

PROFECTUS CAPITAL PRIVATE LIMITED
CAPITAL
Registered and Corporate Office address: B/17, 4th Floor, Art Guild House, Behind Phoenix Marketcity Mall, Lal Bahadur Shastri Marg, Kurla (West), Mumbai, 400070.
Branch: Unit No. 3-201, 2nd Floor, Thapar Enclave, Plot No. 148, Ramdaspath, Nagpur - 440010, India.

POSSESSION NOTICE Appendix-IV (Rules 8(1)) (FOR IMMOVABLE PROPERTY)
Whereas the undersigned being the Authorised Officer of the **Profectus Capital Private Limited**, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under section 13(12) read with rules 3 of the Security Interest (Enforcement) Rules, 2002 issued a **Demand Notice dated 14th May, 2024** calling upon the below mentioned Borrowers / Co-Borrowers / Guarantors / Mortgages to repay the amount mentioned in the Notice being **Rs. 1,34,41,986/- (Rupees One Crore Thirty Four Lakhs Forty One Thousand Nine Hundred and Eighty Six Only) outstanding as on 14.05.2024 granted under Loan account No. PLPBNA0021947** within 60 days from the date of receipt of the said notice.

Details of Borrowers/ Co-Borrowers/ Mortgagees ("Borrowers")

Name of Borrower/ Co-Borrower / Mortgagee/Guarantor	Loan Account No./ Selling Institution	Name of Borrower/ Co-Borrower	Trust Name	Name of Bank & Branch, Account Number & IFSC Code	Total Outstanding Dues INR as on -29-07-2024	Reserve Price (in INR)	Earnest Money Deposit (EMD) in INR	Date and Time of Auction	Type of Possession
1. Dnyaneshwar Bahale (Ama S S Kitchen Trolley) Chilmeta Layout Midc Road, Dastur Nagar Amravati, Amravati -444605 Also At-Near Shilbate Mangalkaryale, Moti Nagar Rukmini Nagar, Amravati- 444606.	1179330/ HDBFSL	1. Rajdhani Bazar (Borrower) 2. Kanchan Sunil Vaswani 3. Mukesh Hundraj Vaswani 4. Shym Hundraj Vaswani 5. Sunil Hundraj Vaswani 6. Vijay Hundraj Vaswani (Co-Borrower)	EARC-TRUST-SC-482	ICICI Bank Ltd., Nariman Point: 00405135463; ICICI0000044	₹ 1,05,89,991.10/-	₹ 40,32,000/-	₹ 4,03,200/-	05.09.2024 11.00 A.M	Physical

Other address are as mentioned in the said Demand Notice dated 14th May, 2024

The aforesaid Borrowers having failed to repay the aforesaid amounts, notice is hereby given to the Borrowers/Co-borrowers/Guarantors/Mortgages and the public in general that the undersigned has taken Possession of the Immovable properties described in the Schedule herein ("Immovable Property") below in exercise of the powers conferred on him under section 13(4) of the said act read with rule 8 of the said rules on this **26th day of July, 2024**.

The Borrowers/Co-borrowers/Guarantors/Mortgages in particular and the public in general is hereby cautioned not to deal with the aforesaid Immovable Property and any dealings with the Immovable Property will be subject to the charge of the Profectus Capital Private Limited, for an aggregate amount of **Rs. 1,34,41,986/- (Rupees One Crore Thirty Four Lakhs Forty One Thousand Nine Hundred and Eighty Six Only) outstanding as on 14.05.2024** and further interest payable thereon till its realization.

The Borrowers/Co-borrowers/Guarantors/Mortgages attention is invited to the provisions of Section 13(8) of the said Act, in respect of the time available, to redeem the secured assets.

DESCRIPTION OF THE IMMOVABLE PROPERTY
All That Piece and Parcel of land being Northern Portion of Plot No. 8, containing by admeasurement 161.25 Sq. Mt. (i.e. 1735 Sq. Ft.) out of Area 3470 sq. ft. land bearing Khaska No. 14 of Mouza Jewad together with structure standing thereon bearing House No. 1390 situated at Ward No. 60, Amravati within the limits of Municipal Corporation, Amravati.

Date: 30/07/2024
Place: Nagpur.

Mr. Mangesh Patil
Authorised Officer
For Profectus Capital Private Limited

E-AUCTION SALE NOTICE
EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED
CIN: U67100MH2007PLC174759

Retail Central & Regd. Office: Edelweiss House, Off CST Road, Kalina, Mumbai 400098

E-Auction Sale Notice For Sale of Immovable Secured Assets Under The Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 Read With Proviso To Rule 8 (6) & 9(1) Of The Security Interest (Enforcement) Rules, 2002 ("Rules")

That HDB Financial Services Limited, (hereinafter referred as Original Lender) HDBFSL, has assigned the financial assets to Edelweiss Asset Reconstruction Company Limited on its own/acting in its capacity as trustee of **EARC TRUST SC 482** (hereinafter referred as "EARC") pursuant to the Assignment Agreement dated 30-09-2022 under Sec.5 of SARFAESI Act, 2002. EARC has stepped into the shoes of the HDBFSL and all the rights, title and interests of HDBFSL with respect to the financial assets along with underlying security interests, guarantees, pledges have vested in EARC in respect of the financial assistance availed by the Borrower(s) and EARC exercises all its rights as the secured creditor.

Notice of 30 days is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable secured assets mortgaged in favor of the Secured Creditor, the possession of which has been taken by the Authorised Officer (AO) will be sold on "As is where is", "As is what is", and "Whatever there is" basis, for recovery of the amounts mentioned herein below due to EARC together with further interest and other expenses/costs thereon deducted for any money received by EARC from Borrower(s)/Co-Borrowers and Guarantor(s). The Reserve Price and the Earnest Money Deposit are mentioned below for the property.

DETAILS OF SECURED ASSET PUT FOR E-AUCTION:

Loan Account No./ Selling Institution	Name of Borrower/ Co-Borrower	Trust Name	Name of Bank & Branch, Account Number & IFSC Code	Total Outstanding Dues INR as on -29-07-2024	Reserve Price (in INR)	Earnest Money Deposit (EMD) in INR	Date and Time of Auction	Type of Possession
1179330/ HDBFSL	1. Rajdhani Bazar (Borrower) 2. Kanchan Sunil Vaswani 3. Mukesh Hundraj Vaswani 4. Shym Hundraj Vaswani 5. Sunil Hundraj Vaswani 6. Vijay Hundraj Vaswani (Co-Borrower)	EARC-TRUST-SC-482	ICICI Bank Ltd., Nariman Point: 00405135463; ICICI0000044	₹ 1,05,89,991.10/-	₹ 40,32,000/-	₹ 4,03,200/-	05.09.2024 11.00 A.M	Physical

PROPERTY DESCRIPTION: Plot: 105, 106, 107, 108, Block No. 8, Admeasuring Area Of 1492 Sq.Fts In Bearing City Survey No. 267, Sheet No. 9, Corporation House No.910, Ward No.58, Mouza :- Jaripatka, Tah And Dist: Nagpur And With R.C.C Construction Covering A Built Up Area Of 92.90 Sq Mts With Boundaries : East : Residence Of Kalamal Karamchandani, West : Street Then Residence Of Thakur Jagyasi, North : Residence Of Hariram Chotiram Kewarlamani, South : Road And Then Residence Of Arjundas Tailor.

Important Information regarding Auction Process:

- All Demand Drafts (DD) shall be drawn in favor of Trust name as mentioned above and payable at Mumbai.
- Last Date of Submission of EMD Received 1 day prior to the date of auction
- Place for Submission of Bids 1st Floor, Edelweiss House, off CST Road, Kalina, Mumbai-400098
- Place of Auction (Web Site for Auction) E-Auction (<https://auction.edelweissarc.in>)
- Contact details Toll free Number: 1800 266 6540
- Date & Time of Inspection of the Property As per prior appointment

For detailed terms and conditions of the sale, please refer to the link provided in EARC's website i.e. <https://auction.edelweissarc.in>

Place: Nagpur
Date: 30-07-2024

Sd/- Authorized Officer
For Edelweiss Asset Reconstruction Company Limited, (Trustee of EARC TRUST SC 482)

indianexpress.com

Arrive at a conclusion not an assumption. Inform your opinion with detailed analysis.

The Indian Express
ANALYSIS IN COLLABORATION

पंजाब नैशनल बैंक
PUNJAB NATIONAL BANK

Circle SA/STRA Center, PNB House, Kingway, Nagpur - 440001 Phone No. 0712-6693753, 6636048. Email: CS@pnbl.co.in

All the concerned & public at large are advised to take note of the following amendments in the E auction sale notice published on dated 10/07/2024:

The e-auction dated 05/08/2024 will be held on "ebkray.in" portal instead of "mstcecommerce.com". All the Other contents of the Sale notice shall remain same.

(R.K. Pradhan)
Chief Manager
AUTHORISED OFFICER

पंजाब नैशनल बैंक
PUNJAB NATIONAL BANK

Circle SA/STRA Center, PNB House, Kingway, Nagpur - 440001 Phone No. 0712-6693753, 6636048. Email: CS@pnbl.co.in

All the concerned & public at large are advised to take note of the following amendments in the E auction sale notice published on dated 28/06/2024:

The e-auction dated 13/08/2024 will be held on "ebkray.in" portal instead of "mstcecommerce.com". All the Other contents of the Sale notice shall remain same.

(R.K. Pradhan)
Chief Manager
AUTHORISED OFFICER

Ujivan 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
SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT (SARFAESI ACT) 2002, READ WITH PROVISION RULE 8(6) & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES 2002.

The undersigned as authorised officer of Ujivan 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 Acc. No. / Branch	Name of Borrower/ Co-Borrower / Guarantor/ Mortgagee	13(2) Notice Date/ Outstanding Due (in Rs.) as on	Date of Possession	Reserve Price in INR / EMD in INR
1	4496210130000008 / 4496-C A ROAD	1) Sohel Shakil Ahmad, C/o Sheikh Jamil Aehmad residing at Plot No. 48, Kharad Layout, Malkapur, Nagpur Maharashtra- 440030. 2) Rais Ahemad Shakalet Ahemad Behind Slate Bank Shivaji Nagar, Banosa, Daryapur, Amravati, Maharashtra- 444803	04.02.2020 / Rs.18,09,874/- as on 03.02.2020	22.06.2023	Rs.16,26,000/- / Rs.1,62,600/-

Description of the Immovable Property: All that piece and parcel of land bearing plot No.7 and 7A having admeasuring area 2750 Sq.ft. situated at Mouza Mankapur, P. No.11, Sheet No.18, City Survey No. 82/11, Kh.No.34/1, Corporation House No.1349A+7A, Ward No.61, Koradi, Tahsil District, Nagpur, together with the entire RCC Superstructure comprising Apartment No.104, covering area of 454.73 Sq.ft. on the first floor known as "Nargis Apartment" situated at Tahsil and District Nagpur., City Survey No.1049, Sheet No.29, 23, Unit No.LG65 Lower Ground area 9.476 Sq.Mtrs within the limits of NMC and NIT and within the jurisdiction of Sub Registrar, Nagpur, Taluka and District Nagpur

Date & Time of Inspection of the property(ies) : 02-08-2024 & 09-08-2024 Between 11AM to 4PM
Date for Submission of Bid & EMD : 19-08-2024 between 11 AM to 05 PM
Date and Time of Auction : 20-08-2024 from 11:00 AM to 2:00 PM

Earnest Money Deposit (EMD) in INR (Should be paid through Demand Draft in favour of "Ujivan Small Finance Bank Ltd."),
Place of submission of bids : 1) Ujivan Small Finance Bank Ltd., Kesar Villa Salnami Precint Layout, Near Ambedkar Square, Central Avenue Road, Nagpur 440008. (Contact Details: Dheeraj Rangade - 9518554688, Shivaji Khade- 7058080915)

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

- 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.
- 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.
- The Interested Bidders shall submit their Bid before the Authorised officer undersigned one day before the auction date as mentioned above.
- The e-Auction will be conducted through Ujivan 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.bankauctions.com> or <https://www.ujivan.com> for the details of the properties in the website and for taking part in the bid they should register their names at <https://www.bankauctions.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@bankauctions.com, Auction portal- <https://www.bankauctions.com>.
- Property shall be sold to the highest bidder / offered, subject to acceptance of the bid by the secured creditor, i.e., Ujivan 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.
- 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 15th day of the sale price 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.
- The publication is subject to the force major clause.
- Bidding in the last moment should be avoided in the bidders own interest as neither the Ujivan 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/Mortgages about public auction scheduled for sale of mortgaged properties.

Place: Nagpur, Date : 30.07.2024.

Sd/- Authorised Officer, Ujivan Small Finance Bank

JANA SMALL FINANCE BANK
(A scheduled commercial bank)

Registered Office: The Fairway, Ground & First Floor, Survey No. 10/1, 11/2 & 12/2B, Off Domlur, Koramangala Inner Ring Road, Next to EGL Business Park, Challaghatta, Bangalore-560071.
Branch Office: Plot No. 20, Ground Floor, Opp. Padole Hospital, Ring Road, Deendayal Nagar, Trimurti Nagar, Nagpur-440022.

DEMAND NOTICE UNDER SECTION 13(2) OF SARFAESI ACT, 2002

Whereas you the below mentioned Borrower's, Co-Borrowers, Guarantor's and Mortgagees have availed loans from Jana Small Finance Bank Limited, by mortgaging your immovable properties. Consequent to default committed by you all, your loan account has been classified as **Non Performing Asset**, whereas **Jana Small Finance Bank Limited** being a secured creditor under the Act, and in exercise of the powers conferred under section 13(2) of the said Act read with rule 2 of Security Interest (Enforcement) Rules 2002, issued **Demand Notice** calling upon the Borrower's/ Co-Borrower's/ Guarantor's/ Mortgagees as mentioned in column No.2 to repay the amount mentioned in the notices with future interest thereon within **60 days** from the date of notice, but the notices could not be served on some of them for various reasons.

Sr. No.	Name of Borrower/ Co-Borrower/ Guarantor/ Mortgagee	Loan Account No. & Loan Amount	Details of the Security to be enforced	Date of NPA & Demand Notice date	Amount Due in Rs. / as on
1	1) Mr. Atul Vitthalrao Padve 2) Mrs. Kanchan Atul Padave	Loan Account No. 31579630000177 Rs. 4.62,172/-	Immovable Property: All that piece and parcel of land bearing Grampanchayat Property No.181, total admeasuring area of 1298 Sq.Ft., (120.55 Sq.Mtrs.), out of total plot area of 1500 Sq.Ft., together with construction thereon, Situated at Mouza-Kutki, Ward No. 02, within the limit of Grampanchayat Kutki, Tehsil & District Wardha (Maharashtra). Bounded by: East by: G.P. Road, West by: House of Vitthal Padve, North by: Open Plot and South by: G.P. Cement Road.	02-07-2024 & 15-07-2024	Rs.4,90,820.70/- (Rupees Four Lakh Ninety Thousand Eight Hundred Twenty and Seventy Paise Only) as on 08-07-2024
2	1) Mr. Kanteswar Khushal Tumane (Prop. M/s Shri Taj Laxmi Matan Shop), 2) Mr. Rajesh Udaramji Tumane, 3) Mr. Chandraswami Khushal Tumane, 4) Mr. Dronachary Khushal Tumane	Loan Account No. 30339440000516 Loan Amount Rs. 15,00,000/-	Immovable Property: All that piece and parcel of land bearing Nagar Parishad House/Property No. 421, total admeasuring 140 Sq.Mtrs., Together with Construction Thereon, situated at Mouza-Khapa, Ward No.5, within the limits of Nagar Parishad Khapa, Tehsil Saoner, District Nagpur. Bounded by: East by: Nagar Parishad Cement Road, West by: Common Road, North by: House of Mr. Govindrao Bhure and South by: House of Mr. Mahadeorao Harade & House of Late Shri. Ganpatrao Tumane.	01-06-2024 & 19-07-2024	Rs. 15,36,283/- (Rupees Fifteen Lakh Thirty Six Thousand Two Hundred and Eighty Three Only) as on 14-07-2024
3	1) Mr. Imran Qureshi Abdul Mannan Qureshi 2) Mrs. Rizwana Imran Qureshi	Loan Account No. 47559420000398 47559430000718 & 47559410000853 Loan Amount Rs. 15,22,526/-	Immovable Property: All that piece and parcel of land bearing Plot No.203, Grampanchayat House No.7635, total admeasuring 695 Sq.Ft. (64.56 Sq.Mtrs.), together with construction thereon, being part of entire land bearing Khaska No. 37/2, P.H.No.33, at Mouza Bidgaon, within the limits of Gram Panchayat Bidgaon, Tehsil Kamplae, District Nagpur. Bounded by: East by: Road, West by: Plot No.195, North by: Plot No.204 and South by: Plot No.202.	01-06-2024 & 19-07-2024	Rs. 15,22,029.53/- (Rupees Fifteen Lakh Twenty Two Thousand and Twenty Nine Paise Only) as on 14-07-2024
4	1) Mrs. Nikita Rahul Gujar 2) Mr. Rahul Suresh Gujar	Loan Account Nos. 30339420001351 & 45749430001543 Loan Amount Rs. 15,40,384/-	Immovable Property: All that piece and parcel of land bearing Plot No.21, total admeasuring 600 Sq.Ft. (55.74 Sq.Mtrs.), in the layout of Khaska No.1/4 Part, City Survey No.6, Sheet No.9, P.H.No.17, Old Ward No.42, New Ward No.43, Corporation House No.2669/C2/1, Mouza-Kalamma, within the limits of Nagar Improvement Trust and Nagpur Municipal Corporation, Tehsil Nagpur & District Nagpur. Bounded by: East by: Plot No.22, West by: Plot No.20, North by: Road, and South by: Plot No. 3.	02-07-2024 & 22-07-2024	Rs. 15,98,601.93/- (Rupees Fifteen Lakh Ninety Eight Thousand and Six Hundred One and Ninety Three Paise Only) as on 14-07-2024
5	1) Mr. Akhilesh Kanhaiyalal Singh 2) Mrs. Shubhangi Bhatrashingh Thakur	Loan Account No. 45749420000296 & 45749430000760 Loan Amount Rs. 7,81,329/-	Immovable Property: All that piece and parcel of land bearing Plot No.36, total admeasuring area 1075 Sq.Ft. (99.86 Sq.mtrs.), in the layout of Khaska No.322, situated at Mouza-Wanadongri, P.H.No.46, Within the limits of Nagar Parishad Wanadongri, Tehsil Hingna and District Nagpur. Bounded by: East by: Road, West by: Other Layout, North by: Plot No.37 and South by: Plot No.35.	01-06-2024 & 26-07-2024	Rs.7,80,280.80/- (Rupees Seven Lakh Eighty Thousand Two Hundred Eighty and Eighty Paise Only) as on 14-07-2024
6	1) Ms Qadeer Traders 2) Mr. Mohammad Junaid Abdul Zakir, 3) Mr. Abdul Zakir Abdul Kadir, 4) Mr. Mohammad Zaid Abdul Zakir, 5) Mr. Mohammad Zubair Abdul Zakir, 6) Mr. Abdul Aqueel Abdul Qadeer	Loan Account Nos. 30338640000951 & 30339660000822 Loan Amount Rs. 19,99,340/-	Immovable Property: All that piece and parcel of land bearing Corporation House No. 612/A, total admeasuring area 89.53 Sq.Mtrs. (as per Property Card 82.35 Sq.Mtrs.), together with construction thereon, being part of City Survey No.279/2, Sheet No.192, Mouza-Nagpur, Situated at Gandhibag, within the limits of Nagpur Municipal Corporation & Nagar Improvement Trust, Tehsil Nagpur and District Nagpur. Bounded by: East by: Gal, West by: City Survey No. 279/1, North by: Road and South by: City Survey No. 280 & 314.	02-07-2024 & 24-07-2024	Rs. 16,05,508.05/- (Rupees Sixteen Lakh Five Thousand Five Hundred Eight and Five Paise Only) as on 14-07-2024

Notice is therefore given to the Borrower/Co-Borrower/Guarantor & Mortgagee as mentioned in Column No.2, calling upon them to make payment of the aggregate amount as shown in column No.6, against all the respective Borrower/Co-Borrower within **60 days** of Publication of this notice as the said amount is found payable in relation to the respective loan account as on the date shown in Column No. 6. It is made clear that if the aggregate amount together with future interest and other amounts which may become payable till the date of payment, is not paid, **Jana Small Finance Bank Limited** shall be constrained to take appropriate action for enforcement of security interest upon properties as described in Column No. 4. Please note that this publication is made without prejudice to such rights and remedies as are available to **Jana Small Finance Bank Limited** against the Borrower's / Co-Borrowers / Guarantor's / Mortgagees of the said financials under the law, you are further requested to note that as per section 13(13) of the said act, you are restrained/prohibited from disposing of or dealing with the above security or transferring by way of sale, lease or otherwise of the secured asset without prior consent of Secured Creditor.

Date: 30-07-2024, Place: Nagpur

Sd/- Authorised Officer, For Jana Small Finance Bank Limited

Classifieds

PROPERTY FOR SALE

READY 1/2/3 BHK Flats, Shops & Offices at Khama, Omkar Nagar, Jaitala, Hajiripahad, Gayatri Nagar, Unkhajna, Dabha, Gandhi Builders- 9175939907, 8888820901/2

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"IMPORTANT"
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NIDO HOME FINANCE LIMITED
(formerly known as Edelweiss Housing Finance Limited) Regd. Office: 5th Floor, Tower 3, Wing B, Kohinoor City Mall, Kohinoor City, Kirol Road, Kurla (W), Mumbai-400070. Branch Office Address: - Office No. 208-210 2nd Floor, Kakade Bizz Icon, CTS 268178, Ganeshkhind Road, Bhamburde, Shivaji Nagar, Pune, Maharashtra 411016

E-AUCTION - STATUTORY 15 DAYS SALE NOTICE
Sale by E-Auction under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and The Security Interest (Enforcement) Rules, 2002. Notice is hereby given to public in general and in particular to borrower and guarantor that below mentioned property will be sold on "AS IS WHERE IS", "AS IS WHAT IS" AND "WHATSOEVER THERE IS" for the recovery of amount as mentioned in appendable till the recovery of loan dues. The said property is mortgaged to **M/s NIDO Home Finance Limited** (formerly known as Edelweiss Housing Finance Limited) for the loan availed by Borrower(s), Co borrower(s) and Guarantor(s). The secured creditor is having physical possession of the below mentioned Secured Asset.

Sl. No.	Name of Borrower(s)/Co-Borrower(s)/ Guarantor(s)	Amount of Recovery	Reserve Price and EMD	Date & Time of the Auction	Date & Time of the Inspection	Physical Possession Date
1.	DEEPAK AHUJA (Borrower) & KANCHAN DEEPAK AHUJA (Co-Borrower)	Rs.70,34,958/- (Rupees Seventy Lakhs Thirty Four Thousand Nine Hundred Fifty Eight Only) as on 29.07.2024 + Further Interest thereon+ Legal Expenses for Lan no. - LNAGLAP000047681	Rs.28,50,000/- (Rupees Twenty Eight Lakhs Fifty Thousand Only) Earnest Money Deposit:- Rs.2,85,000/- (Rupees Two Lakhs Eighty Five Thousand Only) Auto Extensions)	20-08-2024 Between 11 am to 12 Noon (With 5 Minutes Unlited)	02-08-2024 between 11.00 am to 3.00 pm	20-04-2023

Description of the secured Asset: All That Piece And Parcel Of The Property Bearing Gala/Shop No D-59, In Wing D Admeasuring Area 892.54 Sq. Ft (82.95 Sq. Mtrs) Plot No 798 Sector -2, Total Land Admeasuring 60,694.47 Sq. Mtrs. Sheet No. 461/2, In The Building Known And Styled As "City Land Complex", Standing On Survey No 458/1, 458/2, 459, 460/1, 460/1-C, 460/2, 460/3, 461/2, 463/1-A/1, 463/1-A/2, 463/1-A/3, 463/1-C, 464/1, 464/2, 464/3 Mouza Nandgaon Pethi Tahsil Amravati District, Amravati. **Bounded As: East: Road West: Shop No D-60 North: Shop No D-57 South: Shop No D-61**

Note: 1) The auction sale will be conducted online through the website <https://sarfaei.auctiontiger.net> and Only those bidders holding valid Email ID, ID PROOF & PHOTO PROOF, PAN CARD and have duly remitted payment of EMD through DEMAND DRAFT/ NEFT/RTGS shall be eligible to participate in this "online e-auction".
2) The intending bidders have to submit their EMD by way of remittance by DEMAND DRAFT / RTGS/NEFT to: **Beneficiary Name: NIDO HOME FINANCE LIMITED, Bank: STATE BANK OF INDIA, Account No.65226845199, SARFAESI-Auction, NIDO HOME FINANCE LIMITED** (Previously known as EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED), IFSC code: SBIN001593.3
3) Last date for submission of online application BID form along with EMD is 19-08-2024.
4) For detailed terms and condition of the sale, please visit the website <https://sarfaei.auctiontiger.net> or Please contact Mr. Maulik Shrivastava. Ph: +91- 6351896643/9175328727, Help Line e-mail ID: Support@auctiontiger.net.
Mobile No. 02067684106/9764338822
Date: 30.07.2024

Sd/- Authorized Officer
Nido Home Finance Limited, (formerly known as Edelweiss Housing Finance Limited)

JIJAU COMMERCIAL CO-OP BANK LTD. AMRAVATI
Head Office : "Jijau" Plot No.33, 34, Walcut Compound, Amravati
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APPENDIX I V-A (Provision of Rule8(6))
Sale notice for sale of immovable properties (Second Time)

Terms and Conditions:
Sale notice for sale of immovable assets under the securitization and reconstruction of financial assets and enforcement of security interest act 2002 read with provision to rule 13/4 of security interest (enforcement) rule 2002. Notice to hereby given to the public in general and in particular to the borrowers and guarantors that the below described immovable mortgage d/charged property to the secured creditors, possession of which has been taken by Authorized officer of Jijau Commercial Co-Op.Bank Ltd. Amravati. Details of borrowers/guarantors/secured assets/dues/reserve price/auction date, time, EMD & amount as mentioned below secured creditors will be sold on "As is & whatever there is" and without recovers basis for recovery of dues of secured creditors from the below mentioned accounts.

SN	Name & Address Of Borrowers / Guarantors	Description Of The Property	Reserve Price	EMD Amount
1.	A/c No.193/19 Moti Nagar 1) Shri Nilesh Bhaurao Raut,114/B, Jiwanjyoti Colony, Old By Pass Road, Amravati. (Borrower) 2) Sau Vallari Nilesh Raut,114/B, Jiwanjyoti Colony, Old By Pass Road, Amravati. (Borrower) 3) Shri Naresh Nanasaheb Kadu,Kalyan Nagar, Lane No-2,Yashoda Nagar Road Amravati. (Mortgagor/Guarantor) 4) Shri Sunil Manikrao Gaurkhe, Pundlik Babu Colony, Old Bypass Road, Amravati. (Guarantor) 5) Sau.Nita Sunil Gaurkhe, Pundlik Baba Colony, Old Bypass Road, Amravati. (Guarantor)	Description of property of title document Land at Mouje - Shegaon Amravati, Pragane - Nandgaon Peth, Tq. Dist. Amravati Sr.No.38/27, NAP-34 / Shegaon-59/81-82, Plot No-7/Total Admeasuring 3380 Sq.Ft.At Samta Colony, Behind Rangoli Lawn, Kadhora Road Amravati. The said property is bounded by Toward East-Service Lane, Toward West- Ft.Road, Toward North-25 Ft. Road, Toward South-Plot No.8	Rs. 77,74,000	Rs. 7,77,400
2.	A/c No-193/133 Main Nagar Branch 1) Shri Baban Sahebrao Kolhe, Swapnaship Apartment, Amar Colony, Amravati 2) Sau.Sarika Baban Kolhe, Swapnaship Apartment,Amar Colony, Amravati 3) Dhanlaxmi Tourism Partner Shri Baban Sahebrao Kolhe, Swapnaship Apartment, Amar Colony, Amravati. 4) Dhanlaxmi Tourism Partner Sau.Sarika Baban Kolhe, Swapnaship Apartment, Amar Colony, Amravati. 5)Shri Ramdas Sahebrao Kolhe, Swapnaship Apartment, Amar Colony, Amravati	Morgager-All that Piece Parcel of land situated at Mouje-Wadali, Pragane - Nandgaon Peth, Tq.Dist-Amravati. Out of field Survey No-2 Converted Into Non-Agriculture purpose as per Revenue Case No-NAP-34/Wadali-66/1980-81,Order Dated-07/11/1981,having Plot No-5.Total admeasuring 3250 Sq.Ft.(302 Sq Mtr)Situated within the limits of Amravati Municipal Corporation And Within Jurisdiction of Sab-Registrar office, Amravati City Tq Dist Amravati Of its Registered Sale Deed No-1923 of dated 18/07/2016 and the same is bounded as under-Toward East-Service Lane, Toward West-Road, Toward North-Plot No-04 & Toward South-Plot No-06	Rs. 65,27,700	Rs. 6,52,770
3.	A/c No-23/1130 Main Nagar Branch 1)Shri Dhiraj Rameshpantth Jawanjali Add-At.Post Madhan Tq.Chandur Bazar Dist.Amravati 2)Sau.Namrata Dhiraj Jawanjali Add-At.Post.Madhan Tq.ChandurBazar Dist.Amravati 3)Shri.Amar Sureshrao Kale Add-At.Post.Madhan Tq.ChandurBazar Dist.Amravati	Borrowers Shri Dhiraj Rameshpantth Jawanjali Mouje-Amravati Gaothan, Pragane-Badnera Tq & DistAmravati Sheet No-31(B-Tenure)Plot No-15/11/1/2 Area 1366.60 Sq.Mtr (14710 Sq.Ft.) Municipal Corporation Order No-1815 dated 15/03/2004 known as "Chandak Tower" Situated at First Floor Constructed Shop/office No-4 Out of which western portion B/Up area 8.84 Sq.Mtr. (95.11 Sq.Ft		