



TATA CAPITAL LIMITED
Regd. Office : 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013.
Branch Address: 7th Floor, Rlan House, MPL House No 247/0-3, Ward No 65, Mouza Sitabuli,
Mohan Nagar, Kingsway, Nagpur, Maharashtra-440001.

DEMAND NOTICE UNDER Sec 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.

Whereas, vide Order dated 24th November 2023, the National Company Law Tribunal (NCLT) Mumbai has duly sanctioned the Scheme of Arrangement between Tata Capital Financial Services Limited ("TCFSL") as transferor and Tata Capital Limited ("TCL") as transferee under the provisions of Sections 230 to 232/rw Section 66 and other applicable provisions of the Companies Act, 2013 ("said Scheme"). In terms thereof, TCFSL (Transferor Company) along with its Undertaking have merged with (the Transferee Company) Effective Date i.e. 1st January,2024.

Whereas, the undersigned being the Authorized Officer of the Tata Capital Ltd. under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, has issued a **Demand Notice** as below calling upon the Borrowers/Co-borrowers/Obligors to repay the amount mentioned in the notice together with further interest applicable thereon more particularly mentioned in the respective demand notice within 60 days from the date of the said notice. If the said Borrowers/Co-borrowers/Obligors fails to make payments to Tata Capital Ltd. (TCL) as aforesaid, then TCL shall proceed against the secured asset(s)/Immovable property(ies) under Section 13(4) of the said act and the applicable rules entirely at the risk of the said Borrowers/Co-borrowers/Obligors as to the costs and consequences. The said Borrowers/Co-borrowers/Obligors are barred from transferring the secured asset or creating any interest or rights by way of tenancy or license or any other rights whatsoever, in or over the secured asset, or otherwise dealing with the secured assets in any manner whatsoever to the prejudice of the interest of us, without obtaining our prior written consent and the same is also prohibited under sub-section (13) of section 13 of the said Act. It may also be noted that as per Section 29 of the Act, if any person contravenes or attempts to contravene or abets the contravention of the provisions of this Act or rules made there under, he shall be punishable with imprisonment for a term which may extend to one year, or with fine, or with both. The said Borrowers/Co-borrowers/Obligors kind attention is invited to provisions of sub-Section (8) of Section 13 of the SARFAESI Act where under you can tender the entire amount of outstanding dues together with all costs, charges and expenses incurred by the TCL only till the date of publication of the notice for sale of the secured asset(s) by public auction, by inviting quotations, tender from public or by private treaty. Please also note that if the entire amount of outstanding dues together with the costs, charges and expenses incurred by the TCL is not tendered before publication of notice for sale of the secured assets by public auction, by inviting quotations, tender from public or by private treaty, you may not be entitled to redeem the secured asset(s). Any person who intervenes or abets contravention of the provisions of the act or Rules made thereunder shall be liable for imprisonment and/or penalty as provided under the Act.

Loan Account No.	Name of Obligor(s)/Legal Heir(s)/ Legal Representative(s)	Amount of Demand Notice	NPA Date
TCFLA 0275000011625838	1. Shradha hardware and building material suppliers. (Borrower / Mortgageor) Through its Proprietor, Ankit Dilip Yelne. 2- Mr. Ankit Dilip Yelne. (Co-borrower / Mortgageor) 3- Mr. Dilip Parasram Yelne (Co-borrower). 4- Mrs. Dipika Dilip Yelne, (Co-borrower) All Are R/o- Add: Ward No-01, Vadoda Road, Kuhl, Nagpur – 441202. Also Add: Plot no-01, Mouza- Kuhl, PH No-53, Survey No-44, Nagar Panchayat Kuhl, Tal-Kuhl, Dist-Nagpur-441202.	As on 05/10/2026 a total outstanding amount of Rs. 39,63,867.00/- (Rupees Thirty-Nine Lakh Sixty-Three Thousand Eight Hundred Sixty-Seven Only) in loan account number TCFLA0275000011625838 Date of Demand Notice: 09-10-2026	3 rd October 2026

Description of Secured Asset:
1- All That piece & parcel of Plot no. 01 Total adm. 323.43Sq. Mtrs., (adm.3481.40 Sq. Ft.), land bearing Khassa No. 44, area 0.24 Hr. of Mouza-Kuhl, Patwari Halka no. 53, within the limits of Gram Panchayat Kuhl, Malmatta no. 2164, Tahsil-Kuhl, and District Nagpur and the plot is Bounded as under : East - Wadoda Road, West - Open Space, North - House of Shri Dilip Bhandarkar, South: -Shasky (Govt.) Pandhan.

Date: 26 October, 2026
Place: Nagpur, Maharashtra

Authorized Officer
Tata Capital Limited



Phoenix ARC Limited
(formerly known as Phoenix ARC Private Limited)
Regd. Office: 3rd Floor, Wallace Tower 138-140/81, Crossing of Sahar Road and Western Express Highway Vile Parle (East), Mumbai-400 057 Tel: 022-6849 2450, Fax : 022-6141 2313
CIN: U67190MH2007PLC168303 Email: info@phoenixarc.co.in, Website: www.phoenixarc.co.in.

PUBLIC NOTICE FOR E-AUCTION CUM SALE

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned property mortgaged to Phoenix ARC Limited (formerly known as Phoenix ARC Private Limited) pursuant to assignment of debt by Motilal Oswal Home Finance Limited (Earlier known as Aspire Home Finance Corporation limited -Assignor) will be sold on "AS IS WHERE IS, AS IS IS WHAT EVER THERE IS AND WITHOUT RECOURSE BASIS", by way of "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002) through website : www.phoenixarc.co.in/ as per the details given below

Date and time of E-Auction 17-11-2026 11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each)			
Last date of EMD Deposit : 16-11-2026			
Borrower(s) / Co-Borrower (s) / Guarantor(s) / Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price, EMD & Last Date of Submission of EMD
LAN: LXBHA00315-160021718 Branch: Bhandara Borrower: Parag Sushil Vaidya Co-Borrower: Sushil Teniramji Vaidya	08-02-2018 For Rs: 2054468/- (Rupees Twenty Lakh Fifty Four Thousand Four Hundred & Sixty Eight Only)	All That Piece And Parcel Of Land Situated At Plot No-122 Bearing Gat No. 1137/2 , Old No. 17/2, T.S. No. 16, Nagar Panchayat House Property No. 621 Situated At Mouza Bhandara Khas, Ram Nagar Layout, Mada Colony , Khat Road, Bhandara Nr. B.M Bar, 441904 Bhandara Maharashtra	Reserve Price: Rs.1024000/- (Ten Lakh Twenty Four Thousand Only) EMD: Rs. 102400/- (One Lakh Two Thousand Four Hundred Only)
LAN: LXAMR00315-160007845 Branch: Amravati Borrower: Afsar Sahebkh Pathan / Co-Borrower: Nilofar Afsar Pathan	13-12-2017 For Rs: 2188933/- (Rupees Twenty One Lakh Eighty Eight Thousand Nine Hundred & Thirty Three Only)	Layout Plot No 16, Total Admeasuring 288/ Sq/Mtr, Sr No 27/1, Gut No 114, Mauje Sonagaon, Tq. Chandur Railway, Dist Amravati , Maharashtra, India	Reserve Price: Rs.150000/- (One Lakh Fifty Thousand Only) EMD: Rs. 15000/- (Fifteen Thousand Only)
LAN: LXAMR00316-170041695 Branch: Amravati Borrower: Amit Haribhauji Kende / Co-Borrower: Haribhau Paikaji Kende	18-01-2019 For Rs: 1663971/- (Rupees Sixteen Lakh Sixty Three Thousand Nine Hundred & Seventy One Only)	Gramp No 1103 Plot No 1027 Grampanchayat Ambada Tal/ Morshi Dist/ Amravati 444905 Amravati Amravati Maharashtra	Reserve Price: Rs.1000000/- (Ten Lakh Only) EMD: Rs. 100000/- (One Lakh Only)

1. The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may visit to the Web Portal: <https://www.auctionbazaar.com/> of our e-Auction Service Provider, M/s. ARCA EMART PRIVATE LIMITED for bidding information & support, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online. The interested buyers may go through the auction terms & conditions and process on the same portal and may contact to Manish Parmar 9372705231 & Sateesh Iyengar 9833801159 details available in the above mentioned Web Portal and may contact their Centralised Help Desk: + 91 83709 69696, E-mail ID: contact@auctionbazaar.com. 2. All the intending purchasers/ bidders are required to register their name in the portal mentioned above as <https://www.auctionbazaar.com/> and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid. 3. For participating in the e-auction, intending purchasers/ bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured asset along with copies of the PANCARD, Board Resolutions in case of Company and Address Proof on or before the Last date for submission of EMD mentioned above. Intending purchasers/ bidders are required to submit separate EMDs for each of the Items/Properties detailed herein above. 4. At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the bid offer or post-pone the auction without assigning any reason thereof and without any prior notice. 5. The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the secured asset conveyed/delivered in his/her/its favour as per the applicable law & 6. The intending bidders should make their own independent enquiries regarding encumbrances, title of secured asset put on auction and claims/rights/dues affecting the secured assets, including statutory dues, etc prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of Phoenix. The authorized officer of Phoenix shall not be responsible in any way for any third-party claims/rights/due. 7. The prospective/intending bidder shall furnish an undertaking that he/she is not dis-qualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code,2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she bid will be rejected.

Sd/-, Authorized Officer,
Phoenix ARC Limited
(formerly known as Phoenix ARC Private Limited)

Place : Maharashtra / Date : 27.10.2026



Maharashtra Gramin Bank
(Sponsored by Bank of Maharashtra, Central & State Government)
Website: www.mahagramin.in

HEAD OFFICE: Plot No. 42, Gut No. 33 (Part), Golwadi Village, Growth center, Waluj Mahanagar IV, CIDCO, Chh. Sambhajinagar 431136
REGIONAL OFFICE – Akola
Address: Regional Office, 1st Floor, Madhumalti Building, Gupte Road, Jatharpeth, Akola - 444005

POSSESSION NOTICE (Rule No.8 (1) For Immovable Property)

Whereas, the undersigned being the Authorized Officer/Chief Manager, Maharashtra Gramin Bank, Regional Office, Akola under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(12) read with rule 8 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice calling upon the Concerned Borrower/Guarantor fully described to repay the amount mentioned in the notice interest, incidental Expenses and cost within 60 days from the date of receipt of the said notice.

The following /Guarantor having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken Symbolic/Actual Possession of the property described herein below in exercise of powers conferred on him/her under section 13(4) of the said Act read with rule 8 of the said Rules on following dates described as below.

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the movable / immovable Asset/property will be subject to the charge of the Authorized Officer/Regional Manager, Maharashtra Gramin Bank, Regional Office: Akola (Branch – Mehkar, Khamgaon, Chikhli, Dist. Buldhana) for an amount given & further interest, incidental expenses and cost mentioned.

Description of Movable / Immovable Property			
Borrower/Guarantors Name with address & Branch Name	Description of Movable / Immovable Assets with boundaries	Amount Due in Rs.	Date of Demand Notice
Mr. Prafulla Ashokrao Deshmukh (Borrower) At.Po.Antri Deshmukh, Tq. Mehkar, Dist. Buldhana - 443301 Mr. Vaibhav Ashokrao Deshmukh (Guarantor) At.Po.Antri Deshmukh, Tq. Mehkar, Dist. Buldhana - 443301 Mr. Ashok Nivrutti Deshmukh (Guarantor) At.Po.Antri Deshmukh, Tq. Mehkar, Dist. Buldhana - 443301 Loan A/c No. 66414038560	Equitable Mortgage of Property No.407/1, on Mehkar-Gundha road, Antri Deshmukh, Tq. Mehkar, Dist. Buldhana admeasuring 300.00 Sq.Mtr. in the name of borrower Mr. Prafulla Ashokrao Deshmukh bounded as follows – Boundaries :- East: Property of Mr. Balasaheb Nivrutti Deshmukh, West: Property of Mr. Pandurang Jagdeorao Deshmukh, North: Mehkar- Gundha road, South: Property of Mr. Ashok Nivrutti Deshmukh	Rs. 1767529.60 plus unapplied interest & other charges w.e.f. 01/01/2026 plus unrealized interest.	05/06/2026 Date of Symbolic Possession 23/10/2026 Name of the Branch Mehkar, Dist. Buldhana
Mr. Vinod Supadaji Tayde Prop.of Bhagirthi Agro Agency (Borrower) At.Po.Rohana, Tq. Khamgaon, Dist. Buldhana - 443303 Mr. Devidas Pralhad Khandare (Guarantor) At.Po.Amrut Nagar khamgaon, Tq. khamgaon, Dist. Buldhana - 443303 Mr. Supadaji Punjaji Tayde (Guarantor) At.Po.Ward No.1 khamgaon, Tq. khamgaon, Dist. Buldhana - 443303 Loan A/c No. 66404030651	Registered Mortgage of Property No.34, Survey No. 23, situated at Amrut Nagar mouje Sutala kh, Tq. Khamgaon, Dist. Buldhana admeasuring 160.00 Sq.Mtr. in the name of guarantor Mr. Supadaji Punjaji Tayde bounded as follows – Boundaries :- East: 9 Meter wide road, West: House of Mr. Gawande, North: House of Mr. Baliram Tayade, South: House of Mr. Pawar	Rs. 1489288.87 plus unapplied interest & other charges w.e.f. 01/05/2026 plus unrealized interest.	08/06/2026 Date of Symbolic Possession 22/10/2026 Name of the Branch Khamgaon, Dist. Buldhana
Mr. Rajesh Vasantrao Khare (Borrower) House No.32, Gandhi Nagar ward No.18, Chikhali Buldhana-443201 Mr. Anil Sakhamam Matre (Guarantor) Ward No.21, Chikhali Buldhana - 443201 Mr. Nitin Ramchandra Surve (Guarantor) Ward No.21, Chikhali Buldhana - 443201 Loan A/c No. 66407022229 (TL) 66407000792 (CC)	Equitable Mortgage House on Old property No.32 & 18/35 and New property No.23W18016543, Survey No.101/2, Ward No.18, situated in Gandhi Nagar, near Vadhvani Mangal Karyalaya at mauje Chikhali, Tq. Chikhali, Dist. Buldhana admeasuring 59.45 Sq.Mtr. in the name of borrower Mr. Rajesh Vasantrao Khare bounded as follows – Boundaries :- East: Property of Mr. Mahajan, West: Property of Mr. Agrawal, North: Road, South: Property of Mr. Vasantrao Narayan Khare	Rs. 419358.72 plus unapplied interest & other charges w.e.f. 01/05/2025 plus unrealized interest. (TL- 66407022229) Rs. 236525.34 plus unapplied interest & other charges w.e.f. 01/05/2026 plus unrealized interest. (TL- 66407000792)	06/07/2026 Date of Symbolic Possession 22/10/2026 Name of the Branch Chikhali, Dist. Buldhana

Date: 27/10/2026
Place: Mehkar, Khamgaon, Chikhali, Dist. Buldhana

Authorized Officer / Regional Manager,
Maharashtra Gramin Bank, Region: Akola



EASY HOME FINANCE LIMITED
Reg. Office: 302, 3rd Floor, Savoy Chambers, Dattatray Road & V. P. Road (EXTN.), Santacruz West, Mumbai - 400054. CIN: U74999MH2017PLC297819
Website: www.easyhomefinance.in | Email: contact@easyhomefinance.in
Toll Free: 1800 22 3279 | Tel: +91 22 3550 3442 | Tel: +91 22 3521 0487

PHYSICAL POSSESSION NOTICE

Name: Mrs. Rupali Yogesh Lipte (Applicant)
Residential Address- Malmatta no 1483 Gat no 5, Vishvakarma Nagar Mothi Umri Akola, Vitthal Rukmini Sabhagruh, 444005. **Mobile No**:- +91 97677 51028
Co-Applicant 1:- Mr. Yogesh Wamanrao Lipte
Residential Address- Malmatta no 1483 Gat no 5, Vishvakarma Nagar Mothi Umri Akola, Vitthal Rukmini Sabhagruh, 444005. **Mobile No**:- +91 74482 16179
Address: Plot No 18 Part, Southern Portion, & Plot No. 19 Part Northern Portion, Corporation House No.1483, Ward No. A-9, Survey No. 39/1, Mouza Umri T&D Akola 444001.
WHEREAS
The undersigned being the Authorized Officer of Easy Home Finance Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated September 12, 2025 calling upon you to repay the amount mentioned in the Notice being Rs.12,21,226/- (Rupees Twelve Lakh Twenty One Thousand Two Hundred Twenty Six only) against your Loan Account No. H10004157 within 60 days from the date of receipt of the said notice.
You, having failed to repay the amount, notice is hereby given to you and the Public in general, that the undersigned has taken the Physical possession of the property described herein below which is mortgaged to Easy Home Finance limited in exercise of the powers conferred on them under Section 13(4) of the said Act read with Rule 8 of the said Rules on the 23rd October, year 2026.
You in particular and the Public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Easy Home Finance Limited for an amount of Rs.12,21,226/- (Rupees Twelve Lakh Twenty-One Thousand Two Hundred Twenty-Six only) due as on September 10, 2025 with further interest thereon from September 11, 2025 till payment thereof.

Description of the Property	
All that part and parcel of the property bearing Plot/House situated at Plot No 18 Part, Southern Portion, & Plot No. 19 Part Northern Portion, Corporation House No.1483, Ward No. A-9, Survey No. 39/1, Mouza Umri T&D Akola 444001. Place : Maharashtra Date : 23 rd October, 2026	SD/- Authorized Officer Easy Home Finance Limited





Central Bank Of India
सेन्ट्रल बैंक ऑफ इंडिया

Regional Office : 2nd Floor, Oriental Building, LIC Square, Regional Office, Nagpur. 0712-2548500/2527678

E-AUCTION SALE NOTICE (UNDER SARFAESI ACT 2002)

APPENDIX-IV-A SEE PROVISO TO RULE 8(6)

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTY/IES ON 30/11/2026

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) 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 Symbolic/Physical Possession of which has been taken by the Authorised Officer of Central Bank of India (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" Basis on 30/11/2026 through online portal <https://BAANKNET.com> for recovery of amount due to secured creditor bank. The Reserve Price & EMD and other details are in below table. For Detailed terms and conditions of the sale, please refer to the link provided in secured creditor's web site www.centralbankofindia.co.in.

Branch	Name of Borrower & Guarantor	Amount of Demand & Date	Description of Immovable/Movable Properties	Date & Type of Possession	Reserve Price	Contact Number of Branch Manager
					EMD	
					Bid Increment Amt	
Gondia Branch	M/S Mahajan Industries Proprietor Mr. Pratik Surendrakumar Mahajan	Rs. 1,03,91,825.22 As on Date 23/07/2026 plus interest and other charges from 24/07/2026	Immovable asset (1): All that piece of land known as Shed No.W-7 in the Gondia Industrial Area situated at village Mundipar within the Registration Sub-District of Gondia Registration District Gondia containing admeasurements 420.00 Square Meter along with the construction admeasuring 55.62 Square Meter standing thereon or thereabout with all easement any rights appurtenant thereon and bounded as follows that is to say: Boundaries : On or towards the North by : 20.00 Mtrs. R/W, On or towards the South by : Shed No. W-13, On or towards the East by : Shed No.W-6, On or towards the West by : Plot No.W-8.	01.10.2026 (Symbolic Possession)	Rs. 4635000/- Rs. 463500/- Rs. 40000/-	(Branch Head) Mo. No. 7507774134
			Immovable asset (2): All that piece of land known as Shed No.W-6 in the Gondia Industrial Area situated at village Mundipar within the Registration Sub-District of Gondia Registration District Gondia containing admeasurements 420.00 Square Meter along with the construction admeasuring 55.62 Square Meter standing thereon or thereabout with all easement any rights appurtenant thereon and bounded as follows that is to say: Boundaries : On or towards the North by : 20.00 Mtrs. R/W, On or towards the South by : Shed No. W-13 & W-14, On or towards the East by : Plot No. WL-22, On or towards the West by : Plot No.W-7.			

Date & time of Inspection: 19/11/2026 to 20/11/2026 between 12.00 pm to 4.00 p.m.
Date & time of E-Auction: 30/11/2026 between 10.00 am to 4.00 p.m. (with auto extension of 10 minutes)

STATUTORY 30 DAYS SALE NOTICES UNDER RULE 8(6) OF THE SARFAESI ACT, 2002
1. Details of Encumbrances over the property as known the Bank: Not Known
2. For participating in the e-auction sale, the intending bidders should register their details with the service provider <https://BAANKNET.com> well in advance and shall get user ID and password. Intending bidders advised to change only the password. Bidders may visit <https://BAANKNET.com> for educational videos. For detailed terms & conditions of sale, please refer to the link provided bank's website: www.centralbankofindia.co.in & <https://BAANKNET.com>
3. Bidder will be register on website: <https://BAANKNET.com> and upload KYC documents and after verification of KYC documents by the service provider. EMD to be deposited in Global EMD wallet through NEFT (after generation of Challan from: <https://BAANKNET.com>
4. For the further details contact Central Bank of India, Authorized Officer , Mob No. 8108198179
5. For inspection of the properties kindly contact to branch manager.
6. The Terms and conditions shall be strictly as per the provisions of the security interest Rules (Enforcement) Rules, 2002.

Borrowers/Guarantors/Mortgagors are hereby notified for sale of immovable secured assets towards realization of outstanding dues of secured creditors.
Date: 27/10/2026,
Place: Gondia

Sd/- Authorized Officer,
Central Bank of India



RBL BANK
apno ka bank

Registered Office: 1st Lane, Shahupuri, Kolhapur-416001
Branch Office at: RBL Bank Limited, Ground Floor Shop No 5, ICC Trade Centre, Senapati Bapat Marg, Pune-411016.

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSET CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("SARFAESI ACT") READ WITH RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("RULES")

Notice is hereby given to the public in general and in particular to the Borrower, Guarantor (s) and Mortgagor (s) that the below described immovable properties mortgaged/charged (collectively referred as "Property") to RBL Bank Ltd. ("Secured Creditor/Bank"), the Symbolic / Actual Physical Possession of which has been taken by the Authorised Officer of the Bank under section 13(4) & section 14 of the SARFAESI Act read with the Rules, as detailed hereunder, will be sold on "As is where is", "As is what is", "Whatever there is" and "Without Recourse Basis" on 18/11/2026, for recovery of the Bank's outstanding dues plus interest as detailed hereunder under Rules 8 and 9 of the Rules by inviting bids as per below e-auction schedule:

Name of the Borrower & Guarantor (s)	Details of Property(ies) & Mortgagor	Amountasper Demand Notice	Inspection Date and Time	Reserve Price	Date/ Time of E-Auction	Last Date for Receipt of Bids along with documents	Name of Authorised Officer/ Phone No/ Email Id
		Date of Demand & Possession Notice under SARFAESI Act		EMD Bid Increase Amount			
1) Mr. Kundan Singh Bhandari (Applicant & Mortgagor) 2) Mrs. Vidya Devi W/O Kundan Singh Bhandari (Co-Applicant & Mortgagor) Address of Correspondence 1) Plot No. 32, Jaibhim Nagar, Rameshwari Road, Parvati Nagar Nagpur, Maharashtra 440 44a, Street No.02, Jannagar City, Jannagar, Gujarat 361001. 2. A1- 202, 2nd Floor, in Block No. A1, Building No. A, Cluster known as "Gokul" portion of "Vrindavan", Grampanchayat Wagdara, Tahsil Hingana and District Nagpur	Property Owned by Kundan Singh Bhandari & Mrs. Vidya Devi W/O Kundan Singh Bhandari All that piece and parcel of Apartment No. A1- 202, On Second Floor, in Block No. A1, Building No. A, Having Carpet Area 26.466 Sq. Mtrs, built up area admeasuring about 27.507 Sq. Mtrs & Super Build up area 40. 104 Sq.Mtrs., Covered in 1 Bedroom, 1 Kitchen & 1 Hall along with Latrine & Bath together with 0.1667% undivided proportionate share and interest in land on "as is where in basis" in a Cluster known as "Gokul" being the portion of "Vrindavan", Within the limit of Grampanchayat Wagdara in Tahsil Hingana and District Nagpur, which is bounded and surrounded by: Towards East: Apartment No. A1-203, Towards South: Apartment No. A1-207, Towards West: Apartment No. A1-201, Towards North: Amenity Space	Rs. 12,29,155/- [Rupees Twelve Lakhs Twenty-Nine Thousand One Hundred and Fifty-Five Only] as on 24/10/2025 Demand notice dated: 24/10/2025 Actual Physical Possession taken on 12/08/2026	09/11/2026 between 11:00 a.m. to 12:00 p.m.	Reserve price: Rs.14,00,000/- (Rupees Fourteen Lakhs Only) EMD: 10 % of Reserve Price Bid Increase amount: 50,000.00 (Rupees Fifty Thousand Only)	18/11/2026 12:30 PM To 01:30 PM	On or Before 17/11/2026 upto 5:00 PM	email: Pandurang.Katkar@rbl.bank.in Mobile No. 9545244646 / 8605009225

Terms and Conditions:
(1) The E-Auction Sale will be online through e-auction portal. The interested bidders are advised to go through the detailed terms and conditions of auction available on the website of <http://bankauctions.in> & <https://www.rblbank.in/pdf-pages/news> before submitting their bids and taking part in e-auction.
(2) It shall be the responsibility of the bidders to inspect and satisfy themselves about the Property and specification before submitting the bid.
(3) The interested bidders shall submit their EMD details and documents through Web Portal: <https://www.bankauctions.com> (the user ID & Password can be obtained free of cost by registering name with <https://www.bankauctions.com>) through Login ID & Password. The EMD shall be payable through DD at RBL Bank Limited, Ground Floor Shop No 5, ICC Trade Centre, Senapati Bapat Marg, Pune-411016 before 5:00 PM on or before 17/11/2026.
(4) Interested bidders may avail support/ online training on E-Auction from service provider: <http://bankauctions.in/> / M/s. 4Closure, Address - Block No.605 A, 6th Floor, Maitrivanam Commercial Complex, Ameerpet, Hyderabad - 500038. **Contact: 8142000061/62/63/64 support email id info@bankauctions.in. Auction portal https://bankauctions.in. Contact Person Mr. Vitthal Rathod 8142000725** and for any query in relation to Property, they may contact Pandurang Katkar (9545244646) email Pandurang.Katkar@rbl.bank.in
(5) The Authorised Officer of the Bank reserves the right to accept or reject any or all bids, &/ or to postpone/cancel the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final and binding.
(6) The asset shall not be sold below reserve price.
(7) The EMD shall be refunded only after 02 Working days, without interest, if the bid is not successful.
(8) Time and manner of payment:
a) Payment of 25% inclusive of 10% of EMD of the sale amount on acceptance of the offer by the Bank on the same day of acceptance of offer or not later than next working day.
b) Balance within 15 days of the confirmation of sale by the Bank.
c) In case of default of payment, all amounts paid shall be forfeited, as per provisions of the SARFAESI Act, 2002 and SARFAESI Rules, as case may be.
(9) The above sale shall be subject to the final approval of Bank.
(10) Interested parties are requested to verify/confirm the statutory and other dues like Sales/Property tax, Electricity dues, and society dues, from the respective departments/offices. The Bank does not undertake any responsibility of payment of above dues.
(11) The particulars in respect of the Secured Assets specified herein above have been stated to the information of the undersigned who however shall not be responsible for any error, misstatement of omission in the said particulars. The prospective purchasers, tenders are therefore requested to check and confirm in their own interest these particulars and other details in respect of the Secured Assets before submitting tenders.
(12) Sale is strictly subject to the terms and conditions incorporated in this advertisement and in the prescribed tender form.
(13) The bidders /tenders/ offerors shall improve their further offers in multiples of Rs.50,000/- (Rupees Fifty Thousand Only).
(14) The successful bidder/offender shall bear all stamp duty, registration fees, and incidental expenses for getting sale certificate registered as applicable as per law.
(15) The Authorised Officer has the absolute right to accept or reject the bid or adjourn / postpone / cancel the tender without assigning any reason thereof and also to modify any terms and conditions of this sale without any prior notice.

STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT
The Borrower, Guarantor(s) and Mortgagor(s) are hereby notified to pay the aforementioned sum along with further interest thereon plus penal and other interest and amounts as per the Transaction Documents before the date of E-Auction failing which, the Property will be auctioned/ sold to recover the outstanding dues.
Date : 27/10/2026
Place: Pune / Nagpur

Sd/-
Authorised Officer
RBL Bank Ltd.

NAGPUR