Mahindra FINANCE

Registered Office at: Gateway Building, Appollo Bunder, Mumbai- 400 001.
Corporate office at: B Wing, 3rd Floor, Agastya Corporate Park, Piramal Amiti Building, Kamani Junction, Kurla West Mumbai- 400 070.

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES [UNDER RULE 8(6)]

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 **Mahindra and Mahindra Financial Services Ltd. ("Secured Creditor/NBFC")**, the **possession** of which has been taken by the Authorised Officer of the Bank under section 13(4) 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 **Date,** 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:

Brief Description of Parties, Outstanding Dues and Property

Name of the Borrower & Mortgagor (s)	Demand Amount, Demand Notice Date & Possession Date	Property Inspection Date and Time	Last Date for Receipt of Bids along with document(s)	Date & Time of E-Auction	RP, EMD & BIA	Name of Authorised Officer, Contact No. & Email Id
1. M/s New Mate Jewellers (Borrower) Propriter: Pankaj Madhukar Mate **2. Mrs. Sneha Pankaj Mate (Co – Borrower)**	**Demand Amount: Rs.34,84,857.10/-** (Rupees Thirty Four Lakhs Eighty-Four Thousand Eight Hundred Fifty Seven and Ten Paise only) **as on 27th January 2025** **Demand Notice Date:** 28.01.2025. **Possession Date:** 20.03.2026.	18.05.2026 to 22.05.2026 Between 11:00 AM to 5:00 PM	22.06.2026	**E-Auction Date:** 23.06.2026 **E-Auction Time:** 10.00 AM to 04.00 PM	**Reserve Price: Rs.44,00,000/-** (Rupees Foty Four Lakh Only) **Earnest Money Deposit: Rs.4,40,000/-** (Rupees Forty and Forty Thousand Only) **Bid Incremental Amount: Rs.25,000/-** (Rupees Twenty-Five Thousand Only)	**MR. ARIF KHAN +91 9822548464** ARIF.KHAN@MAHINDRAFINANCE.COM **MR. ANURODH KUMAR TIWARI +91 9752002281** ANURODH.TIWARI@MAHINDRAFINANCE.COM **MR. VARAD BHARNUKE +91 8097185044.** VARAD.BHARNUKE@MAHINDRAFINANCE.COM

DESCRIPTION OF IMMMOVABLE PROPERTY ITEM NO-I – All that piece and parcel of the House No. 375 situated on admeasuring about 37.00 square meters (398.268 Square feet) of Opposite Nagar Parishad, Patansavangi, B. No. 216, City Survey No. 1583, Ward No. 11, Sheet No. 22, Mouza: Savner, which is within the limits of Nagar Parishad; Taluka: Savner, District: Nagpur. Bounded as Follows: **On or towards East by :** House of Mr. Sudhir Mate; **On or towards West by :** Road; **On or towards North by :** Road; **On or towards South by :** Road and House of Sonbhadre and Dahake

For detailed terms & conditions of the sale, Please refer to the provided link at **https://www.mahindrafinance.com/sme-loans/auction-notices** or contact with Authorised Officers & for E-Auction Guidance Contact Person **Mr. Balaji Mannur, Mob No: 7977701080,** e-mail-Id: **Mannur.govindarajan@c1india.com.**

Date : 13.05.2026 **SD/-**
Place: Nagpur, Maharashtra **Authorised Signatory, Mahindra and Mahindra Financial Services Limited**

THE YAVATMAL URBAN CO-OP. BANK LTD., YAVATMAL

Regd. No.YML/ BNK / 114) Head Office: Garden Road, Near L.I.C.Office, YavatmaL. Authorised Officer Address :- Branch: Wani, Shrikrushna Bhavan Complex, Wani Tq.Wani Dist: Yavatmal Phone No.07239- 225156

O.W.No.YUCBL/ /2026-2027 *DT:-06/05/2026*

APPENDIX – IV-(A) [See Proviso Rule 8(6)]

SALE NOTICE FOR THE SALE OF IMMOVABLE PROPERTIES(THIRD TIME)

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

Sr. No	Branch name & A/c No.	Name and address of Borrower, Co-borrower & Mortgagor & Guarantor	Date of Demand Notice/Out standing , Symbolic Possession date	Outstanding As on Dt.30/04/2026 &Further Interest and expences	Description of the Immovable properties with name of the owner/ Mortgager	Reserve price of property, Earnest Money Deposit, Last Date of Tender Submit Place & Time , Tender Open Date - Time, Tender Submit & Open Place
1	Branch: Gadchandur Loan A/c No. 170/40	1) Hotel Pardise And Bear Bar Partner 1.Sau Anita Shriniwas Balgoniwar at.Jain Layout Near Hanuman Mandir Wani tq Wani dist Yavatmal, (2) Partner 2.Shri Tulsidas Wadhumal Nanwani (Deceased) 1.Shantabai Tulsidas Nanwani (Heritor) 2.Bharati Tulsidas Nanwani (Heritor) 3.Vikram Tulsidas Nanwani (Heritor) All above at.Vasant Ganga Vihar, Waman Ghat Road, Wani Tq. Wani Dist. Yavatmal 3) Shri Vikram Tulsidas Nanwani (Co-Borrower & Mortgagor) Vasant Ganga Vihar, WamanGhat Road, Wani Tq. Wani Dist. Yavatmal 4)Shri. Sumit Ramchandra Nanwani (Co-Borrower & Mortgagor) Damle Layout, Near Saksham English School Wani Tq. Wani Dist. Yavatmal 5) Sau. Alka Khushal Dhumane (Co-Borrower & Mortgagor) Near Tukdoji Chowk, Chikhalgaon, Tq. Wani Dist. Yavatmal 6)Shri. Khushal Anandrao Dhumane (Co-Borrower & Mortgagor) Near Tukdoji Chowk, Chikhalgaon, Tq. Wani Dist. Yavatmal 7)Shri. Raju Rajayya Balgoniwar (Co-Borrower & Mortgagor) Jain Layout Near Hanuman Mandir Wani Tq. Wani Dist. Yavatmal 8)Shri. Yogesh Ramchandra Nanwani (Guarantor) Damle Layout, Near Saksham English School Wani, Tq. Wani Dist. Yavatmal 9)Shri. Shriniwas Rajayya Balgoniwar (Guarantor) Jain Layout Near Hanuman Mandir Wani Tq Wani Dist Yavatmal	Demand Notice Dt. 15/01/2022 Symbolic Possession date 01/07/2023	Principal Rs.6,25,89,664/- (Inwords Rupees Six Crore Twenty Five Lakh Eighty Nine Thousand Six Hundrred Sixty Four only) + Interest.Rs.3,74,15,628/- (Inwords Rupees Three Crore Seventy Four Lakh Fifteen Thousand Six Hundred Twenty Eight only) Plus future Interest and expences from 1/05/2026	1)Mortagaged Immoable Property Of Vikram Tulsidas Nanwani 1.Mauza Butibori Plot No.B-66, Area 10760.00 Sq. Ft. Industrial area Mauza Umari tq. Hinganghat Dist. Nagpur and bounded as under- East-Plot No. B21, B-22, b-23, West- 25 mtr wide Road, North- Plot No. b-65, South- Plot No.b-67 2.Mortagaged Immoable Property Of Vikram Tulsidas Nanwani Mauza Ganeshpur Wani Pruthavi Usha Appartment Sarve No 89, Plot No 370 & 371 area of Plot 1055.70 Sq. Mtr. Madhil 22 flat Area 1417.014 Sq. Mtr. Flat No. 102, 103, 104, 106, 107, 108, 201, 202, 203, 204, 205, 206, 207, 208, 301, 302, 303, 304, 305, 306, 307, 308 Commercial Shop No. S1, S2, S3, S4, S5, S6, S7, S9, S10, S11, S12, S13, S14, S15, S16 Area 225.220 Sq. Mtr. and bounded as under- East-Vacant Resi Plot No. 388, 387, 386 , West- 12 Mtr. wide service Road, North- 9 Mtr. wide service Road, South- Sai amrut water filter plant 3) Vickram Tulsidas Nanwanani owner mortgaged immovble property of mauza Rangaripura Wani Tq. Wani Dist. Yavatmal Sheet No. 10D, Plot No. 171, And having an area of Plot 302.21 Sq. Mtr. (3252.00 Sq. Ft.) with building and Sturture therone , bounded as under- East- House of Shri Lamge, West- House of shri Agbattiwar, North- House of Shri Dhakate, South- Govt Road	**Property no.1** Reserve Price Rs.85,00,000/- (Rupees Eighty Five Lakh only) Earnest Money Deposit Rs.4,25,000/- **Property no.2** Reserve Price Rs. 5,00,63,125/- (Rupees Five Crore Sixty Three Thousand One Hundred Twenty Five only) Earnest Money Deposit Rs.25,50,000/- **Property no.3** Reserve Price Rs. 28,46,000/- (Rupees Twenty Eight Lakh Fourty Six Thousand only) Earnest Money Deposit Rs.1,50,000/- Last Date of Tender Submit Dt.29/05/2026 Branch Wani Tender Open Date , Time Dt.30/05/2026 at 12:00 P.M to 2.00 Tender Submit & Open Branch Wani
2	Branch: Wani Loan A/c No. 170/436	1) Varlaxmi Traeders Prop. Vickram Tulsidas Nanwani (Borrower & Mortgagor) c/o Sambha Waghmare, Vasant Vihar Wamanghat road Wani Tq. wani Dist. Yavatmal 2)Shri. Shyam Dipchand Nanwani (Guarantor) Gurunanak Nagar Sindhi Colony Wani Tq. Wani Dist. Yavatmal 3)Shri. Sumit Ramchandr Nanwani (Guarantor) Damle Layout, Near Saksham English School Wani Tq. Wani Dist. Yavatmal	Demand Notice Dt. 31/07/2023 Symbolic Possession date 27/12/2023	Principal Rs.7,02,20,100/- (Inwords Rupees Seven Crore Two Lakh Twenty Thousand One Hundred only) + Interest. Rs. 3,26,93,742/- (Inwords Rupees Three Crore Twenty Six Lakh Ninety Three Thousand Seven Hundred Forty Two only) Plus future Interest and expences from 1/05/2026		

Terms &Conditions :- 1)The earnest money DD provided along with the tender form should be given separately. Please note that tender forms will be accepted only after it is confirmed that DD is attached. For detailed term and conditions of the sale please refer to the tender form available with Authorized Officer of the Bank, Place: Wani, Shri Pankaj Marotrao Yewale; Authorized Officer The Yavatmal Urban Co-op. Bank Ltd, Yavatmal. Head Office, Yavatmal. (Secured Creditor) Mobile No. 8888618908.
2) If the buyer is liable for TDS of the sale price plus 1%, the buyer will have to pay it separately. The said TDS amount will have to be eposited in the PAN of the property owner. Under any circumstances the bank shall not refund this TDS amount

Place : Wani

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 Shree Arcade House No.186, Plot No.130/19, Red Cross Road, Gandhi Square ,Sadar, Nagpur-440001

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 **29-05-2026** 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 **29-05-2026.** 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 **28-05-2026** till 5.00 PM at Branch address **TATA CAPITAL HOUSING FINANCE LIMITED,** 2Nd Floor Shree Arcade House No.186, Plot No.130/19, Red Cross Road, Gandhi Square ,Sadar, Nagpur - 440001.
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.	10172116	**MR. AMEENUDDIN ANWARUDDIN KHAN** **MRS. RESHMAJAHAN AMINUDDINN KHAN**	Rs. 38,87,720/- 10-06-2021	**Rs. 15,00,000/-** **Earnest Money Deposit (EMD) :- Rs. 1,50,000/-** **Type of possession: -** Physical	Rs. 7729418/- 30-04-2026
Description of the Immovable Property : That the property situated at within the local limits of Akola Municipal Corporation and within the jurisdiction of Sub Registrar Akola bearing Nazul Sheet No. 39 – A, Nazul Plot No. 274, total admeasuring 194.35 Sq. Ft. thereon residential building having two Floors, therein on Second Floor constructed Flat, having Built-up area of 63.91 Sq. Mtrs. Along with proportionate Share in land, at Mouje Kasbe Akola, Pragane, Tah. And Dist. Akola. **Bounded :- East :-** Service Lane, **West :-** Property of Naim Khan Niyaj Khan **North :-** Kothari Bazaar Road, **South :-** Property of Fatimbi Shakurkha Trust.					
2.	TCHHF0275000100195451 & TCHIN0275000100200214	**MR. MAHESH KUMAR SHYAMLAL KAUSHIK** **MRS. PRIYANKA KAUSHIK**	Rs. 4339506/- 09-09-2023	**Rs. 30,00,000/-** **Earnest Money Deposit (EMD) :- Rs. 3,00,000/-** **Type of possession: -** Physical	Rs. 6157162/- 30-04-2026
Description of the Immovable Property : Schedule - A : The variable undivided 16.666% Share and interest in All that piece and parcel of land bearing Plot No. 133,134, total admeasuring 264.680 Sq. Mtrs. (measurement as per Regularization Letter and clubbing demand), situated in layout Craved by the Sai Nagar Co-Op. Housing Society Ltd. Nagpur, Kh. No. 31 of Mouza Pardi, P. H. No. 34, Municipal House No. 610/A/133 & 134, Ward No. 21, Sheet No. 8, City Survey No. 29, situated within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur, Tahsil and Dist. Nagpur and the said land is **bounded as under : On North :** Road, On **South :** Plot No. 141 & 142, **On East :** Plot No. 135, **On West :** Plot No. 132 **Schedule - B :** Together with the entire R.C.C. structure comprising Residential Apartment No. 102 on the First Floor of the building standing thereon known and style as "Subhadra Apartment" covering a built-up area of 700 Sq. Ft. (i.e. 65.032 Sq. Mtrs.) and a Carpet area of 522 Sq. Ft. (i.e. 48.49 Sq. Mtrs.) and the said residential apartment is **bounded as under : On North :** Open to SKY, **On South :** Open to SKY. **On East :** Stairway + Apartment No. 101, **On West :** Open to SKY.					
3.	9415348	**MR. NITIN MADHUKAR SAMBHARE** **MR. MADHUKAR MAROTI SAMBHARE**	Rs. 12,08,827/- 27-10-2021	**Rs. 7,99,000/-** **Earnest Money Deposit (EMD) :- Rs. 79,900/-** **Type of possession: -** Physical	Rs. 2248194/- 30-04-2026
Description of the Immovable Property : All that piece and parcel of the The undivided 0.880794 percent (46.71 Sq. Mtrs.) share and interest in all that piece and parcel bearing Plot No. 1 containing by admeasurement 5304.08 Sq. Mtrs. Being a portion of the entire land bearing Kh. No. 380/2 of Mouza – Salod (Hirapur) together with the entire R.C.C. superstructure comprising Apartment No. 404 in Wing – B covering a Super Built-up area of 82.218 Sq. Mtrs. And Carpet Area of 46.167 Sq. Mtrs. on the Fourth Floor of a Building constructed thereon and to be known and style as "Takshak City" situated at village - Salod (Hirapur), within the limits of Gram Panchayat Salod (Hirapur) in Tahsil and District - Wardha and **bounded as under : On the East :** 9.00 Mtrs. Wide Road, **On the West :** 9.00 Mtrs. Wide Road & Kh. No. 379, **On the North :** 9.00 Mtrs. Wide Road, **On the South :** Kh. No. 379. And the said Apartment No. 404 Wing - A is **Bounded as under : On the East :** Apartment No. 401, **On the West :** Kh. No. 379, **On the North :** Apartment No. 403, **on the South :** C Wing Building.					

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 https://auctionbazaar.com on **29-05-2026 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 21-05-2026 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, ARCA EMART PRIVATE LIMITED, 6-3-1090/1/1, II Floor, Part B, Uma Hyderabad House, Rajbhavan Road, Somajiguda, Hyderabad-500082 Email Id : contact@auctionbazaar.com / support@auctionbazaar.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/qinbvl 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 :- Akola & Nagpur | Date :- 13-05-2026 **Sd/- Authorised Officer, Tata Capital Housing Finance Ltd.**

Sw. Moolchand Jain Jankalyan Shikshan Sanstha's

AADINATH COLLEGE OF EDUCATION

In front of Jain Mandir, Ranala, Kalamna-Kamthi Ring Road, Dist. Nagpur Ph. Ph. 9422500190
(Approved by NCTE & Maharashtra Govt. & Affiliated to R.T.M. Nagpur University Nagpur

WANTED

Application are invited for the following Posts

S.No.	Post	No. of Post	Category
1	PRINCIPAL	01	Open
2	ASSISTANT PROFESSOR (FINE ART)	01	Open
3	ASSISTANT PROFESSOR (PHYSICAL EDUCATION)	01	Open
4	LIBRARIAN	01	Open

Educational Qualification & Experience are as per UGC & RTM Nagpur University
Application on plain paper giving complete Bio-data along with copies of certificate & testimonials with 2 photograph should reach to college office before **20-05-2026 (For Sr. no. 1)** and before **26-05-2026 (For Sr. no. 2, 3 & 4)**

Secretary

SBI भारतीय स्टेट बैंक **State Bank of India**

SME Central Avenue Road Branch
Brij Bhoomi Complex, Near Telephone Exchange Square,
C.A. Road, Nagpur-440008. Tel. No.: 0712-2724543, 2737825, 2734772
Fax No. 0712-2737825 | Email: sbi.61653@sbi.co.in

APPENDIX IV [RULE 8(1)] POSSESSION NOTICE (For Immovable Properties)

Whereas, the undersigned being the Authorised Officer of the **State Bank of India, SME C.A. Road Branch (61653), Nagpur,** 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 3 of the Security Interest (Enforcement) Rules, 2002, issued Demand Notice calling upon the borrowers to repay the amount mentioned in the notice with further interest and cost thereon 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 **Symbolic Possession** of the properties 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 written below.

The borrowers in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **State Bank of India, SME C.A. Road Branch (61653), Nagpur,** for the amount given below and further interest, expenses and cost 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 Account/ Borrower & Address	Branch	Description of the Immovable Property Mortgage	Date of Demand Notice	Date of Possession (Symbolic)	Amount Outstanding (in Rupess)
1.	**1. Armors Developers Private Limited** **Office Address:** Plot No. 590, Near Swastik School, Nava Nakasha, Lashkari Bagh, Dr. Ambedkar Marg, Nagpur-440017. **Project Address:** Plot No. 89, Survey No. 16/1, 16/4, 16/5 Mouza Junona, City: Hinganghat, Dist: Wardha, State: Maharashtra, India, Pin: 442301. **Directors-** **1.Mr. Anand Khobragade** **2. Mrs. Sharda Anand Khobragade** **Address:** Plot No. 590, Near Swastik School, Nava Nakasha, Lashkari Bagh, Dr. Ambedkar Marg, Nagpur-440017. **Guarantors-** **1.Mr. Anand Khobragade** **2. Mrs. Sharda Anand Khobragade** **Address:** Plot No. 590, Near Swastik School, Nava Nakasha, Lashkari Bagh, Dr. Ambedkar Marg, Nagpur-440017. **Loan A/c No. 42130242698 of M/s Armors Developers Private Limited.**	**SME C.A. Road Branch (61653) Nagpur**	**I)** All that Piece and Parcel of Land & construction thereon of Project Armors Nagar at Freehold N.A Plot No 89, Survey No 16/1, 16/4, 165, Mouza Junona, Hinganghat, District- Wardha, Pin 442301. Land area Admeasuring total of 3616.994 Sq. Mtrs. (Property owned by- M/s Armors Developers Pvt Ltd) **Boundaries:** East- Plot No. 91,92,93,94,95 West- Kh No. 16/3, North-12 Mtrs. Road, South- Plot No. 90 **II)** All that Piece and Parcel of freehold N.A Plots No. 90, 101 & 102, Survey No. 16/1, 16/4, 165, Mouza-Junona, Hinganghat, District- Wardha, Pin 442301. Admeasuring total area of 2254.094 Sq. Mtrs. 954.479 Sq. Mtrs., 1864.637 Sq. Mtrs. Respectively. (Property owned by - M/s Armors Developers Pvt Ltd) **Boundaries of Plot no 90:** East-12 Mtrs. Road, West- Other Land, North- Plot No. 89 & 95, South-Canal **Boundaries of Plot no 101:** East- Other Land, West-9 Mtrs. Road, North- Canal, South-12 Mtrs. Road **Boundaries of Plot no 102:** East-9 Mtrs. Road, West- Canal, North- Canal, South-12 Mtrs. Road **III)** Flat No. 404, Mahalaxmi Apartment, Admeasuring built up area about 79.861 Sq. Mtrs. bearing corporation House No. 347, CTS No. 142, Sheet No. 214, Ward No. 21, situated at Shastri Nagar, bearing NIT Plot No. 3 & 4, Kh. No. 311, Mouza & Dist. Nagpur. (Property owned by - M/s Armors Developers Pvt Ltd) **Boundaries:** East- Plot No. 2, West- Plot No. 5, North- Road, South- Road **IV)** Flat No. GF-3 & 104, Armors Towers, bearing corporation House No. 563/A, CTS no. 529, Sheet No. 64, Khasra No. 164/4, 164/5, P.H. no. 8-A, Ward No. 62, Situated Near NIT Garden, K.T. Nagar, Mouza - Borgaon, Dist- Nagpur. Admeasuring built up area built up area of 134.342 sq. Mtrs. (i.e for Flat No GF-3 and 104 combined)(Property Owned by Mrs. Sharda Anand Khobragade) **Boundaries:** East- Khasra No. 164/3 & Layout of Manavta Housing Society, North Layout of Manavta, West- Proposed 9 Mtrs. Road, South- Road	02/01/2026	08/05/2026	**02/01/2026 Rs. 2,11,40,918.90/- (Rupees Two Crore Eleven Lakhs Forty Thousand Nine Hundred Eighteen Rupees and Ninty Paise Only) +Accrual Interest as on 02/01/2026 plus further interest, cost and expenses thereon**

Note: The earlier action taken under section 13/4 stands to be withdrawn and deemed to be ineffective
Date: 13.05.2026
Place: Nagpur (Hinganghat)

Sd/-
(Authorised Officer)
State Bank of India, SME, Nagpur

TATA

TATA CAPITAL HOUSING FINANCE LIMITED

Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013, MAHARASHTRA.
Branch Address: Keche Complex, 1st Floor, Near BOI, Rathi Nagar, Amravati.

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 29-05-2026 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 02:00 PM on the said **29-05-2026.** 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 **28-05-2026** till 05:00 PM at Branch address **TATA CAPITAL HOUSING FINANCE LIMITED,** Keche Complex, 1st floor, Near BOI Rathi Nagar, Amravati
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)	Amount as per Demand Notice / Date of Demand Notice	Reserve Price	Outstanding as on
1.	10093595	**Mrs. Ujwala Nitin Thorat** **(Legal Heir Of Late Mr. Nitin Madhukar Thorat & Co-Borrower)**	**Rs. 17,61,916/-** 13-02-2020	**Rs. 17,00,000/-** **Earnest Money Deposit (EMD):- Rs. 1,70,000/-** **Type of Possession: Physical**	**Rs. 49,86,855/-** as on **30-04-2026**
Description of the Immovable Property: All that piece and parcel of the That the property situated at within the local limits of Amravati Municipal Corporation and within the Jurisdiction of Sub Registrar Amravati, bearing Field Survey No. 17, Converted in to Non Agricultural vide Revenue Case No. NAP - 34/Benoda - 34/1981 - 1982, that the order passed on 11.06.1982, therein Layout Plot No. 100, admeasuring 4928 Sq. Ft. (457.99 Sq. Mtrs.) Out of said Plot Eastern Portion admeasuring 1983.92 Sq. Ft. Out of said Plot Eastern Portion of North South Division, admeasuring 991.96 Sq. Ft. thereon residential House, at Mouje Benoda, Pragane Nandgaon Peth, Tah. and Dist. Amravati. **Bounded: East:** Plot No. 101 **West:** Remaining portion of Plot **North:** Road **South:** Remaining portion of Plot					
2.	TCHHL062200 0100072976 & TCHHF062200 0100073234	**Mr. Pravin Sudamrao Ukey** **Mrs. Pushpa Pravin Ukey**	**Rs. 38,22,315/-** 28-11-2024	**Rs. 30,90,000/-** **Earnest Money Deposit (EMD):- Rs. 3,09,000/-** **Type of Possession: Physical**	**Rs. 46,50,185/-** as on **30-04-2026**
Description of the Immovable Property: All that piece and parcel of the property situated within the local limits of Municipal Corporation Amravati and within the jurisdiction of Sub - Registrar Amravati, bearing Field Survey No. 26/2, converted into Non-Agricultural land vide Revenue Case No. NAP/34/Tarkheda - 180/1983 - 1984, order dated 25.05.1984, therein Layout Converted Plot No. 9, total admeasuring 2312 Sq. Ft. out of said Plot Southem Portion of East West Division, admeasuring 1153 Sq. Ft. (107.43 Sq. Mtr.), thereon a residential House, at Mouje Takheda, Pragane Badnera, Tah. And Dist. Amravati. **Bounded: East:** Service Galli **West:** Road **North:** Remaining Portion of said Plot **South:** Plot No. 10 **Disclosure:-** Securitisation Application filed by the Borrower against TCHFL (SA Diary No. 733/2024) is pending before DRT, Nagpur, No stay order is passed against TCHFL in the said case.					
3.	TCHHF062200 0100089631	**Mr. Radheshyam Rambilasji Soni** **Mrs. Saroj Radheshyam Soni**	**Rs. 8,88,133/-** 26-12-2022	**Rs. 7,95,000/-** **Earnest Money Deposit (EMD):- Rs. 79,500/-** **Type of Possession: Physical**	**Rs. 18,05,634/-** as on **30-04-2026**
Description of the Immovable Property: Description of the Immovable Property: All that piece and parcel of the That the Property situated at within the local limits of Amravati Municipal Corporation and within the jurisdiction of Sub Registrar Amravati, bearing Nazul Sheet No. 81 D, Plot No. 244/1, admeasuring 492.81 Sq. Ft. (45.8 Sq. Mtrs.), thereon Residential House, at Mouje Gaothan Amravati, Pragane Nandgaon Peth, Tah. And Dist. Amravati **Bounded: East:** House of Bhurekhan **West:** House of Rambilasji Soni **North:** House No. 7/210 **South:** House No. 7/212					

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 https://auctionbazaar.com on 29-05-2026 between 02:00 PM to 03:00 PM with limited extension of 5 minutes each.

Terms and Conditions: (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)** 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 **21-05-2026 between 11:00 AM to 05:00 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 24 Hrs. 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, ARCA EMART PRIVATE LIMITED, 6-3-1090/1/1, II Floor, Part B, Uma Hyderabad House, Rajbhavan Road, Somajiguda, Hyderabad - 500082 Email Id: contact@auctionbazaar.com / support@auctionbazaar.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 **https://surl.li/voaxjq** 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: Amravati
Date: 13-05-2026

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