CFM thoughtful regeneration

CFM Asset Reconstruction Private Limited Registered Office: Block No. A/1003, West Gate, Near YMCA Club, S. No. 835/1+3, S. G. Highway, Makarba, Ahmedabad, Gujarat - 380051 Corporate Office:1st floor, Wakefield House, Sprott Road, Ballard Estate, Mumbai -400038

DEMAND NOTICE

Under Section 13(2) of the Securitisation And Reconstruction of Financial Assets And Enforcement of Security Interest Act,2002 read with Rule 3(1) of the Security Interest (Enforcement) Rule, 2002. The undersigned is the Authorised Officer of Mahindra Rural Housing Finance Limited under the above said Act. In exercise of powers conferred under section 13(12) of the said Act read with rule 3 of the Security Interest (Enforcement) Rule, 2002, the authorised officer has issued Demand Notices under section 13(2) of the said Act, calling upon the following Borrower(s) (the "said Borrower(s)"), to repay the amounts mentioned in the respective Demand Notice(s) issued to them, the content of which is re-produced below.

Sr. No.	Name of the Borrower(s)/ Guarantor(s)	Description of secured asset (immovable property)	Demand Notice Date and Amount
1.	887791 XSEMJLG00773139 DHULE BRR : DINESH PRABHAKAR KHAMBAYATE, NAMRATA DINESH KHAMBAITE, BRR ADD - A/P SHRINATHJI STEEL FABRICATION A-14, R.K.NAGAR NR GANPATI MANDIR, AMALNER DHULE ROAD, AMALNER DIST JALGAON MAHARASHTRA PIN CODE - 425401 GRR : CHETAN RAMESH DHAWALE GRR ADD : A/P R K NAGAR PLOT NO A-14,NEAR GANPATI MANDIR, AMALNER TAL AMALNER DIST JALGAON , MAHARASHTRA PIN CODE-425401	ALL THE PIECE AND PARCEL OF THE LAND WITH CONSTRUCTION THERE ON THE BEARING GAT NO.1390/2/4 , PLOT NO.44, WITH TOTAL AREA 312.36 SQ MTR, OUT OF THIS, THE SOUTH PORTION MEASURING 81.18 SQ MTR, WHICH IS UNDER MY OWNERSHIP AND IN MY ACTUAL POSSESSIONAND USE, COMPRISES AN RCC CONSTRUCTED HOUSE OF 48.00 SQ MTR AND REMAINING VACANT LAND OF 33.18 SQ MTR, A MALNER, JALGAON MAHARASHTRAPIN FOUR BOUNDREIS AS FOLLOW EAST – GAT NO 1384, WEST – 9.00 M ROAD AND PASSAGE , SOUTH -ROAD AND PASSAGE , NORTH -OUT OF PLOT NO 44.	Demand Notice Date: 03-08-2026 Rs. 1956693.02

Pursuant to the above, notice is hereby given, once again, to the said Borrower s)to pay to MAHINDRA RURAL HOUSING FINANCE LIMITED, within 60 days from the date of publication of this Notice, the amounts indicated herein above, together with further interest at 2%p.m. from the date(s) mentioned above till the date of payment and/or realization of the dues. The above said Borrowers are hereby advised to make the payment to the company as aforesaid, failing which the Company shall, proceed against the above secured assets under Section 13(4) of the Act, entirely at the risks of the said Borrowers as to the costs and consequences.

Place: Maharashtra,
Date : 07/09/2026

Sd/- Authorised Officer CFM Asset Reconstruction Pvt. Ltd.
Acting as trustee of CFMARC Trust -187

CFM thoughtful regeneration

CFM Asset Reconstruction Private Limited Registered Office: Block No. A/1003, West Gate, Near YMCA Club, S. No. 835/1+3, S. G. Highway, Makarba, Ahmedabad, Gujarat - 380051 Corporate Office:1st floor, Wakefield House, Sprott Road, Ballard Estate, Mumbai -400038

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Sr. No.	Name of the Borrower(s)/ Guarantor(s)	Description of secured asset (immovable property)	Demand Notice Date and Amount
1.	903739 XSEMMLG00734849 MALEGAON BRR : PRATAP SHIVSING SHINDU,SHOBHABAI PRATAP SHINDU BRR ADD - AT POST TOKADE , TAL MALEGAON, DIST NASHIK 423105 MAHARASHTRA PIN CODE - 423105 GRR : MANOJ PRAKASH NARWAL GRR ADD : AT POST PADLADE TAL MALEGAON DIST NASHIK MAHARASHTRA PIN CODE- 423203	ALL THE PIECE AND PARCEL OF THE LAND WITH CONSTRUCTION THERE ON BEARING GRAMPACHAYAT MILAKAT/ HOUSE NO 116, AT POST TOKADE TAL. MALEGAON, DIST - NASIK MAHARASHTRA - TOTAL PLOT ARE 51.95 SQ MTR AND BUILT UP AREA 77.88 SQ MTR (838.00 SQ FT) FOUR BOUNDREIS AS FOLLOW EAST – RAJ ROAD, WEST- PROPERTY OF LAXMAN CHAVHAN, SOUTH - RAJ ROAD, NORTH - PROPERTY OF SOPAN PRAKASH NARWAL.	Demand Notice Date: 03-08-2026 RS.1177034.31
2.	635209 XSEMNAS00529565 NASIK BRANCH BRR :BABASAHEB SOMNATH BORKAR, MANISH BABSAHEB BORKAR BRR ADD - A/P MODERN COLONY SHARADWADI ROAD, NEAR RENUKA HOSPITAL TAL SINNAR DIST NASHIK MAHARASHTRA PIN CODE- 422103	ALL THE PIECE AND PARCEL OF THE LAND WITH CONSTRUCTION THERE ON THE BEARING S NO 808/4, PLOT NO 10 11, FL NO 10, STILT FLR, TIRTHRAJ TOWER/ APPARTMENT , YASHWANT NAGAR, SHIVAJI NAGAR, SINNAR, TAL SINNAR, DIST- NASHIK MAHARASHTRA -422103 LAND 427.87 SQ FT FOUR BOUNDREIS AS FOLLOW EAST – FRONT MARGIN, WEST– PASSAGE , SOUTH - SIDE MARGIN, NORTH - FLAT NO 9.	Demand Notice Date: 03-08-2026 Rs. 1187795.68

Pursuant to the above, notice is hereby given, once again, to the said Borrower s)to pay to MAHINDRA RURAL HOUSING FINANCE LIMITED, within 60 days from the date of publication of this Notice, the amounts indicated herein above, together with further interest at 2%p.m. from the date(s) mentioned above till the date of payment and/or realization of the dues. The above said Borrowers are hereby advised to make the payment to the company as aforesaid, failing which the Company shall, proceed against the above secured assets under Section 13(4) of the Act, entirely at the risks of the said Borrowers as to the costs and consequences.

Sd/- Authorised Officer

Place: Maharashtra, Date : 07/09/2026

CFM Asset Reconstruction Pvt. Ltd. Acting as trustee of CFMARC Trust -187

TATA

TATA CAPITAL HOUSING FINANCE LIMITED

Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai – 400013.
Branch Address: TATA CAPITAL HOUSING FINANCE LIMITED, 2nd Floor, Kandi Tower, C Wing, Jalna Road, Aurangabad - 431001

NOTICE FOR SALE OF IMMOVABLE PROPERTY

(Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

E-Auction Notice of **15 days** for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below mentioned Borrower and/ Co- Borrower, or their legal heirs/representatives (Borrowers) that the below described immovable property mortgaged to Tata Capital Housing Finance Ltd. (TCHFL), the Possession of which has been taken by the Authorised Officer of TCHFL, will be sold on **23-09-2026 on "As is where is" & "As is what is" and "Whatever there is" and without any recourse basis"** for recovery of outstanding dues from below mentioned Borrower and Co-Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below. Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said secured asset / property shall be sold by E- Auction at 2.00 P.M. on the said **23-09-2026.** The sealed envelope containing Demand Draft of EMD for participating in E- Auction shall be submitted to the Authorised Officer of the TCHFL on or before **22-09-2026** till 5.00 PM at Branch address **TATA CAPITAL HOUSING FINANCE LIMITED,** 2nd Floor, Kandi Tower, C Wing, Jalna Road, Aurangabad - 431001

The sale of the Secured Asset/ Immovable Property will be on "as is where condition is" as per brief particulars described herein below ;

Sr. No	Loan A/c. No	Name of Borrower(s)/Co-borrower(s)Legal Heir(s) / Legal Representative /Guarantor(s)	Date of Demand Notice	Reserve Price	Outstanding as on
1.	9479797	MR. SHAM BABULAL BHUTADA MRS. SANGEETA SHAM BHUTADA	Rs. 12,82,716/- 22-10-2018	**Rs. 12,00,000/-** **Earnest Money Deposit (EMD):- Rs. 1,20,000 /-** **Type of possession: -** Physical	Rs. 3593973/- 31-08-2026
Description of the Immovable Property: All that piece and parcel of the Flat No. E-1, Admeasuring 41.97 Sq. Mtrs. Situated at Sai Nagari, Gat No. 76, Shendraban Aurangabad, Bounded :- East :- Flat No. E - 4, West :- Flat No. E - 4, North :- Road South : -Flat No. E – 2.s					
2.	TCHHF06520001000 64884	MR. KANHAIYALAL KISHANCHAND NAGRANI MRS. CHANDANI KANHAIYALAL NAGARANI M/S. KRISHNA SODA CENTER M/S. PAYAL DRESSES	Rs. 27,84,308/- 12-05-2025	**Rs. 57,60,000/-** **Earnest Money Deposit (EMD):- Rs. 5,76,000 /-** **Type of possession: -** Physical	Rs. 3387625/- 31-08-2026
Description of the Immovable Property: All that piece and parcel of 1) Shop No. 5 admeasuring 19.82 Sq. Mtrs. & 2) Shop No. 6 admeasuring 19.82 Sq. Mtrs. Situated on Ground Floor located at Rajiv Gandhi Shopping Complex constructed on Survey No. 285, Site No. 38 (Revised No. 74) Civic Center, situated at Pachora, Tal. Pachora & Dist. Jalgaon.					
3.	TCHHL06520001003 17286 & TCHIN065200010031 8717	MR. RAJENDRA DASHRATH JANJALE MRS. PALLAVI RAJENDRA JANJALE	Rs. 17,41,663/- 06-02-2025	**Rs. 10,00,000/-** **Earnest Money Deposit (EMD):- Rs. 1,00,000/-** **Type of possession: -** Physical	Rs. 2271081/- 31-08-2026
Description of the Immovable Property: All that piece and parcel of Middle Block No. 2 admeasuring 49 Sq. Mtrs. Having built up area admeasuring 27 Sq. Mtrs. Constructed on Plot No. 16 admeasuring 180.60 Sq. Mtrs. Having Gat No. 171/2 situated at Pimprala, Tal. & Dist. Jalgaon. Which is bounded as follows : **On or towards East:** Road, **On or towards South :** Block No. 1, **On or towards North:** Block No. 3, **On or towards West:** Plot No. 17.					
4.	TCHHL06520001001 35581 & TCHIN065200010013 9639	MR. SHAIKH NISAR SHAIKH SHABBIR MRS. SHAMINBANO NISAR SHEKH	Rs. 14,75,024 /- 06-01-2024	**Rs. 11,90,000/-** **Earnest Money Deposit (EMD):- Rs. 1,19,000/-** **Type of possession: -** Physical	Rs. 2118463/- 31-08-2026
Description of the Immovable Property: All that piece and parcel of Block No. A admeasuring 46.51 Sq. Mtrs. Having Built up area admeasuring 59.08 Sq. Mtr. Constructed on Plot No. 100/1 admeasuring 139.38 Sq. Mtr. Having Survey No. 13 situated at Bhusawal Tal. Bhusawal & Dist. Jalgaon Bounded :- **East :-** By Block No. B of said Plot No. 100/1, **West :-** By Plot No. 100/2 **North :-** By Plot No. 120, **South : -** By 9 Mtr. Wide Road,					
5.	TCHHL06520001001 62321 & TCHIN065200010016 4644	MR. NAEEM SHAH RAZZAK SHAH MRS. SHEERIN NAEM SHAH	Rs. 14,55,370/- 08-04-2025	**Rs. 12,50,000/-** **Earnest Money Deposit (EMD):- Rs. 1,25,000/-** **Type of possession: -** Physical	Rs. 1842227/- 31-08-2026
Description of the Immovable Property: All that piece and parcel of East side portion admeasuring 46.51 Sq. Mtrs. Having built up area admeasuring 44.22 Sq. Mtrs. Out of Plot No. 70/2 admeasuring 139.40 Sq. Mtrs. Having Survey No. 13 situated at Khadke, Tal. Bhusawal & Dist. Jalgaon. Which is bounded as follows : **On or towards East :** By Plot No. 70/1, **On or towards South :** By 9 Mtr. Road & Usage, **On or towards North :** By Plot No. 86, **On or towards West :** By Block in same Plot.					
6.	TCHHF06520001000 71346	MR. RAM KISHANCHAN NAGRANI M/RS. MANJU RAM NAGRANI M/S. NIKITA COLLECTION M/S. CHANDANI COLLECTION	Rs. 13,51,513/- 07-02-2025	**Rs. 13,50,000/-** **Earnest Money Deposit (EMD):- Rs. 1,35,000/-** **Type of possession: -** Symbolic	Rs. 1825847/- 31-08-2026
Description of the Immovable Property: All that piece and parcel of House No. 6 admeasuring 43.9 Sq. Mtrs. Situated on 1ST Floor of Building constructed on Plot No. 24 admeasuring 532.50 Sq. Mtrs. Having Survey No. 9/1 B2 situated at Krushnapuri, Tal. Pachora & Dist. Jalgaon.					
7.	TCHHL06520001000 76530 & TCHIN065200010007 8032	MR. NITIN MURLIDHAR RANA MRS. SAPANA NITIN RANA	Rs. 649195/- 13-12-2022	**Rs. 3,50,000/-** **Earnest Money Deposit (EMD):- Rs. 35,000/-** **Type of possession: -** Physical	Rs. 1219732/- 31-08-2026
Description of the Immovable Property: All that piece and parcel of Flat No. 404 admeasuring 19.50 Sq. Mtr. situated on 4th Floor of Building named as 'Shantai Residency' constructed on West side Portion adm. 114.73 Sq. Mtr. out of CTS No. 8903/A/1/7 adm. 299.25 Sq. Mtr. having old Plot No. 7 out of Survey No. 342/2/A/1 situated at Jalgaon, Tal. & Dist. Jalgaon					
8.	TCHHL06720001000 84909	MR. RAJARAM BHUTADA MRS. PREMABAI RAJARAMJI BHUTADA MR. RAMDHAN RAJARAMJI BHUTADA	Rs. 21,16,379/- 15-11-2022	**Rs. 28,00,000/-** **Earnest Money Deposit (EMD):- Rs. 2,80,000/-** **Type of possession: -** Physical	Rs. 3777041/- 31-08-2026
Description of the Immovable Property: All that proportionate and restricted right, share and interest in the common area and facilities of the building "Krushnai Apartment" constructed over Plot No. 23, 24, 25, 26 corresponding to Municipal House No. R-2/2245/A – old out of Sy. No. 234/1 of Latur together with bona fide ownership over Flat No. 404 on the Fourth Floor of the building "Krushnai Apartment" admeasuring built up area of 733.50 Square Feet corresponding Super Built up area of 991.00 Square Feet. The said family unit is bounded by towards, **East:** 20 Ft. wide Road, **West:** Flat No. 408, **South:** Plotting of Rachte, **North:** Flat No. 403.					

Note :- The bidders are advised to conduct due diligence before submitting the bid. The auction shall be subject to the outcome of the litigation, Dispute if any.

At the Auction, the public generally is invited to submit their bid(s) personally. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the Immovable Property sold.

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions:

NOTE: The E-auction of the properties will take place through portal http://XpertAuction.com on **23-09-2026** between 2.00 PM to 3.00 PM with limited extension of 5 minutes each.

Terms and Condition: 1. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall at once again be put up to auction subject to the discretion of the Authorised Officer. **2.** The Immovable Property shall not be sold below the Reserve Price. **3.** Bid Increment Amount will be: Rs.10,000/- (Rupees Ten Thousand Only) **4.** All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA CAPITAL HOUSING FINANCE LTD." Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorised Officer. **5.** The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorised Officer to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. **6.** For reasons recorded, it shall be in the discretion of the Authorised Officer to adjourn/discontinue the sale. **7.** Inspection of the Immovable Property can be done on **16-09-2026** between 11 AM to 5.00 PM. with prior appointment. **8.** The person declared as a successful bidder shall, immediately after such declaration, deposit twenty-five per cent of the amount of purchase money/bid which would include EMD amount to the Authorised Officer within 24Hrs and in default of such deposit, the property shall forthwith be put to fresh auction/Sale by private treaty. **9.** In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorised Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office day after the 15th day. **10.** In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/Sale by private treaty. The deposit including EMD shall stand forfeited by TATA CAPITAL HOUSING FINANCE LTD and the defaulting purchaser shall lose all claims to the property. **11.** Details of any encumbrances, Litigations known to the TATA CAPITAL HOUSING FINANCE LTD, to which the property is liable: as per table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities arears of property tax, electricity etc. before submitting the bid. **12.** For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, **Navodayan Proptech Private Limited** (XpertAuction), 203, 2nd Floor, Shyam Palace, Sector 4 & 5 Crossing, Railway Road, Gurugram, Haryana 122001, Email Id - eauctions@XpertAuction.com or Manish Bansal, Email id Manish.Bansal@tatacapital.com Authorised Officer Mobile No 8588983696. Please send your query on WhatsApp Number – 9999078669 **13.** TDS of 1% will be applicable and payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by highest bidder in the PAN of the owner/ borrower(s) and the copy of the challan shall be submitted to our company. **14.** Please refer to the below link provided in secured creditor's website www.https://surl.li/qlwgbd for the above details. 15. Kindly also visit the link: https://www.tatacapital.com/property-disposal.html

Please Note - TCHFL has not engaged any broker/agent apart from the mentioned auctioning partner for sale/auction of this property. Interested parties should only contact the undersigned or the Authorised officer for all queries and enquiry in this matter.

Place:- Aurangabad & Jalgaon & Latur | Date :- 07-09-2026

Sd/- Authorised Officer, Tata Capital Housing Finance Ltd.

Zen Life Making Life Simple

बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
भारत सरकार का उद्यम

Head Office: LOKMANGAL, 1501.SHIVAJINAGAR, PUNE-5

SHANKARNAGAR NAGPUR BRANCH
16 , Shirish , North Ambazri Road Laxmi Nagar Nagpur
ई-मेल/e-mail : brmgr153@bankofmaharashtra.bank.in
टेलीफोन/TELE : 0712-2249954/2243787, 7066614153

POSSESSION NOTICE [Rule 8(1)]

Whereas, the undersigned being the Authorised Officer of Bank of Maharashtra, under Securitization and Reconstruction of Financial Assets and Enforcement Security Act, 2002 (54 of 2002) and in exercise of power conferred under section Sub Section 12 Section (13) read with rule 3 of the security interest (Enforcement) Rules, 2002 issued demand notice on the date mentioned against the account as stated herein after calling upon them to repay the amount within 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrowers/ guarantors and the public in general that the undersigned has taken **Physical/Symbolic possession** of the property described herein below in exercise of power conferred on him/her under section 13(4) read with Rule 8 of the said rules.

The borrowers in particular, guarantors and the public in general are hereby cautioned not to deal with the below mentioned property and any dealing with the property will be subject to the charge of Bank of Maharashtra or the amount (and interest) due thereon. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Sr. No.	Name of Borrowers /Guarantors	The details of the properties mortgaged to the Bank and taken possession by the Bank are as follows	Outstanding Amount	Demand Date
1.	**1. M/s Nice Creations and Developers (Borrower), Prop: Mr. Imran Dilawar Shaikh** **Address 1:** Shiv Mitra Apartment, Flat No 1, S 10 Laxmi Nagar, Near Diksha Bhoomi, Nagpur 440022 **Address2:** Flat No C-10, C-11, Sunrise Park Harsool, Aurangabad-431008	**a)** Plot No 01, admeasuring 675.25 Sq.mtr, part and parcel of Gut No 64 situated at Mouza Talwada, Taluka Vaijapur, Dist Aurangabad and **bounded as under : East-** By Open Space, **West-** By Nandgaon-Aurangabad Road, **South-** Way to Wakla, **North-** Kabrastan of Muslim Community. **b)** Plot No 02, admeasuring 853.48 Sq.mtr, part and parcel of Gut No 64 situated at Mouza Talwada, Taluka Vaijapur, Dist Aurangabad and **bounded as under : East-** By 9 mtrs Wide Road, **West-** By Nandgaon-Aurangabad Road, **South-** Plot No 2 and Dadabhau Magar's Land, **North-** Way to wakla **c)** Plot No 03, admeasuring 241.09 Sq.mtr, part and parcel of Gut No 64 situated at Mouza Talwada, Taluka Vaijapur, Dist Aurangabad and **bounded as under: East-** By 09 mts Wide road, **West-** By land of Dadabhau Magar, **South-** By Plot No 04, **North-** By Plot No 02 **d)** Plot No 04, admeasuring 241.50 Sq.mtr, part and parcel of Gut No 64 situated at Mouza Talwada, Taluka Vaijapur, Dist Aurangabad and **bounded as under : East-** By 09 mts wide Road, **West-** By Land of Dadabhau Magar, **South-** Fencing of New High School, **North-** By Plot No 03 **e)** Plot No 05, admeasuring 335.70 Sq.mtr, part and parcel of Gut No 64 situated at Mouza Talwada, Taluka Vaijapur, Dist Aurangabad and bounded as under : **East-** By Land of Dadabhau Magar, **West-** By 09 mtrs wide Road **South-** Fencing new High School, **North-** By Plot No 06 **f)** Plot No 06, admeasuring 340.70 Sq.mtr, part and parcel of Gut No 64 situated at Mouza Talwada, Taluka Vaijapur, Dist Aurangabad and **bounded as under : East-** By Land of Dadabhau Magar, **West-** By 09 mtrs. wide road, **South-** By Plot No 05, **North-** By Plot No 07 **g)** Plot No 07, admeasuring 579.65 Sq.mtr, part and parcel of Gut No 64 situated at Mouza Talwada, Taluka Vaijapur, Dist Aurangabad and **bounded as under : East-** By Land of Dadabhau Magar, **West-** By 09 Mt. wide road, **South-** By Plot No 06, **North-** By way to wakala Together with the buildings and structures/residential block constructed and all fixtures annexed to it.	Rs. 3,05,38,765.00 (Rupees Three Crore Five Lakhs Thirty-Eight Thousand Seven Hundred Sixty-Five Only) plus other charges at applicable ROI w.e.f. 24/03/2026	23/03/2026 **Date of possession taken** 02/09/2026 Physical
2.	**1. M/s Nice Creations and Developers (Borrower), Prop: Mr. Imran Dilawar Shaikh** **Address 1:** Shiv Mitra Apartment, Flat No 1, S 10 Laxmi Nagar, Near Diksha Bhoomi, Nagpur 440022 **Address2:** Flat No C-10, C-11, Sunrise Park Harsool, Aurangabad-431008	**a)** Store No 10, Lower Ground Floor, Built up Area 15.34 sq.mt, "Impact Heights" CTS No 1243, Begumpura, Near Makai Gate, Aurangabad and **bounded as under: East-** By Passage, **West-** By Parking, **South-** By Store No 11, **North-** By Lane **b)** Store No 11, Lower Ground Floor Built up Area 15.34 Sq.Mt. "Impact Heights" CTS No 1243, Begumpura, Near MakaGate, Aurangabad and **bounded as under: East-** Passage, **West-** Parking, **South-** Store No 12, **North-** By Store No 10 Together with the buildings and structures/residential block constructed and all fixtures annexed to it.	Rs. 3,05,38,765.00 (Rupees Three Crore Five Lakhs Thirty-Eight Thousand Seven Hundred Sixty-Five Only) plus other charges at applicable ROI w.e.f. 24/03/2026	23/03/2026 **Date of possession taken** 02/09/2026 Symbolic

Date: 07.09.2026, Place: Vaijapur, Chh. Sambhaji Nagar

For Bank of Maharashtra, Asst. General Manager & AUTHORISED OFFICER

UJJIVAN

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 PROVISO RULE 8(6) & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES 2002.

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

Sl. No.	Loan A/c No./ Branch	Name of Borrower/ Co-Borrower/ Guarantor/ Mortgagor	13(2) Notice Date/ Outstanding Due (in Rs.)	Date of Possession	Reserve Price in INR / EMD in INR
1	447421005000 0073/ 4474- JALGAON	**1. Sikandar Mohd Shafi Shaikh, 2. Anjum Bano Shaikh, 3. Nuraanabi Shafee** **All Add.:** 58A/16, Saad Residency, Aqsa Nagar, Near Rangrez Heights, Mehrun, Jalgaon, Maharashtra 425001, **Sr. No.3 Also at :** Shekhapura Savda La raver Jalgaon Maharashtra - 425502	**13.10.2025/ Rs.1831065.79** as on 07.10.2025	**02.05.2026**	**Rs.1539000/-** **Rs.153900/-**
Description of the Immovable Property: Flat No. 203 adm. 50.140 sq. mtr on 2nd Floor located at Building named as Shera Tower constructed on Plot No. 5A adm. 270.35 sq.mtr having Survey No. 17/4 situated at Mehrun Tal & Dist. Jalgaon. **Boundaries:** East - Stairs, Passage & Plot No. 202 & 201, West - Open Space, North - Passage & Road, South - Open space & rem portion of Plot No. 5. **Property owned by Sikandar Mohamamd Shafi Shaikh.**					
2	44742100500 00032 / 4474- JALGAON	**1. Krushna Hiraman Rathod, 2. Puja Krushna Rathod, Sr.No.1 Add.:** Kirti Enterprises, Shop No. 5, Supreme Colony, MIDC, Jalgaon, Maharashtra-425003 **Both Add.:** Plot No. 21/33/2, S. No. 184/1, Premabai School, Opp. Supreme Colony, Jalgaon, Maharashtra-425001 **Both Also At:** Plot No. 11 282-1K, Near Meharun Talav Javal, Jalgaon, Maharashtra-425001	**07.12.2024 / Rs.4,15,124.45** as on 02.12.2024	**30.12.2025**	**Rs.499000/-** **Rs.49900/-**
Description of the Immovable Property: All that piece and parcel of Property bearing West side Block admeasruing 39.12 Sq. mtrs., constructed on Plot No. 32+33/2 admeasuring 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 Hiraman Rathod**					
3	44742100500 00030 / 4474- JALGAON	**1. Nitesh Uadal Chvhan Add.:** Plot No. 11, Supreme Colony, Near Meharun Talav, Jalgaon, Maharashtra-425001 **2. Kesarbai Udal Chavan Add.:** S. No. 181, Plot No. 10, Shri. Krushna Nagar, Supreme Colony, Jalgaon, Maharashtra-425001 **3. Udal Mango Chavan Add.:** Plot No. 11 28-1K, Supreme Colony, Near Meharun Talav, Jalgaon, Maharashtra-425001 **Sr.No.1, 2 & 3 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 Add.:** Kirti Enterprises, Shop No. 65, Supreme Colony, MIDC, Jalgaon, Maharashtra-425003	**13.11.2024 / Rs. 4,05,250.5** as on 07.11.2024	**30.12.2025**	**Rs.498000/-** **Rs.49800/-**
Description of the Immovable Property: Property bearing West side Block total area admeasuring 38.93 sq. mtrs., RCC construction of area admeasuring 24.86 sq. mtrs., out of total area admeasuring, constructed on Plot bearing No. 32 + 33/3, admeasuring 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 Chavan, Udal Mango Chavan & Nitesh Udal Chavan**					
4	4454210080000001/ 4454-GARKHEDA	**1. Kiran Mukund Shinde S/o Mukund Shahadu Shinde, 2. Sangita Kiran Shinde W/o Kiran Mukund Shinde, Both at :** R/AT: Vighneswara F-6, Ganesh Vasahat, Amlapuri Road, Jogeshwari, Aurangabad PIN-431133	**04.11.2022 / Rs. 1280487.89** as on 20.09.2022	**08.04.2025**	**Rs.532000/-** **Rs.53200/-**
Description of the Immovable Property: All that pieces and parcel of Flat No. 6, built up admeasuring 28.81 sq mtr. In Vigneshwar Type A, Shree Ganesh Vasahat, Gut No. 96, Jogeshwari, Gangapur, Aurangabad. **The property is owned by Kiran Mukund Shinde** vide Registered Sale Deed No. 127 dated 09/01/2012					
5	445521013 0000287/ 4455- SAMARTH NAGAR	**1. Laxman Bhaskar Raut, 2. Bhaskar Panditrao Raut, 3. Shobha Bhaskar Raut** **All Add.:** H. No. 104, laxman Bhau Nagar, situated at Post Chitegaon Taluka-Paithan District-Aurangabad, Maharashtra-431105. **All Also at :** Milkat No. 132, RH. No. B-9, Sahyandri Park, Situated at Chitegaon, Taluka-Paithan District-Aurangabad, Maharashtra-431105. **Sr.No.1 Also at:** Pooja Enterprises, Babhulgaon Road, Bhaji Mandi situated at Chitegaon Taluka-Paithan District-Aurangabad, MH-431105, **Sr. No.2 also at :** Ekdant Moulders and Engineers Private Limited- Gut No. 25, Plot No. 30 & 31, Udyog Mitra Co-operative Industrial Estate Chitegaon, Aurangabad Maharashtra-431105	**27.12.2024 / Rs. 337163.08** as on 21.12.2024	(Earlier possession was taken on 11-10-2025 and now again **repossessed the property on 22-04-2026)**	**Rs.462000/-** **Rs.46200/-**
Description of the Immovable Property: Property Bearing Row House No. B-9, area admeasuring 32.52 Sq. Mtrs, (350 Sq. fts.,) constructed on Plot bearing Milkat No. 132, RCC framework, Sahyadri Park, Phase-II, having Gut No. 153, situated at Village-Chitegaon, Taluka-Paithan Road, District-Aurangabad. Property bounded as under; East: Plot No. 145, West: 20 Ft. Road, South: Row House No. B-8, North: Row House No. B-10, **owned by Shobha Bhaskar Raut & Bhaskar Panditrao Raut**					
6	44742101300002 56/ 4474- JALGAON	**1. Satish Bhaskar Salunke, 2. Kavita Satish Salunkhe** **Both Also At :** Plot No. 07, G. No. 16, Shivshankar Asoda Road Nagar, Kanchan Nagar, Jalgaon, Maharashtra-425001. **Sr. No. 1 At:** Breker Mashion - Ashoda Road, Gali No. 09, Kanchan Nagar, Shiv Shankar Nagar, Baithak Hall, Jalgaon, Maharashtra-425001. **Both Also At :** Plot No. 8, Asoda Road, Galli No. 9, Kanchan Nagar, Jalgaon, Maharashtra-425001	**05.02.2025 / Rs. 1201300.97** as on 01.02.2025	**21.04.2026**	**Rs. 1041000/-** **Rs. 104100/-**
Description of the Immovable Property: Property bearing North Middle Side Block No. 2, area admeasuring 42.96 Sq. Mtrs., having Built up area admeasuring 31 Sq. Mtrs., along with construction thereon, constructed on land bearing Plot No. 36 admeasuring about 285 Sq. Mtrs., having Survey No. 32/1/2/1, Situated at Khedi Bk. Taluka & District-Jalgaon. **Property bounded as under** East: Block No. 3, West: Road, North: Block No. 1, South: Block No. A, **owned by Satish Bhaskar Salunkhe & Kavita Satish Salunkhe**					

Date & Time of Inspection of the property(ies)	::	**10.09.2026 & 24.09.2026** Between 11.00 AM to 4.00 PM
Date for Submission of Bid & EMD	::	**28.09.2026**, Between 11.00 AM to 5.00 PM
Date and Time of Auction	::	**29.09.2026** From 2:00 PM to 5:00 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 :

For Sr No. 1, 2, 3 & 6 : 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)**

For Sr No. 4 & 5 : Ujjivan Small Finance Bank Ltd., Ground Floor ,Renuka Prasad Building, No.70 Sarang Society Gajanan Maharaj Mandir Square Garkhede Road, Aurangabad Chhatrapati Sambhajinagar, Maharashtra-431005. **(Contact : Amol Joshi - 7900127555, Panjabrao Lokhande - 9960835299)**

Terms & Conditions:- The e-Auction is being held on "AS IS WHERE IS", "AS IS WHAT IS' and "whatever there is" BASIS".

1. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ ies put on auction and claims/rights/ dues/ effecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.
2. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property/ies put on auction will be permitted to interested bidders at sites as mentioned against each property description.
3. The Interested Bidders shall submit their Bid before the Authorised officer undersigned one day before the auction date as mentioned above.
4. The E-Auction will be conducted through Ujjivan Small Finance Bank approved E-auction service provider - **M/s C1 India Pvt. Ltd.,**. Contact person - **Prabakaran M - (Mob. No. 7418281709)**. The intending bidders are advised to visit **https://www.bankeauctions.com** or **https://www.ujjivansfb.in/e-auctions** for the details of the properties in the website and for taking part in the bid they should register their names at portal **https://www.bankeauctions.com** and get their user-id and password free of cost. Prospective bidders may avail online training on E-Auction from the service provider M/s. C1 India Pvt. Ltd., Helpline Number's-7291918824, 25, 26 support email id:- **support@bankeauctions.com**, Auction portal - **https://www.bankeauctions.com.**
5. Property shall be sold to the highest bidder / offered, subject to acceptance of the bid by the secured creditor, i.e., Ujjivan Small Finance Bank Ltd. However, the undersigned has the absolute discretion to allow inter-se bidding if deemed necessary. The Authorised officer has the discretion to accept or reject any offer/Tender without assigning any reason.
6. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within 24 hours of the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15 th day of sale or within such extended period in any case not exceeding 3 months as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting Purchaser shall have no claim/right in respect of property/ amount.
7. The publication is subject to the force major clause.
8. Bidding in the last moment should be avoided in the bidders own interest as neither the Ujjivan Small Finance Bank nor Service provider will be responsible for any lapse/failure (Internet failure/power failure etc.). in order to ward-off such contingent situations bidders are requested to make all necessary arrangements/alternatives such as power supply back-up etc, so that they are able to circumvent such situation and are able to participate in the auction successfully.

This is also a notice to the above named borrowers/Guarantor's/Mortgagors about public auction scheduled for sale of mortgaged properties.

Place: Maharashtra, Date : 07.09.2026

Sd/- Authorized Officer, Ujjivan Small Finance Bank