/ Physical	Reserve Price (Rs.) EMD (Rs.)	Amount 0/5 Liability (Rs.)	Bid Submission Date
1	Mr. Jeetindra Narhari Joshi (Borrower) 2 Jyashree Jeetindra Joshi (Co. Borrower) 1 & 2 are address:- Flat No. V11, Plot No. 32-A, Vedant Apartment, Near Ring Road, Cosmos Town, Nagpur, Maharashtra -440022.	All that piece and parcel of apartment No. 30i, on third Floor in the building known as "PLATINUM RESIDENCY -2", Built up area 83.580 sq. Mtrs., Super Built up area 120.77 sq. Mtrs. Undivided share in Land 20% out of the piece and parcel of land bearing Plot No 34-A out of the layout of Bandhu Gruha Nirman Sahakari Sanstha Mayanad Nagpur, containing by admeasuring 181.22sq. Mtrs., being a portion of the entire land bearing Kh. No. 98 of Mouza - Bhamti, P.S.K. 44, bearing City Survey No.207 and Sheet No. 53A of Mouza - Bhamti, situated at of Bandhu Gruha Nirman Sahakari Sanstha Bhamti Nagpur within the limits of the Nagpur Municipal Corporation Ward no 75 in Tahsil and District Nagpur. Plot is Bounded as under: On the East: By Open Land, On the West: - By 30.00 Feet wide Road, On the North: By plot no 29, On the South: - By plot no 39 OWNER OF PROPERTY:- MR. Jeetindra Narhari Joshi & Jyashree Jeetindra Joshi (Note - This property is under lit/Patriate Agreement)	Symbolic	Rs. 69,35,000/- Rs. 6,93,500/-	Rs. 64,61,584.75 as on 22/01/2026 +Interest applicable & other charges	On or before 16/02/2026 Till 5.00 P.M.

For detailed terms and conditions of the sale please refer to The Service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/ 635491072/ 8291220220/ 9892219848/ 8160205051, Email: support.BAANKNET@psballiance.com/support.ebkrga@procure247.com.) or may contact Chief Manager ARM Branch Nagpur of Canara Bank (Contact No. 9271071694) during office hours on any working day.

Date: 23/01/2026
Place: Nagpur

Authorized Officer
Canara Bank

All that piece & parcel of bungalow No A-8, having total plot area 890 Sq.Ft. (82.713 Sq. Mt.) & Total Built up area 86.673 Sq. Mt. (having built up area 44.091 Sq. Mt. on Ground Floor and built up area 42.582 Sq. Mt. on First Floor) on land bearing Gat No 107/2-N situated at Mouza- Lalguda, Tah- Wani, Dist. - Yavatmal and undivided 05.263% share & interest in all that piece and parcels of land bearing Plot Nos. 47 to 56 containing by the total admeasuring 1618.80 Sq. Mt., out of Gat No 107/2-N of Mouza- Lalguda, Tah- Wani, Dist- Yavatmal, in the name of Shri Madhav Murlidhar Jadhav and Smt. Sunita Madhav Jadhav. The bungalow bounded as under: East-Layout of Gat No 106, West- Layout Road, North- Bungalow No. A-9, South- Bungalow No. A-7	A) 04.05.2018 B) Rs. 52,45,700.70 + further interest and other charges w.e.f. 01.04.2018 C) 17.02.2026 (Till 5.00 PM) D) 10000.00	A) Rs. 12,50,000/- B) Rs. 1,25,000/- C) 17.02.2026 (Till 5.00 PM) D) 10000.00	18.02.2026 11.00 AM to 4.00 PM	Not Known
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TERMS AND CONDITIONS"

1. The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions. The auction sale will be "online through e-auction" portal <https://www.baanknet.com>

2. The intending Bidders/Purchasers are requested to register on portal (<https://baanknet.com>) using their email-id and mobile number. The process of eKYC is to be done through Digi locker. Once the e-KYC is done, the Intending Bidders/ Purchasers may transfer the EMD amount to their e-Wallet using online/challan mode before the e-Auction Date and time in the portal. The registration, verification of e- KYC, transfer of EMD in wallet and linking of wallet amount to Property must be completed well in advance, before auction.

3. Earnest Money Deposit (EMD) amount as mentioned above shall he paid online/challan mode and will be credited in bidders e-Wallet. Bidders, not depositing the required EMD online, will not be allowed to participate at e-auction. The Earnest Money Deposited shall not bear any interest.

4. Platform (<https://baanknet.com>) for e-Auction will be provided by e-Auction service provider **M/s PSB Alliance Pvt. Ltd. having its Registered office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai-400037 (Helpdesk Number +91 8291220220, Email id: support.BAANKNET@psballiance.com)**. The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <https://baanknet.com>. This Service Provider will also provide online demonstration/ training on e-Auction on the portal.

5. The Sale Notice containing the General Terms and Conditions of Sale is available/ published in the following **websites/ web page portal, <https://baanknet.com>, www.pnbindia.in**

6. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from e-auction portal (<https://baanknet.com>).

7. Bidder's e-Wallet should have sufficient balance (>=EMD amount) at the time of bidding.

8. During the e-auction, bidders will be allowed to offer higher bid in Inter-se bidding over and above the last bid quoted and the increase in the bid amount must be of increment amount mentioned. 10 minutes' time will be allowed to bidders to quote successive higher bid and if no higher bid