



VASTU HOUSING FINANCE CORPORATION LTD
Unit 203 & 204, 2nd Floor, "A" Wing, Navbharat Estate, Zakaria Bunder Road, Sewri (West), Mumbai 400015. Maharashtra. CIN No.: U65922MH2005PLC272501

Demand Notice Under Section 13(2) of Securitisation Act of 2002


Whereas, Vastu Housing Finance Corporation Ltd through its head office Mumbai, Notice issued to the following borrowers / guarantors / mortgagors have defaulted in the repayment of principal and payment of interest of credit facilities obtained by them from the VHFCL and said facilities have turned to be Non Performing Assets. The notices were issued to them under section 13(2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 on their last known addresses however the same have returned un-served and as such they are hereby informed by way of public notice about the same.

Name of Borrower, Co-borrower and Loan A/c No.	Date and Amount of Demand Notice Under Sec. 13(2)	Description of Mortgaged property
Pravin Tolaram Modani (Since Deceased) to all legal Heirs (Borrower), Kamalabai Madhav Rathod (Co Borrower), Babita Ramrao Chavhan Wife of Late.Pravin Tolaram Modani, Co Applicant and legal Heir of Pravin tolaram Modani (Since Deceased), Babita Ramrao Chavhan Wife of Late.Pravin Tolaram Modani,As a natural guardian of master. Samarth Pravin Modani son and legal Heir of Late.Pravin tolaram Modani (Since Deceased)	24-Feb-25/ Rs.1369106/- as on 10-Feb-25 with further Interest and charges thereon	All that Piece and parcel of the land bearing GP Property No. 2528, Ward No. 5 Bhu. No. 23, Field Gut No. 460, situated at Mouje Ansing grampanchayat. Tq and Dist - Washim having total admeasuring area 150.00 Sq. Mtr. within the limits of Sub-Register Washim dist. Washim- Maharashtra-444507. North- Plot No. 24, South- Plot No. 22, East - Plot No. 28 & 29, West- 9 Mtr Road
HL000000092692		

The steps are being taken for substituted service of notice. The above borrowers, co- borrowers and/or their guarantors (where ever applicable) are advised to make the payments of outstanding within 60 days from the date of the publication of this notice failing which further steps will be taken after the expiry of 60 days of the date of this notice as per the provision of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. Please be informed that the said notice is also under section 13(13) informing the borrowers/guarantors/ mortgagors that the said mortgaged property should not be sold/leased/transferred.


Date : 21.03.2025
Place : Washim

Authorized Officer,
VASTU HOUSING FINANCE CORPORATION LTD



बँक ऑफ महाराष्ट्र
Bank of Maharashtra
बँक ऑफ महाराष्ट्र
बँक ऑफ महाराष्ट्र

अंचल कार्यालय - चंद्रपुर / Zonal office – Chandrapur
उद्योग भवन बिल्डिंग / Udyog Bhavan Building,
रेलवे स्टेशन रोड / Railway station Road,
चंद्रपुर / Chandrapur
टेलीफोन/TELE : 07172- 254518
ई-मेल/e-mail : cmmarc_chn@mahabank.co.in



REF.NO.AX36/LEGAL/SARFASEI-13-4/Pusad Branch/2024-25
Date: 18.03.2025
(Rule -8(1) for immovable property) POSSESSION NOTICE

WHEREAS,
The undersigned being the Authorized Officer of the Bank of Maharashtra under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and in exercise of the powers conferred under Sub-Section (12) of Section 13 read with Rule 8 of the Security Interest (Enforcement) Rule, 2002, issued a Demand Notice dated **11.12.2024** calling upon you, **Borrower, Shri. Nikhil Pandurang Datir;** **Addr: - At. Sai Nagar, Deo Nagar, Near Shrikrushna Talkies, Digras, Ta-Digras, Dist-Yavatmal-445204; & Co-Borrower- Mrs. Anita Pandurang Datir, Addr:- At. Sai Nagar, Deo Nagar, Near Shrikrushna Talkies, Digras, Ta-Digras, Dist-Yavatmal-445204;** to pay in full and discharge your liabilities to the Bank aggregating **Total Dues as on 11.12.2024 of Rs. 21,11,031/- (Rupees Twenty-One Lakh Eleven Thousand Thirty-One Only) plus applicable unapplied interest as applicable thereon w.e.f. 11.12.2024 plus penal interest and other charges / expenses** within 60 days from the date of receipt of the said Notice. The notice was sent by Regd. Post, Speed Post and Courier/Dast. The borrower/guarantor having failed to repay the amount, Notice is hereby given to the borrower/ guarantor and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under section 13 (4) of the said Act read with Rule 8 of the said rules on this **18th March of the year 2025.**
The borrower / guarantor in particular and the public in general, is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of Bank of Maharashtra for an amount hereinabove mentioned. 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.

The details of the properties mortgaged to the Bank and taken possession by the Bank are as follows:

All those pieces and parcel of House Property bearing Survey No. 150/1; Layout Plot No. 14, having total Admeasuring area of 112.50 Sq. mtr. Situated/located at Sainath Nagar, Mouza: Digras, Tal. Digras, Dist: Yavatmal; Bounded as under: East : 9 Mtr. Layout Road, West : Plot no.6; North : Plot no.13;South : Plot no.15.
Together with all the building structure and construction annexed thereon and all the furniture and fixtures annexed thereon. Name of the Owner: Shri. Nikhil Pandurang Datir & Mrs. Anita Pandurang Datir

Date: 18.03.2025
Place: Pusad

FOR BANK OF MAHARASHTRA
Authorized Officer & Chief Manager
Chandrapur Zone



MAHARASHTRA ENERGY DEVELOPMENT AGENCY (MEDA)
Divisional Office, Nagpur
1 Floor, Milk Scheme Society, G.P.O. Chowk, Civil Lines, Nagpur-440001.
Website:- www.mahaurja.com Email: domeadanagpur@mahaurja.com Tel. No.:-0712-2564256

E-TENDER NOTICE

TENDER NO. RENS-N/255 KW/10P/2024-25/274
Ministry of New & Renewable Energy (MNRE), New Delhi authorised testing centres certified solar photovoltaic manufacturers are requested to quote for the tender for Survey, Design, Fabrication, Supply, Installation. Testing and Commissioning of Total 255 Kw Grid connected solar PV power Plant with roof top net metering at 10 various places in Nagpur District under Nagpur Division in the State of Maharashtra with Comprehensive Maintenance Contract for 5 Years. Detailed information is available at website <http://mahatenders.gov.in>. All rights in respect of acceptance of one tender reject all tenders are reserved by Divisional General Manager, MEDA, Nagpur.

ID-2025_MEDA_1163040_1
Divisional General Manager, MEDA, Nagpur



केनरा बैंक
Canara Bank

Regional Office : 1st Floor, Chandak Bhavan, North Ambazari Road, Shankarnagar Square, Shankarnagar, Nagpur-440010 Ph.0712-2559750
Email:recoveryrnp@canarabank.com


AUCTION SALE NOTICE (GOLD)

The under mentioned persons are hereby informed that they have failed to pay off the liability in the loan accounts. Notices sent to them by Registered post have been returned undelivered, to the Bank. They are therefore requested to pay off the liability and other charges and redeem the pledged securities on or before **27/03/2025** (date) failing which the said securities will be sold by the Bank in e-auction at the cost of the borrower through e-auction website of egold@auctiontiger.net on **28/03/2025 at 12.00 to 1.00 PM** or any other convenient date thereafter without further notice, at the absolute discretion of the Bank.

No.	Branch	Name & Address of Borrower	Date of Loan	Loan Number	Particular	Gross Weight (in Grams)
1	Gandhinagar	Mrs.Priti Pramod Khandalkar	18/03/2021	180244300548	Gold Ornaments	6.70
2	Kamptee	Mr.Gulab Singh	18/03/2021	180096909173	Gold Ornaments	56.60
3	Butibori	Mr.Pritam Sureshrao Nimbalkar	05/06/2024	180308089519	Gold Ornaments	6.40
4	Khamla	Mrs.Vaishali D. Tandekar	14/06/2024	125006094959	Gold Ornaments	25.00
5	Bharatnagar	Mr.Vinay Madhukar Dongre	26/09/2024	164036589575	Gold Ornaments	3.97
6	Sitabuldi	Mrs.Ruchira Sachin Sardeshpande	25/01/2024	180265357016	Gold Ornaments	27.83
7	Besa	Mr.Kishor Chandrayya Peddintiwar	12/05/2023	180178510905	Gold Ornaments	14.00

Note: Interested bidders please contact **Branch or Recovery Department, Nagpur Regional Office Chandak Bhavan, Shankarnagar Square, Shankarnagar, Nagpur-440010 Ph.9177740 69649**

Nagpur Date:20/03/2025
Authorised Officer, Canara Bank



Bank of India
Relationship beyond banking

MEGA E-AUCTION PUBLIC NOTICE FOR SALE OF MOVABLE AND IMMOVABLE PROPERTIES

Zonal Office: 4th Floor, S.V.Patel Marg, Kingsway, Nagpur Tel: 0712-2557596 E-mail: ard.nagpur1@bankofindia.co.in

E-Auction Sale Notice for Sale of Immovable assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision of Rule 8 (6) of the security Interest (Enforcement) Rules 2002 notice is hereby given to the public in general & in particulars to the Borrower(s) & Guarantor (s) that the below described Immovable properties mortgaged /charged to the secured creditor, the constructive possession of which has been taken by the Authorised Officer Bank of India, secured creditor, will be sold on As is where is, As is what is & Whatever there is on DT. **25.04.2025** for recovery of the amount as tabulated below due to Bank of India, Secured Creditor from the Borrowers & Guarantors. The Reserve Price of Respective Properties & the earnest money deposit are as mentioned below. Detailed terms and conditions of the sale are mentioned below /refer to website a) <https://www.bankofindia.co.in> **<https://BAANKNET.com>**

Last date and time of submission of EMD and document on or before:
24.04.2025 up to 5 pm by bidders own wallet registered with M/s PSB Alliance Pvt. Ltd. Id its e-auction site <https://BAANKNET.com>

Date & time of E auction: 25.04.2025 from 11 am to 5 pm

Sr. No.	Name of the Borrowers/ Guarantors & Branch Contact No.	Description of the property	Outstanding Dues	Date of Demand Notice & Possession Date	Reserve Price & Earnest Money Deposit (EMD) Rs.	Name of Branch Officer & Contact No.
1.	Branch: Asset Recovery Branch BORROWER :M/s. Mahakali Agro Processing Co. Prop : Mrs. Jayshri Janardhan Ghagre Guarantor : Mr. Janardhan Keshav Ghagre, Mr. Eknath Shamraoji Bhade	1) EQM of Land, building, Plot No.1,2,3/Survey No.86 situated near kannamwar village on hetu kundi fata to bangadpur road, approx..16km inside off N.H. No. 6/ Nagpur- Amravati Highway, Mouza-Bhiwapur Tah. Karanja & Dist. Wardha. N.A. Land area ADM. 2.16 Hect. i.e. 5.33 Acre & building comprises of factory shed, lean to shed, meter room, office, 50 T Weigh Bridge, Store Godown etc. Property owned by Jayshree Janardan Ghagre Google Map Location : Latitude :21.069099 ; Longitude : 78.510660 2) EQM of the property situated bearing Tenement No. 401 on 3rd floor having built up area 31.25 Sq. Mtr. i.e. 336.36 Sq. Ft. In building No. M of Survey No. 10/1, 10/2,10/3 and 223 situated at Mauza Khapri (Rly) P.H. No. 42, within the limit of Maharashtra Airport Development Co. Ltd. Nagpur (MADC) Tah. & Dist. Nagpur Owned by Mrs. Jayshree Janardan Ghagre Google Map Location : Latitude :21.049996 ; Longitude : 79.039755	"Rs. 3,76,00,000/- + uncharged interest & other expenses"	"Demand Notice : 26.04.2021 Possession Notice: 14.07.2021 (Symbolic) (physical) 29.11.2023	1) Reserve Price : Rs. 87,55,000/- EMD : Rs.8,75,500/- 2) Reserve Price : Rs. 9,72,000/- EMD : Rs.97,200/-	Mr.Sanjay Tripathi. No. 9559726802
2.	Branch: Asset Recovery Branch BORROWER :M/s.Capiet Enterprises Partner : Mr. Ashish Santosh Jaiswal Mr. Sumedh Sadanand Zade	LAND & BUILDING:Lease hold Plot No. B-15 in MIDC wani growth centre, near Ghugus road, Wani, Tah. Wani & Dist. Yavatmal Land area ADM 740.00 Sq. Mtr. & Built Up area ADM 366.316 Sq. Mtr. It consists of main shed & office room.Property owned by M/s Capiet Enterprises. Google Map Location : Latitude :20.036409 ; Longitude : 78.965568 Plant & Machinery: Hypothecation of Plant & Machinery Situated at Plot No. B-15 in MIDC growth centre,Consist of Pyrolysis Machine(with standard Accessories), Cooling Tower, Incidental Charges,Electrical MSIEDCL/Transformer & Other Charges etc.	Rs. 1,04,00,000/- + uncharged interest & other expenses	"Demand Notice : 15.07.2015 Possession Notice: 15.10.2015 (Symbolic) (DM Permission) 30.11.2021"	1) Reserve Price : Rs. 21,93,000/- EMD : Rs.2,19,300/- 2) Reserve Price : Rs. 16,17,000/- EMD : Rs.1,61,700/-	Mr.Sanjay Tripathi. No. 9559726802
3.	Branch: Asset Recovery Branch BORROWER : M/s. R L R Enterprises Partners : 1)Mr. Ramesh Wasudeo Ingale. 2) Mrs. Ragni Milind Ingale. 3) Mrs. Lata Mohan Shirsat	"EQM of all the part and parcel of NA Commercial 2 Rural Godown (Leasehold right and Ownership right) Situated at Akola - Wadegaon Road, Gat no. 549, At & Post Bharatpur, Tah. Balapur,Dist- Akola. Admeasuring 43,040.00 Sq. Ft. build up area 9229.00 Sqft.Owned by M/s RLR Enterprises & M/s RLG Enterprises. Google Map Location : Latitude :20.591215 ; Longitude : 76.907370	Rs. 1,14,66,000/- + uncharged interest & other expenses	"Demand Notice : 15.07.2016 Possession Notice: 04.10.2016 (Symbolic) (Physical) 29.05.2018"	Reserve Price : Rs. 47,68,000/- EMD : Rs.4,76,800/-	Mr.Sanjay Tripathi. No. 9559726802
4.	Branch: Asset Recovery Branch BORROWER : M/s J. J. Industries Proprietor : Mrs. Vaishali Nitin Bhatia	"1) EQM of Residential Apartment No. 302, situated on 3rd Floor, Building Known as "Swami Residency" on NMC House No. 696, Situated at Nagoba Galli No. 1, Mahal Nagpur, Sheet No. 191, City Survey No. 384, Ward No. 30, Mouza Nagpur, Tahsil & Dist. Nagpur. Super Built up area – 810 Sq. Ft. Owned by Mrs. Vaishali Nitin Bhatia Google Map Location : Latitude : 21.148640, Longitude : 79.107689 "2)EQM of Residential Apartment No.7, Situated on 2Nd Floor, Building Known as "Maui Apartment" at Ghatpuri Naka, Peth-Khamgaon, Survey No. 3/1-A, NZ Sheet No. 12-D, Plot No. ½ Mouza Khamgaon, Tahsil Khamgaon Dist. Buldana. Super Built up area – 910 Sq. Ft Owned by Mr. Devendra Vallabhdas Bhatia Google Map Location : Latitude : 20.708357, Longitude : 76.557032	Rs. 4,00,00,000/- + uncharged interest & other expenses	"Demand Notice : 31.03.2021 Possession Notice: 20.04.2021 (Symbolic) Property 1 (Physical) dated 27.09.2024"	1)Reserve Price : Rs. 32,81,000/- EMD : Rs.3,28,100/- "2)Reserve Price : Rs. 13,12,000/- EMD : Rs. 1,31,200/-	Mr.Sanjay Tripathi. No. 9559726802
5.	Branch : Asset Recovery Branch Borrower :M/S SGM Ginning & Pressing Industry Partners : Mr. Ashish Santoshrao Waghmare, Mrs. Sneha Ashish Waghmare Guarantor : Mr. Chetan Santoshrao Waghmare, Mrs.Sangita Tekadhar Deotale, Mr. Vijay Pukhraj Tiwari	Property 1) All the part and parcel of the Plot No. 3 Survey No.43, P.H. No.49, Mouza No.13, Mouza Itlapur, Tah. Hinganghat, Dist-Wardha, Area of Plot 602.00 Sq Mtr (6479.92 Sq Ft.) Owned by Mr. Vijay Pukhraj Tiwari. Google Map Location : Latitude : 20.52091; Longitude : 78.83464 Property 2) All the part and parcel of the Plot No.04, Survey No.43, P.H. No.49, Mouza No.13, Mouza Itlapur, Tah. Hinganghat, Dist. Wardha Area of Plot 594.26 Sq. Mtr (6396.61 Sq Ft) Owned by Mr. Vijay Pukhraj Tiwari. Google Map Location : Latitude : 20.52091; Longitude : 78.83464	Rs. 3,37,49,000/- + uncharged interest & other expenses	"Demand Notice : 07.03.2020 Possession Notice: 23.07.2020 (Symbolic) 25.06.2024 (Physical) "	1) Reserve Price : Rs. 8,67,000/- EMD : Rs.86,700/- 2) Reserve Price : Rs. 8,67,000/- EMD : Rs.85,700/-	Mr.Sanjay Tripathi. No. 9559726802

Property 3) All the part and parcel of plot No.10, Survey No.43, P.H. No.49, Mouza No.13, Mouza Italpur, Tah-Hinganghat, Dist. Wardha, Area of plot 651.00 Sq Mtr (7007.36 Sq Ft) Owned by Mr. Vijay Pukhraj Tiwari. Google Map Location : Latitude : 20.52091; Longitude : 78.83464	Property 4) All the part and parcel of plot No.01, Survey No.43, P.H. No.49, Mouza No.13, Mouza Italpur, Tah-Hinganghat, Dist. Wardha, Area of plot 999.05 Sq Mtr (10753.77 Sq Ft) Owned by Mr. Vijay Pukhraj Tiwari. Google Map Location : Latitude : 20.52091; Longitude : 78.83464	Property No.(1) Industrial Building and guest house situated at Mouza No – 202, Khasara No 18,19, 20, 21, Plot No. 1, 2, 3, 4, 5, 6 & 7, Survey No. 18 to 21, P.H. No 7, Mouza- Sawwalapur, Near Agramami High School, Tah Arvi & Dist: Wardha in the name of M/s Hindustan Semiconductor Limited admeasuring total plot area 28623.85 Sq. Mtrs. Google Map Location : Latitude :20.997377; Longitude : 78.264308	Property No.(2) Plant and Machinery of M/s Hindustan Semiconductors Limited situated at Mouza No – 202, Khasara No 18,19, 20, 21, Plot No. 1, 2, 3, 4, 5, 6 & 7, Survey No. 18 to 21, P.H. No 7, Mouza- Sawwalapur, Near Agramami High School, Tah Arvi & Dist: Wardha. Consist of Canon Die Bonder, Musashi Dispenser, Nihon Garter Rector, Nihon Garter Taping, Nihon Garter Singulation, LF Magazine spare, Silicon Dies Spare, Room Shower etc	Rs. 5,46,00,000/- + uncharged interest & other expenses	"Demand Notice : 26.05.2016 Possession Notice: 16.11.2017 (Physical) 18.10.2024"	1) Reserve Price : Rs. 4,03,65,000/- EMD : Rs.40,36,500/-	Mr.Sanjay Tripathi. No. 9559726802
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Terms & Conditions:
1) E-Auction is being held on AS IS WHERE IS, AS IS WHAT IT IS, WHATEVER IS THERE IS AND WITHOUT RECOURSE BASIS with all the known and not known encumbrances and the Bank is not responsible for title, condition or any other fact affecting the asset. The details shown above are as per records available with the Bank. The auction bidder should satisfy himself about actual measuring and position of assets. The actual measures and position of asset may differ and authorized officer may not be held responsible for that. Auction sale / bidding would be only through "Online Electronic Bidding" process through the website **<https://BAANKNET.com>**
2) E-Auction Tender document containing online e-auction bid form, declaration, General Term & conditions of Online auction sale are available in websites: (a) <https://www.bankofindia.co.in> (b) **<https://BAANKNET.com>**
(3) The intending purchasers/ bidders are required for Online bid submission of documents with EMD amount on or before **24.04.2025** up to 5.00 P.M. by own wallet Registered with PSB Alliance Pvt. Ltd. On its e-auction site **<https://BAANKNET.com>** jsp by means of RTGS/NEFT.
4) Date and time of E- Auction on **25.04.2025** between 11.00 AM to 5.00 PM. (IST). Unlimited extension of 5 Minutes each.
5) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs. 10,000/-
6) The intending bidders should hold a valid e-mail id and register their names at portal **<https://BAANKNET.com>** and get their User ID and password from PSB Alliance Pvt. Ltd. whereupon they would be allowed to participate in online e-auction
7) Prospective bidders may avail online training on E-Auction from **support.BAANKNET@psballiance.com** and **support.ebkraj@procure247.com** or **Contact +918291220220**
8) Earnest Money Deposit (EMD) 10% of reserve price shall be payable through RTGS/NEFT/Fund Transfer to Step (1) Bidder/Purchaser Registration bidder to register on Auction portal (link given above) **<https://BAANKNET.com>** using his mobile number and E-mail id. Step (2): KYC Verification Bidder to upload requisite KYC documents, KYC documents shall be verified by e-auction service provider (may take 2 working days) Step (3) : Transfer of EMD amount to his Global EMD Wallet Online/Off-line transfer of funds using NEFT/transfer, using Challan generated on E-auction portal. **<https://BAANKNET.com>**
9) The BID Forms should be uploaded online along with acceptance of terms and conditions of this notice and EMD remittance details (UTR No.), the copy of PAN card issued by Income Tax Department and bidders identity proof and proof of residence such as copy of the passport, election commission card, ration card, driving license etc, on or before last date of submission.
10) The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with **PSB Alliance Pvt. Ltd.** for refund of the same back to his bank account. The bidders will not be entitled to claim any interest, costs, expenses and any other charge (if any).
11) The highest / successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, immediately/latest by the next working day of the acceptance of the bid price by the officer and the balance 75% of the sale price to be deposited on or before 15th day of the sale or within such an extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer. In case of default in payment by the successful bidder, the amount already deposited by the bidder shall be liable be forfeited and assets shall be put to re-auction and the defaulting bidder shall have no claim right in respect of asset/amount
12) The highest bidder shall be declared to be the successful bidder / purchaser of the assets mentioned herein provided otherwise he is legally qualified to bid.
13) Nothing in this notice constitutes or will be deemed to constitute any commitment or representation on the part of the Bank to sale the above asset/s. Bank / Authorized Officer reserves the right to cancel the sale for any reason it may deem fit or even without assigning any reason and such cancellation shall not be called in question by the bidders.
14) The purchaser shall bear the applicable stamp duties/additional stamp duty / transfer charges, fee etc. and also all the statutory / non statutory dues, taxes, assessment charges, fees etc. owing to anybody.
15) The intending bidders should make their own independent inquiries regarding the encumbrances, title of the asset/s put on auction and claims / rights / dues / effecting the asset, before submitting bid. The asset is being sold with all the existing and future encumbrances whether known or unknown to bank. The authorized officer / Secured creditor shall not be responsible in any way for any third party claims / right / dues.
16) Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194-1 A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75% of the bid amount.
17) Any dispute/ differences arising out of sale of the asset offered for sale shall be subjects to the exclusive jurisdiction of the Courts/Tribunals at Nagpur only.
18) Bidders should visit **<https://BAANKNET.com>** for registration and bidding guidelines.
19) In the event of inconsistency or discrepancy between English version and Marathi version of the notice the English version shall prevail
20) In case where in Plant & Machineries is one of the secured assets the sale of immovable properties Associated with Plant & Machineries would be effective only if there is valid sale/bid for plant & machineries.
21) The interested bidder have to Bid above the reserve price since sale of assets at reserve price is subjected to concern of owner of assets.
22) Date of Inspection of Property **23.04.2025** from 11 am to 04 pm

SPECIAL INSTRUCTION / CAUTION

Bidding in the last minutes / seconds should be avoided by the bidders in their own interest. Neither Bank of India nor the Service provider will be responsible for any lapses / failure (Internet failure, Power failure, etc.) on the part of the vendor, 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 able to circumvent such situation and are able to participate in the auction successfully.
Date: 21/03/2025
Place: Nagpur

Authorized Officer,
Bank of India, Nagpur Zone




Aadhar Housing Finance Ltd.
(CIN: L66010KA1990PLC011409)
Reg. Office: 2nd Floor, No. 3, JVT Towers, 8th A Main Road, Sampangi Rama Nagar, Hudson Circle, Bengaluru, Karnataka-560027. Email: customercare@aadharhousing.com

GENERAL NOTICE OF MERGER & SHIFTING OF TWO SMALL SALES OFFICES OF THE COMPANY

This is to notify the General Public, Customers and Depositors of the Company - **Aadhar Housing Finance Limited**, that one small sales office of the company currently located at 1st Floor, Right side, Krupa Sindhu Heights, Gut No. 599, Chikhali Road, Opp HDFC Bank, at post Deegaon Raja, Buldhana (District)- 443204, Maharashtra will be merged and shifted to another Small Sales office at - 1st Floor, Back side, Rampuspa Sadan, Opp. HDFC Bank, Mehkar Road, Sindkhed Raja, Buldhana (District)- 443203, Maharashtra, after 90 days of publication of this notice, due to business operation and administrative reasons. Please refer to the official website **<https://aadharhousing.com/#/>** or Toll-Free number 180030042020 or visit your nearest office for any further assistance/information.

Sd/- Authorized Signatory
Aadhar Housing Finance Limited

Date : 20-03-2025



OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED
Corporate Office: Kohinor Square, 47th Floor, N.C Kekar Marg, R. G. Gadkari Chowk, Dadar West, Mumbai 400028. ContactNo-9773406175.

Sale notice for sale of immovable properties (See proviso to rule 8 (6) read with rule 9(1))

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) read with Rule 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower **M/s. Sai Youth Agro Products Pvt. Ltd. (Borrower)** and Mr. Rajesh Madhavrao Lakhekar (Director of the Borrower and Co-Guarantor) 1. Mrs. Varsha Rajesh Lakhekar (Director of the Borrower and Co-Guarantor) 2. Ramesh Namdeo Rao Sathawane (Co-Guarantor) 3. Mr. Rahul Rameshrao Sathawane (Co-Guarantor) 4. Ramesh Namdeo Rao Sathawane (Co-Guarantor) 5. Mr. Rahul Rameshrao Sathawane (Co-Guarantor) 6. Mr. Mangala Rameshrao Sathawane (Co-Guarantor) 7. Shri. Samir Sureshrao Chicholkar (Co-Guarantor) 8. Mr. Gulab Kisan Samruhtwar (Co-Guarantor) 9. Shri. Koteswara Rao Malikarjuna Nelavelli (Co-Guarantor) 10. M/s R.S. Enterprises (Co-Guarantor) 11. Mrs. Varsha Rajesh Lakhekar (Partner of the Co-Guarantor) 12. Mrs. Shubhangi Samir Chicholkar (Partner of the Co-Guarantor) 13. Mr. Ajay Madhukar Chakole (Mortgagor) that the below described immovable property mortgaged/charged to the Secured Creditor, and the physical possession of which has been taken by the Nagpur Nagarik Sahakari Bank Ltd (NNSB) has absolutely assigned & transferred the financial asset/entire outstanding debt lying against the said borrowers & mortgagor/guarantor along with underlying securities and their all rights and powers in favor of OARPL acting in the capacity of Trustee of PS 47/2021-22 Trust. The below-mentioned property will be sold on "As is where is", "As is what is", and "Whatever there is" and without recourse basis on **09.04.2025 at 11.00 am** (last date and time for submission of bids is **08.04.2025 by 6.00 PM**), for recovery of **Rs. 5,82,15,649/- (Rupees Five Crore Eighty-Two Lakh Fifteen Thousand Six Hundred and Forty-Nine Only)** as on **01.12.2018**, plus accrued interest/unrealized interest at the contractual rate(s) together with incidental expenses, costs, charges, etc.

The Omkara Assets Reconstruction Pvt Ltd (acting in its capacity as Trustee of Omkara PS 47/2021-22 Trust) has acquired entire outstanding debts lying against the said borrower/guarantors vide Assignment Agreement dated 21.03.2022 along with underlying security from Nagpur Nagarik Sahakari Bank Ltd (NNSB). Therefore, Omkara Assets Reconstruction Pvt Ltd has stepped in the shoes of Nagpur Nagarik Sahakari Bank Ltd (NNSB) and become entitled to recover entire outstanding debts and enforce the securities.

The description of the Immovable Properties, the reserve price, earnest money deposit, and known encumbrances (if any) are as follows:

DESCRIPTION OF THE PROPERTY	Reserve Price
All that piece and parcel of land on Plot No.49 in the layout of Aishwaryi Sahakari Gruha Nirman Sahakari Sanstha Ltd, Nagpur admeasuring 1357.22 Sq. Ft. (126.089 Sq. Mtr.) together with the Three Residential Flat/Apart-ments thereon having a total Built Up Area is 240.080 Sq. Mtr. (2585.0 Sq. Ft.) & Super Built Up Area is 264.77 Sq. Mtr. (2850.0 Sq. Ft. as per Valuation Report) bearing Kh.No.77/4, P.H.No.39, Corporation House No.5737/49, City Survey No.4753, Sheet No.80 of Mouza-Babulkhedha, Situated at Ward No.14, Aishwaryi Society, Near Omkar Nagar, Nagpur Tahsil and District-Nagpur and its Boundaries are as Under- To the East- Plot No.48, To the West- Plot No.50, To the North- Open Space, To the South- Road	Rs. 100,00,000/- EMD Rs. 10,00,000/-

Date of E- Auction	09.04.2025 at 11.00 A.M to 2.00 P.M
Minimum Bid Increment Amount	Rs. 1,00,000/- (One Lakhs only)
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	08.04.2025 by 6:00 pm
Date of Inspection	25.03.2025 between 01.00 pm to 04.00 pm
Known Liabilities	Not Known

This publication is also a Fifteen-day notice to the borrowers/co-borrowers under Rule 8(6) read with 9(1) of the Security Interest (Enforcement) Rules, 2002.

For detailed terms and conditions of the sale please refer to the link provided in the secured creditor website i.e., <http://omkararc.com/auction.php> and the contact details of authorized officer Pratishka Patel (Contact No. 9773406175 and Rajendra Dewarde 9324546651 and Email- pratishka.patel@omkararc.com Bidder may also visit the website <http://www.bankauction.com> or contact service provider M/s. C1 India Pvt. Ltd", Tel. Helpline: +91-7291981124/2526. Helpline E-mail ID: support@bankauctions.com, Mr. Bhavik Pandya, Mobile:88666 82937 Email: Mahashtra@c1india.com. Intending bidders shall comply and give a declaration under section 29A of the Insolvency and Bankruptcy Code 2016.

Sd/- Authorized Officer,
Omkara Assets Reconstruction Pvt Ltd,
(Acting in its capacity as a Trustee of Omkara PS 47/2021-22 Trust)

Date: 21.03.2025
Place: Nagpur