


Motilal Oswal Home Finance Limited
 Regd. Office: Motilal Oswal Tower, Rahimtullah Sayani Road, Opp. Patel ST Depot, Prabhadevi, Mumbai - 400 025, CS: 8291889858
 Website: www.motilaloswal.com, Email: hqquery@motilaloswal.com

PUBLIC NOTICE FOR E-AUCTION CUM SALE
 E-Auction Sale Notice of 15 Days 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 Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited) will be sold on "As is where is", "As is what is", and "Whatever there is", 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 motilaloswal.com "as per the details given below :

Date and time of E-Auction Dates: 14-01-2026 11:00 Am to 02:00 Pm (with unlimited extensions of 5 minute each)			
Borrower(s)/Guarantor(s) / Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price, EMD / Last date of EMD
LAN: LXMOBULDHAS523-24065243 Branch: Buldhana Borrower: Ajay Pandurang Nile / Co-Borrower: Bharti Ajay Nile	12-12-2024 For Rs: 2128406/- (Rupees Twenty Eight One Lac Twenty Eight Thousand Four Hundred Six Only)	Unit No. 2 Plot No. 34(North Part) Gully No.12 Eknath Road Survey No. 162 Malkapur Tahsil Malkapur District Buldhana 0 0 Near Hanuman Temple 443101 Buldhana Maharashtra	Reserve Price: Rs.160000/- (Rupees Sixteen Lakh Only) EMD: Rs. 160000/- (Rupees One Lakh Sixty Thousand Only) Last date of EMD Deposit:13-01-2026

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 bidders may go through the auction terms & conditions and process on the same portal and may contact to Sachin Garade 7945766297 & Bhushan Moreshwarrao Pawar 9850292717, details available in the above mentioned Web Portal and may contact their Centralised Help Desk : + 91 83709 69696, E-mail ID: contact@auctionbazaar.com.
 Place : Maharashtra / Date : 23.12.2025
 महाराष्ट्र येथी अडव्हान्स होम फायनस लिमिटेड येथील


MUTHOOT HOUSING FINANCE COMPANY LIMITED
 Registered Office: TC NO.14/20747, Muthoot Centre, Pumen Road, Thiruvananthapuram - 695 034, CIN NO - U65922KL2016PLC025624, Corporate Office: 12A 01, 13th floor, Parinee Crescendo, Plot No. C38 & C39, Bandra Kurla Complex-G block (East), Mumbai-400051 TEL. NO: 022-42728517, Email ID: authorised.officer@muthoot.com

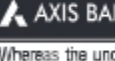
APPENDIX -IV(Rule 8(1)) Possession Notice (For Immovable Property)
 Whereas The undersigned being the Authorized Officer of the Muthoot Housing Finance Company Limited, under the Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (ACT NO.54 OF 2002) and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice to below mentioned Borrowers / Guarantors. After completion of 60 days from date of receipt of the said notice, The Borrowers / Guarantors 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 property described herein below in exercise of powers conferred on them under section 13(4) of the said Act read with Rule 8 of the said Rules on this.

Sr. No.	LAN / Name of Borrower / Co-Borrower / Guarantor	Date of Demand notice	Total O/s Amount (Rs.) Future Interest Applicable	Date of Possession
1	LAN No. MHFLCONNAG00005024852. 1. Rameshrao Panjabrao Mahajan 2. Rekhabai Rameshrao Mahajan	15-September-2025	Rs.2,63,843.52/- as on 10-September-2025	19-December-2025

Description of Secured Asset(s) Immovable Property (ies): ALL THAT PIECE AND PARCEL OF PROPERTY BEARING GRAMPANCHAYAT HOUSE NO.359, HAVING BUILT UP AREA ADM. 185.87 SQ. MTRS., (2000 SQ. FT.) & OPEN SPACE ADM. 55.74 SQ. MTRS. (600 SQ. FT.), TOTAL AREA ADM. 241.63 SQ. MTRS., (2600 SQ. FT.) BEARING WARD NO.02, MOUZA KALAMERIA, TAHSIL KATOL, DIST. NAGPUR, WITHIN THE LIMITS OF GRAMPANCHAYAT KALAMBHA, BOUNDED BY : EAST – HOUSE OF MUNIRAJ RAMPURE, WEST – HOUSE OF YASHWANT DESHBHARAT, SOUTH – ROAD, NORTH – HOUSE OF SHAMRAO ATONE.

The Borrowers / Guarantors 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 the Muthoot Housing Finance Company Limited, for an above mentioned demand amount and further interest thereon.

Place: Maharashtra, Date: 23 December, 2025 Sd/- Authorized Officer, For Muthoot Housing Finance Company Limited


AXIS BANK LTD.
 Registered Office : Axis Bank Ltd, "Trishul" 3rd Floor, Opp. Samaratheshwar Temple, Near Law Garden, Ellisbridge, Ahmedabad -380006.
 Branch Office : Axis Bank Ltd, 1ST Floor, Devshanti Building, Plot No. 2/8, New Dryaneshwar Nagar, Manewada Road, Nagpur 440027.

SYMBOLIC POSSESSION NOTICE RULE 8(1)
 Whereas the undersigned being the Authorized Officer of Axis Bank Ltd., (previously known as UTI Bank Ltd.) under Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (herein after referred as "said Act") & in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 (said Rules), has issued Demand Notices on the dates mentioned below, under Section 13 (2) of the said Act, calling upon the concerned borrowers / Co-borrowers / Guarantors / mortgagors, as per details given below, to repay the amounts mentioned in the respective Notices within 60 days from the date of the respective notice. The Concerned Borrower / Co-borrower / Guarantor / mortgagor having failed to repay the respective due amounts, notices are hereby given to the Concerned Borrower / Co-borrower / Guarantor / mortgagor in particular and the public in general that the undersigned has taken Symbolic Possessions of the properties described herein below in exercise of powers conferred on him under Section 13 (4) of the said Act read with rule 8 of the Security Interest (Enforcement) Rule, 2002 on the date mentioned below. The Concerned Borrower / Co-borrower / Guarantor / mortgagor in particular and the public in general are hereby cautioned not to deal with the concerned properties and any dealing with the said properties will be subject to the charge of Axis Bank Ltd., for amounts mentioned below. The borrower's attention is invited to provisions of sub – section (8) of section 13 of the SARFAESI Act, in respect of time available to redeem the secured assets.

Sr. No.	Name & Address of Borrower / Co-borrower / Guarantor / Property Holder, as the case may be	Outstanding (Rs.) & as on Date	Date of Demand Notice Date & Type of Possession
1.	1) Datta Kahlram Maske & 2) Padma Datta Blaske, Both R/o. At Plot No.37, C/o Shashikala Wanjari , Near Pashupatinath Mandir, Surendragadh, Gandhi Putala Seminar Hills, Nagpur-440006, Also At : Temment No B-21/4/403, 4TH Floor Kh.No.63 under Pradhanmantri Avas yojana, Near Gnimata Kirana Stores, Mouza Tarodi (Khurdi), Near Symbols University, Tah. Kamplae, Dist.Nagpur-440035.	Rs.5,24,965/- (Rupees Five Lakh Twenty Four Thousand Nine Hundred Sixty Five Only) being the amount due as on 20/06/2025 with further interest thereon at the contractual rate of interest from the date of last interest application till the date of payment.	21/06/2025 19/12/2025 (Symbolic Possession)
Details of Mortgaged Property : All that entire piece & parcel of Temment No B-21/4/403, 4TH Floor, Kh.No.63 under Pradhanmantri Avas yojana Near Gnimata Kirana Stores, Mouza Tarodi (Khurdi) Near Symbols University, Tah Kamplae, Dist.Nagpur-440035 owned by Mr. Datta Kashiram Maske and Mrs. Padma Datta Maske. The said property is Bounded as per the sanction Plan.			
2.	1) Mr. Raju Ramprasad Dhakate & 2) Mrs. Shraddha Raju Dhakate, Both R/o. P.No.14, Pravin Plaza A No. M-1, Sahyognagar, Near Power Grid Chowk, Nari Ring Road, Nagpur-440026, Also At : Apartment No.B-104, on First and Second Floor, in Building-B, "M.B. Town - III", Plot No.42-B, Mouza Zingabai Takli, Godhni Road, Nagpur.	Rs. 30,37,051/- (Rupees Thirty Lakh Thirty Seven Thousand Fifty One Only) amount as on 12/02/2025 & together with further contractual rate of interest from 13/02/2025 thereon till the date of payment.	20/02/2025 19/12/2025 (Symbolic Possession)
Details of Mortgaged Property : All that R.C.C. Structure comprising of One Duplex Apartment No. B-104, on First and Second Floor, in Building – B, admeasuring Built up area of 115.277 Sq.Mtr. together with proportionate s.728% undivided share and interest in the land in a Building known and styled as "M.B. Town – III" Duplex Apartment Scheme constructed on above mentioned Plot No. 42-B admeasuring 3343.50 Sq.Mtr. of Mouza Zingabai Takli within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil and Dist. Nagpur owned by Raju Ramprasad Dhakate and the said Duplex Apartment with Plot is bounded as under : To the East : Takli – Godhani Road, To the West : Dupes No.B-102, To the North : Duplex No.B-103, To the South : Apartment-C Duplex No.C-102.			
3.	1) Priya Pravin Pali, R/o. Plot No.5, Kanchan Nagari 3 Part, Survey No.186, Mondha Khurd, Tal.Hingna, Dist.Nagpur - 441110, Also at : Flat No.204, 2nd Floor, Vrindavan City, Near Cancer Hospital, Jamtha, Dist.Nagpur - 441108.	Rs. 32,79,696/- (Rupees Thirty Two Lakh Seventy Nine Thousand Six Hundred Ninety Six Only) amount as on 28/07/2025 & together with Further contractual rate of interest from 29/07/2025 thereon till the date of payment.	31/07/2025 19/12/2025 (Symbolic Possession)
Details of Mortgaged Property : All that piece and parcel of Non-agricultural Plot No.05, admeasuring about 127.92 sq.mtr (i.e 1376.93 Sq. Ft.) of the Plot known as "Kanchan Nagari 3 Part", and Construction thereon if any, out of Survey No.186, admeasuring about 7400.00 Sq.Mt.(ORO.74H.R.), Rental Rs.6/-, Occupancy Class-1, situated at Mouza-Mondha, PH.No.49, Tahsil.Hingna & Dist. Nagpur With in the limits of Tahsil.Hingna & Dist.Nagpur and owned by Priya Pravin Pali and same is bounded as under : On East by : 12 mtr wide road, On West by : Layout Boundary, On North by : Plot No.04, On South by : Plot No.06.			
4.	1) Shrikant Madan Malgathe, R/o. App -B2-202, 2nd Floor, Block No.82, Build No.B Gokul Vrindavan, Wagdara, Tal.Hingna, Dist.Nagpur-441122, Also At : S/O Madan Malgathe Ward No-4, At/ Post Mansar, Tal. Ramtek, Dist.Nagpur-441401, 2) Akash Naresh Nikose, R/o. At- Post, Mansar, Tal.Ramtek, Dist.Nagpur-441401.	Rs. 14,74,861/- (Rupees Fourteen Lakh Seventy Four Thousand Eight Hundred Sixty One Only) amount as on 19/06/2025 & together with further contractual rate of interest from 20/06/2025 thereon till the date of payment.	24/06/2025 19/12/2025 (Symbolic Possession)
Details of Mortgaged Property : All that piece and parcel of Apartment No. B2-202, on 2nd Floor, admeasuring Carpet area 26.466 Sq. Mtrs. & Super Built-Up area 40.104 Sq. Mtrs., in the Building "B", in Block No. B2, of the Cluster known as "GOKUL", being the portion of "VRINDAVAN", constructed on out of Survey No. 38/1, P.H. No. 48, Situated at Village - Wagdara, Tal. Hingna, Dist.Nagpur and owned by Shrikant Madan Malgathe and bounded as per Building plan.			
5.	1) Sandhya Milind Gondane & Sagar Milind Gondane, Both R/o. Flat No.010 , Ground Floor, Wing 'C', Kasturi Garden, Gotaipanjari, Tal.Nagpur (Rural), Dist.Nagpur - 440018, Also at : Plot No.368, Kukde Layout, Parvati Nagar, Near Manavata High School, Nagpur, Dist.Nagpur - 440027.	Rs. 22,57,432/- (Rupees Twenty Two Lakh Fifty Seven Thousand Four Hundred Thirty Two Only) amount as on 28/07/2025 & together with further contractual rate of interest from 29/07/2025 thereon till the date of payment.	31/07/2025 19/12/2025 (Symbolic Possession)
Details of Mortgaged Property : All that piece and parcel of Flat No.010, on Ground Floor, admeasuring Carpet area 52.99 Sq. Mtrs., in the Wing 'C', of the Building known as " Kasturi Garden ", constructed on Plot No.4-5, Khasra No.44/1, Patwari Halka No.38, Situated at Village - Gotaipanjari, Tal.Nagpur (Rural), Dist.Nagpur and owned by Sandhya Milind Gondane and Sagar Milind Gondane and bounded as per Building plan.			

Date : 19/12/2025
 Place : Nagpur
 Sd/-
 Axis Bank Ltd., Authorised Officer


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 30.01.2026
 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 Physical Possession of which has been taken by the Authorized 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 30.01.2026 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.

DESCRIPTION OF IMMOVABLE PROPERTIES/IES

Branch	Name of Borrower & Guarantor	Amount of Demand & Date	Description of Immovable Properties	Date & Type of Possession	Reserve Price EMD Bid Increment Amt	Contact Number of Branch Manager
Mohgaon Branch, Nagpur	M/S Tiwaz Metal and Steel Traders Prop.Kamlesh Jagdish Goyal	Rs. 52,31,582.11 As on Date 26/06/2025 and interest and other charges from 27/06/2025.	The Undivided 1.163% share and interest in ALL THAT piece & parcel of NMC Malikmakbuja Strip of land bearing Corporation House No.504/0/1 admeasuring 13002 Sq. ft.(1207.915 Sq.Mtrs.) being a portion of entire land bearing Khasra No.21/6 of Mouza-Jaitals, together with entire R.C.C. super structure comprising Commercial Unit No. G-16 covering built up area 14.957 Sq. Mtrs. On the upper Ground floor of a Building known & styled as "SHIVALIK COMPLEX" BEARING Corporation House No.504D/1A , Ward No.74 situated at Junction of Hingna Road and S.R.P.F. (Jaitala) Road, Lumbini Nagar, Nagpur, within the limits of Nagpur Municipal Corporation & Nagpur Improvement Trust, Nagpur, Tah & Distt. Nagpur and bounded as under : Property own by Mr.Kamlesh Jagdishrai Goyal Boundaries: On the East : Road, On the West : Parking of Shivalik Complex, On the North : Unit No.G-15, On the South : Parking of Shivalik Complex.	06/12/2025 (Physical Possession)	Rs. 18,10,500 Rs. 1,81,050 Rs. 10,000	(Branch Manager) Mobile No. 7507774116
Lakadganj Branch	Mr. Vijay Pessumal Meghani Alias Mrs. Vijay Pessumal Meghani & Mrs. Payal Vijay Meghani Alias Mrs. Payal Vijay Meghani (Borrower),	Rs. 92,78,975.71 As on Date 30/04/2024 and interest and other charges from 01/05/2024.	An undivided share & interest of 19.70% in the land out of total land admeasuring 333.30 Sq. Mtrs. i.e. 35.88 Sq. Ft. (As per City Survey Record), bearing House No. New- 241 (Old- 219/0+5) situated at Dakshinamurti Road (Patalseshwar Road), Mahal, Dist. Nagpur alongwith Apartment No F-01 on the first floor of multi-storied apartment building constructed on the said plot, known and styled as "Vaikunth Dham" having superbuilt up area of 145.86 Sq. Mtrs. (1570 Sq. Ft.), of Mouza Nagpur, bearing City Survey No. 364, Sheet No. 204, Ward No. 29, Circle No., 7, Division No., 2, Tahasil & Dist Nagpur, and within the limits of Nagpur Improvement Trust, Nagpur & Nagpur Municipal Corporation, Nagpur and bounded as under:- BOUNDED BY: On The East: Apartment No. F-02, On The West: Lane and House of Shri Rathi, On The North: Remaining land of said property and House of Shri Yadav, On The South: Dakshinmurti Road	20/11/2025 (Physical Possession)	Rs. 96,16,000 Rs. 9,61,600 Rs. 10,000	(Branch Manager) Mobile No. 7507774113

Date & time of inspection: 23/01/2026 & 24/01/2026 between 12.00 pm to 4.00 p.m.
 Date & time of E-Auction: 30/01/2026 between 12.00 pm to 4.00 p.m. (with auto extension of 10 minutes)

- Details of Encumbrances over the property as known the Bank: Not Known
- 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
- 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>)
- For the further details contact Central Bank of India, Authorized Officer, Mob No. 7262079444
- For inspection of the properties kindly contact to branch manager.
- The terms and conditions shall be strictly as per the provisions of the security interest Rules (Enforcement) Rules, 2002.

STATUTORY 30 DAYS SALE NOTICES UNDER RULE 8(6) OF THE SARFAESI ACT, 2002
 Borrowers/Guarantors/Mortgagors are hereby notified for sale of immovable secured assets towards realization of outstanding dues of secured creditors.
 Date: 23/12/2025
 Place: Nagpur
 Sd/- Authorized Officer
 Central Bank of India


CAPITAL INDIA HOME LOANS LIMITED
 Registered Address : 701, 7th Floor, Aggarwal Corporate Tower, Plot No. 23, District Centre, Rajendra Place, New Delhi – 110008. CIN: U65990DL2017PLC322041

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
 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(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 properties mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Capital India Home Loans Limited /Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date and time mentioned herein below, for recovery of the dues mentioned herein below and further interest and other expenses thereon till the date of realization, due to Secured Creditor from the Borrowers and Guarantor(s) mentioned herein below. The reserve price, Earnest Money Deposit (EMD) and last date of EMD deposit is also mentioned herein below:

Name of Borrower/ Co-Borrower/ Guarantor(s)	Description of the immovable property	Outstanding Amount As On	Reserve price Earnest Money Deposit	Date & Time of Auction
1. Krishna Nagorao Pachange	All That Piece and Parcel of House No.85, Adm 223.04 Sq.Mtr, With Consturction Thereon, Ward No.03, of Mz. Selu, Grampanchayat Selu (Gumthalia), Tah-Kalmeshwar & Dist-Nagpur- Together with All Rights (Including but Not L. ired to Rights to Use and Occupy Common Areas, Facilities, Amenities, Development Rights Etc. (As Applicable), And All Furniture, Fixtures, Fittings, And Things Attached Thereto, Which is Bounded as Under: East: Road, West: Road , North: House of Tulshiram Yadyhekar, South: House of Deepak Yadyhekar,	₹ 13,04,965/- as on 09-01-2025	₹ 17,56,800/- ₹ 1,75,680/-	07-01-2026 & 01.00 pm
2. Anita Krishna Pachange				

Date & Time of On-Site Inspection of Property : 30 & 31 Dec' 2025

For detailed terms and conditions of the sale, please refer to the link provided in Capital India Home Loans Limited/ Secured Creditor's website i.e. <https://www.bankauctions.in>
 The intending bidder can also contact: Sandeep Shilvaj Kamble, Mobile.: 9322572949/8600200888

SALE NOTICE TO BORROWER/GAURANTORS
 The above shall be treated as Notice Utr. 9(1) read with 8(6) of Security Interest (Enforcement) Rules, 2002, to the Obligants to pay the same within 15 days from the date of publication.
 Date : 23-12-2025
 Place : Maharashtra
 Sd/-
 Authorized Officer
 Capital India Home Loans Limited

E Auction Sale Notice under IBC, 2016
M/s M.S. Mining and Consultancy Private Limited Under Liquidation
CIN : U13100MH2010PTC263990
Liquidator's Office : 1502, Ved Soltaire, Connet Road, Dharampeth Extension, Shivaji Nagar, Nagpur, 440010

Notice is hereby given to the public at large for inviting bids for sale of following immovable properties forming part of the Liquidation Estate of Corporate Debtor viz M.S. Mining and Consultancy Private Limited Under Liquidation ("Corporate Debtor"), through e-auction on "as is where is basis", "as is what is basis", "whatever there is basis" and "without recourse basis". Sale will be done by the undersigned through E-Auction service provider eBkRay (website: <https://ibbi.baanknet.com>). The bidding shall take place through online e-auction service provider eBkRay.

Sr. No.	Description of Asset	Date and Time of auction	Reserve Price	EMD	Bid Incremental Value
1	Industrial Land & Building Standing on - Lease hold land at Plot No. 13,14,52,51 and Part of 50 & 15, Industrial Area, Bhurkal Khapa, Mandla Road, Seoni, Madhya Pradesh, India	12th January 2026. 11.00 A.M. to 01.00 P.M	1,01,04,843	10,10,484	50,000

Last date to submit the EOI & all documents as per E-Auction Process document: 10th January 2026
 Date of inspection: Till 8th January 2026 with prior intimation to the liquidator.
 Last date of submission of EMD: 10th January 2026 till 6.00 P.M.
 Terms & Conditions of the sale is as under:
 (For detail of the assets, refer Annexure-V of the E-auction Process Document).
 1. E-auction will be conducted on "AS IS WHEREIS, AS IS WHAT IS, WHATEVER THERE IS BASIS AND WITHOUT RECOURSE BASIS" as such sale is without any kind of warranties and indemnities, through approved service provider eBkRay (website: <https://ibbi.baanknet.com>)
 2. Contact person on behalf of Liquidator: Mr. Suparn Naidu, Email: msmining.cirp@gmail.com, Contact no-91 9522929919
 3. The complete and detailed information about the assets of the company, online e-auction Bid Form, Declaration and Undertaking Form, General Terms and Conditions of online auction sale are available in the "E-Auction Process Memorandum" The sale notice must be read along with the E-Auction Process Memorandum which is available at <https://ibbi.baanknet.com>
 4. Prospective bidders shall deposit the Earnest Money Deposit (EMD) through their own e-wallet account on the <https://ibbi.baanknet.com> portal.
 5. Prospective bidders shall submit an undertaking that they do not suffer from any ineligibility u/s 29 A to the extent applicable and if found ineligible at any stage, the earnest money deposited shall be forfeited.
 6. Within 3 days of declaring highest bidder, liquidator shall conduct due diligence and verify the eligibility of the highest bidder. In case the highest bidder is found ineligible, the liquidator may, in consultation with SCC, declare next highest bidder as successful bidder.
 7. It is clarified that, this invitation purports to invite prospective bidders and does not create any kind of binding obligations on the part of the liquidator or the Corporate Debtor to effectuate the sale. The Liquidator has the absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel/modify/terminate the e-auction at any stage without assigning any reason thereof.
CMA Srigini Rajat Naidu,
Liquidator- M.S. Mining and Consultancy Private Limited (under Liquidation)
IBBI Regn. No: IBBI/IPA-003/IP-P00137/2017-2018/11513

Date: 23/12/2025
 Place: Nagpur


THE PUSAD URBAN CO-OP BANK LTD. PUSAD
HEAD OFFICE, PUSAD DIST. YAVATMAL

[See rule 8(1)]
SYMBOLIC POSSESSION NOTICE (For immovable property)
 Whereas, The undersigned being the authorised officer of the The Pusad Urban Co.Op Bank Ltd. Head office, Pusad ,Dist. Yavatmal under the Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act 2002, Central Act No.54 of 2002 & in exercise of powers confirmed under section 13(2) read with rule 9 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 15/07/2025 calling upon the borrower /guarantors to repay the amount mentioned in the notice, within 60 days from the date of receipt of the said notice.
 The borrower having failed to repay the amount, notice is hereby given to the borrower & the public in general that the undersigned has taken symbolic possession of the property described herein below in exercise of powers confirmed on him under section 13(4) of the said Act. read with rule 8&9 of the said rules.
 The borrower in particular & the public in general is hereby cautioned not to deal with the property, and there is a charge of The Pusad Urban Co-Operative Bank Ltd Pusad Branch Nagpur. On the below described property. The Pusad Urban Co-Operative Bank Ltd Pusad Branch Nagpur have taken symbolic possession on 20/12/2025 and hence this notice to public at large about taking over of the possession.

Sr. No.	Name and address of Borrower/ Mortgagor & Guarantor	Outstanding as on 30/06/2025	Date of Symbolic Possession
1	M/s Fire Pro. Prop :- Shri. Rajendra Narayanrao Gaikwad At Shinkrupa Aparment,Jaitala Road, Dubo Lay-out,Nagpur Tq.Dist.Nagpur. Guarantee :- 1) Shri.Shekhar Ramrao Jadhav 2) Shri.Bharat Mohanrao Desai	Rs. 2,13,35,120/- + Intt From 01.01/07/2025 + Recovery Expenses	20/12/2025

Description of Immovable Property
1) Owner :- M/s Grace Realities (India) Pvt.Ltd.
 All That piece & Parcel of land Bearing Plot No. 31,Plot No.32,& Plot No.55 in the non agriculture layout out of Kh.No.108/2,P.H.No.75 Mouja Parsodi situated at Grampanchayat Parsodi Tq.Dist.Nagpur Plot No.31 Admeasuring about 184.78 Sq.Mtrs, Plot No.32 Admeasuring about 152.00 Sq.Mtrs & Plot No.55 Admeasuring about 152.60 Sq.Mtrs, (so total admeasuring about 489.38 Sq.Mtrs (or 5267.68 Sq.Fit) within the jurisdiction of Tq.Dist.Nagpur together with present and future construction thereon
2) M/s Saptagiri Builders
 All That piece & Parcel of land Bearing Plot No. 34 in the non agriculture layout out of Kh.No.9/3,P.H.No.74 Mouja Bothali situated at Grampanchayat Bothali Tq.Dist.Nagpur Admeasuring about 205.88 Sq.Mtrs (or 2216.09 Sq.Fit) within the jurisdiction of Tq.Dist.Nagpur together with present and future construction thereon
3) Owner :- M/s Grace Realities (India) Pvt.Ltd.
 All That piece & Parcel of land Bearing Plot No. 68 in the non agriculture layout out of Kh.No.5/1 & 5/2,P.H.No.74 Mouja Bothali situated at Grampanchayat Bothali Tq.Dist.Nagpur Admeasuring about 248.65 Sq.Mtrs (or 2676.46 Sq.Fit) within the jurisdiction of Tq.Dist.Nagpur together with present and future construction thereon
4) Owner :- M/s Ved Associates
 All That piece & Parcel of land Bearing Plot No. 31, & Plot No.37 in the non agriculture layout out of Kh.No.11,P.H.No.74 Mouja Waranga situated at Grampanchayat Waranga Tq.Dist.Nagpur Plot No.31 Admeasuring about 369.75 Sq.Mtrs, & Plot No.37 Admeasuring about 152.71 Sq.Mtrs, (so total admeasuring about 522.46 Sq.Mtrs) within the jurisdiction of Tq.Dist.Nagpur together with present and future construction thereon
5) Owner :- M/s Grace Realities (India) Pvt.Ltd.
 All That piece & Parcel of land Bearing Plot No. 21, Plot No.32,Plot No.34 & Plot No.35 in the non agriculture layout out of Kh.No.12,P.H.No.74 Mouja Waranga situated at Grampanchayat Waranga Tq.Dist.Nagpur Plot No.21 Admeasuring about 207.32 Sq.Mtrs, Plot No.32 Admeasuring about 304.50 Sq.Mtrs, Plot No.34 Admeasuring about 348.05 Sq.Mtrs, & Plot No.35 Admeasuring about 611.10 Sq.Mtrs, (so total admeasuring about 1470.97 Sq.Mtrs) within the jurisdiction of Tq.Dist.Nagpur together with present and future construction thereon
6) Owner :- M/s Ram Builders
 All That piece & Parcel of land Bearing Plot No. 22 in the non agriculture layout out of Kh.No.58/1,2,3,P.H.No.73 Mouja Khasarnari situated at Grampanchayat Khasarnari Tq.Dist.Nagpur Admeasuring about 231.90 Sq.Mtrs within the jurisdiction of Tq.Dist.Nagpur together with present and future construction thereon
7) Owner :- M/s Grace Realities (India) Pvt.Ltd.
 All That piece & Parcel of land Bearing Plot No. 33, Plot No.47,Plot No.82 & Plot No.83 in the non agriculture layout out of Kh.No.39,P.H.No.48 Mouja Wagdhara situated at Grampanchayat Wagdhara Tq.Dist.Nagpur Plot No.33 Admeasuring about 150.00 Sq.Mtrs, Plot No.47 Admeasuring about 150.00 Sq.Mtrs, Plot No.82 Admeasuring about 175.65 Sq.Mtrs, & Plot No.83 Admeasuring about 246.90 Sq.Mtrs, (so total admeasuring about 722.55 Sq.Mtrs) within the jurisdiction of Tq.Hingna Dist.Nagpur together with present and future construction thereon
8) Owner :- Shri.Arvind Fagorao Dhopte 2) Smt.Chaya Fagorao Dhopte 3) Smt.Indirabai manikrao Banait
 All that piece & Parcel of land Bearing Plot No.16,47,48,54 & 71 in the non agriculture layout out of Khasra No.26 & 27,P.H.No.73, Mouja Khasarnari situated at Grampanchayat Khasarnari Tq.Dist.Nagpur. Plot No.16 Admeasuring about 301.32 Sq.Mtr, Plot No.47 Admeasuring about 398.75Sq.Mtr, Plot No.48 Admeasuring about 323.07 Sq.Mtr, Plot No.54 Admeasuring about 146.15 Sq.Mtr & Plot No.71 Admeasuring about 280.50 Sq.Mtr (Total Admeasuring about 1449.70 Sq.Mtr) within the jurisdiction of Tq.Dist.Nagpur together with present and future construction thereon
9) Owner :- M/s Grace Realities (India) Pvt.Ltd.
 All That piece & Parcel of land Bearing Plot No.15,16,17,18,19,20,21,28,29,30,31,32,33,34,62,63,82 & 83 in the sanctined non agriculture layout out of Kh.No.102,P.H.No.48 Mouja Kanholi situated at Grampanchayat Kanholi Tq.Hingna Dist.Nagpur. Plot No.15 Admeasuring about 275.78 Sq.Mtr, Plot No.16 Admeasuring about 270.00 Sq.Mtr, Plot No.17 Admeasuring about 270.00 Sq.Mtr, Plot No.18 Admeasuring about 270.00 Sq.Mtr Plot No.19 Admeasuring about 270.00 Sq.Mtr, Plot No.20 Admeasuring about 270.00 Sq.Mtr, Plot No.21 Admeasuring about 275.00 Sq.Mtr, Plot No.28 Admeasuring about 298.38 Sq.Mtr, Plot No.29 Admeasuring about 292.75 Sq.Mtr, Plot No.30 Admeasuring about 29