STREE SHIKSHAN PRASARAK MANDAL'S MAHILA MAHAVIDYALAYA

152, Nandanvan, Nagpur-440024

EMPLOYMENT NOTICE

Applications are invited for the following full time Granted vacant post in **Mahila Mahavidyalaya, 152, Nandanvan, Nagpur - 440024** College Run by **Stree Shikshan Prasarak Mandal, Nagpur.**

Sr. No.	Subject	No. of Posts	Nature of Post	Category
1	Principal	01	Full Time	Open - Open

The last date for submission of application is 18/07/2026.

Details in respect of pay scale, qualification, experience etc. are available on college web site **www.mahilamahavidyalaya.edu.in**

(NOTE: Candidates are required to submit two passport size color photographs along with application. Ladies candidates will be preferred)

President
Stree Shikshan Prasarak Mandal, Nagpur
SPECTRUM

MANAPPURAM FINANCE LTD.

CIN : L65910KL1992PLC006623
Registered Office: W - 4/ 638A, Manappuram House,
P.O. Valapad, Thrissur - 680 567, Kerala, India

GOLD AUCTION NOTICE

The pledges,in specific and the public, in general, are hereby notified that public auction of the gold ornaments pledged in the below accounts is proposed to be conducted at the following branches on 16/07/2026 from 10.00 am onwards. We are auctioning gold ornaments defaulted customers who have failed to make payment of his/her loan amount despite being notified by registered letters. Unauctioned items shall be auctioned on any other days without further notice. Changes in venue or date (if any)will be displayed at auction centre and on website without any further notice.

List of pledges:-

AKOLA, INCOME TAX, CHOWK, 011060730016574, JATHAR PETH, 011152070003776, 7385, AMRAVATI, ACHALPUR, 013880073000304, 4305, ANJANGAON, 013875073000412, 4122, JAISTAMBH SQUARE, 012246073023262, 3460, 3524, PARATWADA AMARAVATI, 013763070000139, 6230, 013763073000804, RAJAPETH AMARAVATI, 012325070004736, 7438, 7451, WARUD, 013925070004546, BHANDARA, GANDHI CHOWK BHANDARA, 013899070004672, 013899073005503, MAIN ROAD TUMSAR, 013471073003180, 1877, BULDHANA, JALNA ROAD CHIKHLI, 013235070037626, 7695, 013235073038945, CHANDRAPUR, AMBEDKAR CHOWK WARORA, 013186070035016, 013186073062982, BALLARPUR, 013894070004018, 013894073017955, 7957, KASTURBA ROAD CHANDRAPUR, 013892070003794, WARDHA, KARANJE SQUARE HINGANGHAT, 013323070041499, WARDHA, 012127070038498, 8538, 8571, 012127073038656, 8662, YAVATMAL, PANDHARKAWADA, 013433070060785, 0795, 0914, 0955, 1010, 013433073009790, 8026,

Persons wishing to participate in the above auction shall comply with the following:- Interested Bidders should submit Rs. 10,000/- as EMD (refundable to unsuccessful bidders) by way of NEFT/RTGS on the same day of auction. Bidders should carry valid ID card/PAN card. For more details please contact 9072607147.

Authorised Officer
For Manappuram Finance Ltd

PIX TRANSMISSIONS LIMITED

CIN-L25192MH1981PLC024837
Registered Office: J-7, M.I.D.C., Hingna Road, Nagpur - 440 016
Ph. 07104-669000
Email: cosecretary@pixtrans.com, Website: www.pixtrans.com

NOTICE

NOTICE OF 44th ANNUAL GENERAL MEETING, REMOTE E-VOTING INFORMATION, BOOK CLOSURE AND RECORD DATE

NOTICE is hereby given that the **44thAnnual General Meeting ("AGM") of the Members of PIX Transmissions Ltd., will be held on Wednesday, July 22, 2026 at 09:30 A.M. (IST)** through physical mode at the Registered Office of the Company at J-7, MIDC, Hingna Road, Nagpur, Maharashtra - 440016, India, to transact the business set out in the Notice convening the AGM.

The Notice of the AGM together with the Annual Report for the Financial Year 2026, has been sent electronically to all Members whose e-mail addresses are registered with the Company/Registrar to an Issue & Share Transfer Agent ("RTA")/ Depository Participants. However, such an intimation has not been sent to Members whose e-mail addresses are not registered, such Members have been sent a physical communication containing the web-link and the exact path to access the Annual Report and AGM Notice.

Members holding shares in physical form and who have not registered their e-mail address are requested to write to RTA of the Company and the Members holding shares in Demat form are requested to register their e-mail address with their Depository participant(s) only.

The Notice of AGM and the Annual Report are also available on the Company's Website: **www.pixtrans.com**, and the Stock Exchange(s) i.e. **www.bseindia.com** and **www.nseindia.com**

Pursuant to Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014 and Regulation 44 of the SEBI Listing Regulations, the Company has provided the facility of remote e-voting to its Members. The members holding shares in physical or in demat form as on the **Cut-off Date** i.e. July 14, 2026 may cast their votes on the businesses as set out in the notice of AGM. The remote e-voting shall remain active from July 19, 2026, 09:00A.M. to July 21, 2026, 05:00 P.M.

The remote voting module shall be disabled after the closure of its window and no voting shall be allowed beyond the aforesaid date and time. Members who have cast their votes through remote e-voting may attend the AGM but shall not be entitled to vote again at the AGM. Members attending the AGM who have not cast their vote through remote e-voting shall be entitled to vote during the AGM, through ballot papers. Once the vote is cast, the same cannot be modified subsequently.

The Company has engaged the services of National Securities Depository Limited ("NSDL") to provide e-voting facility, and has appointed Mr. Sahib Chauhan, Chartered Accountant, (Membership No. 146408), Mumbai, as the Scrutinizer for conducting the remote e-voting & ballot polling process in a fair and transparent manner.

Any person who acquires shares of the Company and becomes a Member after dispatch of the Notice and holds shares as on the cut-off date may obtain the login credentials by following the procedure specified in the AGM Notice or by contacting the Company's RTA/e-voting agency. A person who is not a member as on the cut-off date should treat this notice for information purpose only.

Pursuant to Section 91 of the Companies Act, 2013, the Register of Members and Share Transfer Books of the Company will remain closed from July 15, 2026 to July 22, 2026 (both days inclusive) for the purpose of the AGM / declaration of dividend (if approved at AGM).

In case of any queries/grievances, you may refer the FAQs for Shareholders and e-Voting user manual available at the 'Download' section of **www.evoting.nsdl.com** or call on No.: 022 - 4886 7000 or contact Mr. Suketh Shetty (Assistant Manager) - NSDL at their designated e-mail addresses: evoting@nsdl.com. The Address of NSDL is 3rd Floor, Naman Chamber, Plot C-32, G-Block, Bandra Kurla Complex, Bandra East, Mumbai, Maharashtra - 400 051.

By Order of the Board of Directors
For PIX Transmissions Limited
Sd/-
Place: Nagpur *Shybu Varghese*
Date: June 30, 2026 *Company Secretary*

सेन्ट्रल बैंक ऑफ इंडिया Central Bank of India

Regional Office : Amravati

PUBLIC NOTICE

Date: 30.06.2026

It is hereby brought to the notice that **Shri Mauli Lange, Emp. No. 132868, Assistant Manager (under suspension),** has been served with a **Charge Sheet bearing No. CC:HCM:DACELL:2025 26:2243 dated 14/10/2025,** issued by the Disciplinary Authority at Central Office of **Central Bank of India, Mumbai.**

A Departmental Inquiry has been initiated in pursuance of the aforesaid Charge Sheet. **However, Shri Mauli Lange** has failed to make himself available after first hearing held on **31.01.2026** and has not participated in the inquiry proceedings since then. As per the Bank's records, his last known addresses are: **1) 60/214/A, Jayram Baba Nagar, Behind Bhamte Maharaj Temple, Ravi Nagar, Amravati, Maharashtra- 444602, 2) At Post Pimpardeshi, Dharur Road, Wadwani, Beed, Maharashtra - 431122, 3) Mukta Lawns, Savita Nagar, Maruti Suzuki Showroom, Beed, Maharashtra - 431122**

Shri Mauli Lange is hereby directed to report immediately to Regional Office, Amravati of Central Bank of India and cooperate in the conduct of the Departmental Inquiry proceedings, being held against him in respect of the aforesaid chargesheet dated **14/10/2025** issued to him.

In the event of his failure to present himself in the inquiry within seven (7) days from the date of publication of this Notice, the Inquiry shall proceed EX-PARTE, and the findings of the undersigned shall be binding upon him in accordance with the applicable rules and regulations.

Inquiring Authority, Central Bank of India

SHIKSHA MANDAL, WARDHA'S G.S.COLLEGE OF COMMERCE & ECONOMICS, NAGPUR

Amravati Road, Civil Lines, Nagpur - 440 001 (M.S.)
NAAC ACCREDITED AUTONOMOUS COLLEGE / A HINDU LINGUISTIC MINORITY INSTITUTION
(Affiliated to Rashtrasant Tukadoji Maharaj Nagpur University)
(Tel: 0712-2531760) (email : adminoffice@gcon.edu.in) Website : www.gscen.shikshamandal.org)

WALK-IN-INTERVIEWS

Central India's premier Autonomous Commerce College, known for its high academic standards and value-based education, is conducting **Walk-in Interviews** for the following posts on **Saturday, 04.07.2026** as under :

Sr. No.	Name of post	Subject	No. of Posts	Nature of Posts	Date / Schedule Saturday, 04.07.2026
1.	**Asst. Professor** (B.Com./M.Com.)	Commerce	4	Contributory/ Teaching (Grant-in-aid)	Demo 09.30 a.m. to 11.00 a.m. Interviews 11.00 a.m. onwards

Notes: (a) For details regarding qualifications, relaxations and other norms of recruitment etc. and for downloading the prescribed Application Format please visit the College website **www.gscen.shikshamandal.org (b)** Only eligible candidates with NET/SET/Ph.D in relevant field should apply and report to the college with application and all required documents.

Sanjay Bhargava **Dr. P. J. Mustoor**
Chairman, Shiksha Mandal, Wardha **Principal**

Sakshi COMMUNICATION

BEFORE THE HON'BLE DEBTS RECOVERY TRIBUNAL, NAGPUR

O.A. NO. 332/2021 F.F:-10/08/2026

UNION BANK OF INDIA
VS
Vaibhav Patki

TO,
Mr. Vaibhav s/o Khanderao Patki
A/O 26 Yez, Occ: Business
R/O Flat No. 105, Aditya Vihar, Road, Pipla Fata
Hudkeshwar, Nagpur-440015

NOTICE BY PAPER PUBLICATION

1. WHEREAS the above named applicant/Appellant has filed the above referred application/Appeal in this tribunal.

2. WHEREAS the service of summons/Notice could not be effected in the ordinary manner and whereas the application for substituted service has been allowed by this Tribunal.

3. You are directed to appear before this tribunal in person/s or through an advocate and file written statement on **10.08.2026 at 10:30 a.m.** and show cause as to why the reliefs prayed for should not be granted.

4. Take Notice that in case of default, the application/Appeal shall be heard and decided in your presence.

Given under my hand and seal of the Tribunal on this **08th day of May 2028** at Nagpur.

Registrar
Debts Recovery Tribunal, Nagpur

SEAL

PHYSICAL POSSESSION NOTICE

ICICI Home Finance Registered Office: ICICI Bank Towers, Bandra-Kurla Complex, Bandra (East), Mumbai- 400051.

Corporate Office: ICICI HFC Tower, JB Nagar, Andheri Kurla Road, Andheri East, Mumbai- 400059
Branch Office: Plot No. 6, KH No. 51, 52/1 & 52/5, P.H No. 9, 2nd Floor, Gawande Layout, Pioneer Cooperative Housing Society, Khamla Ring Road, Chhatrapati Square, Near Wardha Road, Nagpur- 440015.

Whereas

The undersigned being the Authorized Officer of ICICI Home Finance Company Limited under the Securitisation, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) rules 2002, issued demand notices against the borrowers mentioned below, to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

As the borrower failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/ her under Section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned dates. The borrower 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 ICICI Home Finance Company Limited.

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 the Borrower/ Co-Borrower/ Loan Account Number	Description of property/ Date of Possession	Date of Demand Notice/ Amount in Demand Notice (Rs.)	Name of Branch
1.	Rahul Milind Sontakke (Borrower), Sonal Sanjay Khadekar (Co-Borrower), LIG 27 Khadekar Road Near Vasant Vihar Mhada Colony Datta Wadi Nagpur-440023. Nagpur Maharashtra- 440023. LHNWW00001650319.	Plot No 45, Adm. 146.230 Sq.mtr, Sr. No. 274/4/1, Ph No 7, Om Housing Agency, CTS 266, House No. 773/27/4/1/45, Moujé Dabha, Nagpur Behind Lava Bustop Kh No 27/4/1 Ph No 7 Sheet No 30 CTS No 266, Mouza Dabha Tah And Dist Nagpur- 440001 Na- 440001. Nagpur Maharashtra- 440001. Bounded By:- North : Plot No. 46, South : 4.50 Mtrs. Wide Road, East : Road, West : Plot No. 44./ Date of Possession- 24-Jun-2026	14-11-2025 Rs. 23,15,300.99/-	Nagpur Wardha Road
2.	Rahul Milind Sontakke (Borrower), Sonal Sanjay Khadekar (Co-Borrower), LIG 27 Khadekar Road Near Vasant Vihar Mhada Colony Datta Wadi Nagpur-440023. Nagpur Maharashtra- 440023. LHNWW00001650339.	Plot No 45, Adm. 146.230 Sq.mtr, Sr. No. 274/4/1, Ph No 7, Om Housing Agency, CTS 266, House No. 773/27/4/1/45, Moujé Dabha, Nagpur Behind Lava Bustop Kh No 27/4/1 Ph No 7 Sheet No 30 CTS No 266, Mouza Dabha Tah And Dist Nagpur- 440001 Na- 440001 Nagpur Maharashtra- 440001. Bounded By:- North : Plot No. 46, South : 4.50 Mtrs. Wide Road, East : Road, West : Plot No. 44./ Date of Possession- 24-Jun-2026	14-11-2025 Rs. 28,915/-	Nagpur Wardha Road

The above-mentioned borrowers(s)/ guarantors(s) are hereby given a 30 day notice to repay the amount, else the mortgaged properties will be sold on the expiry of 30 days from the date of publication of this Notice, as per the provisions under Rule 8 and 9 of Security Interest (Enforcement) Rules 2002.

Date : June 30, 2026 Authorized Officer,
Place: Nagpur ICICI Home Finance Company Limited

YES BANK YES BANK LIMITED

Registered Office: Yes Bank House, Western Express Highway, Santacruz (E), Mumbai, 400 055
Branch Office: Plot No. 89/4, Mutha Sumphony, Law College Road, Erandwane, Pune 411004

Possession Notice for Immovable Property

Whereas,The undersigned being the authorised officer of YES Bank Limited ("Bank") under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") and in exercise of the powers conferred under section 13(12) of the Act read with Rule 9 of the Security Interest (Enforcement) Rules 2002, had issued a below mentioned demand notice to respective borrowers calling upon them to repay the below mentioned amount mentioned in the notice within 60 days from the date of the said notice.

The Borrower / security providers having failed to repay the amount, notice is hereby given to the Borrower/ security providers and to the public in general that the undersigned has taken possessions 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.

The Borrower / security providers in particular and the public in general is hereby cautioned not to deal with the properties mentioned below and any dealings with the said properties will be subject to the charge of the Bank for below mention amount, together with all the other amounts outstanding including the costs, charges, expenses and interest thereto.

This is to bring to your attention that under Sec.13(8) of SARFAESI Act, where the amount of dues of the secured creditor together with all costs, charges and expenses incurred by secured creditor is tendered to the secured creditor at any time before the date of publication of notice for the public auction/ tender/ private treaty, the secured asset shall not be sold or transferred and no further steps shall be taken for transfer or sale of that secured asset.

Details of the Possession Notice/Borrowers/ Mortgaged Property

Sr. No.	Loan A/c No.	Name of Borrower and Co-borrowers, Guarantors	Description of the Mortgage Properties	Sec 13(2) Notice Date	Total Outstanding dues as per Sec 13(2) Notice.	Date of 13(4) Possession taken
1	**11676 509**	**Ezzy Hardware and Cement (Through Its sole Proprietor-Proprietor Murtuza Ali Fakruddin Jamnagarwala) & Fakruddin Jamnagarwala**	1) Land bearing Plot No. 95 B admeasuring 2368 Sq. Fts. along with constructed Residential House thereon, Survey No. 62, Bhausaheb Kalati Nagar, Mouza – Navsari, Nandgaon Peth, Tal. & Dist.- Amravati 2) Shop No. 10, Ground Floor, Taj Market, Chanheya Colony, Plot No. 7 & 8, Survey No. 43, Mouza- Benoda, Tal. & Dist. – Amravati. 3) Plot No. 89 admeasuring 305.50 Sq. Mtrs. along with construction thereon, Survey No. 26 & 27/2, Nilkanth Layout, Mouza – Benoda, Nandgaon Peth, Tal. & Dist.-Amravati	09-03-2026	**Rs. 65,44,034.36**	24-06-2026
2	**AFH00 28016 99852**	**Durgesh Chandrbhan Ivanate & Sima Durgesh Ivanate**	Row House No 37 Aadhar Nagari Ph No 48, Kh No 85 89/2 89/3 97/1 97/2 97/3 97/4, 97/5 Mouza Kanholi, Nagpur, Maharashtra, 441108	06-06-2025	**Rs. 7,72,557.33**	25-06-2026
3	**HLN00 28010 09088**	**Nikhil Lakhanlal Bodele & Pramila Lakhanlal Bodele**	Flat No. 203, Second Floor, Indrajeet Palace, Plot No. 14,15, Corporation House No. 620-A/14 & 620-A/15, Ward No. 61, P.h No.11, K.h.no. 175/1, Sheet No. 556/61, C.t.s No. 272, Village- Zingabai Takali, Taluka & District- Nagpur, Nagpur-441501	04-09-2025	**Rs. 21,55,230.40**	25-06-2026

Place : Amravati & Nagpur **Sd/- (Authorized Officer)**
Date : 29.06.2026 **Yes Bank Limited**

POSSESSION NOTICE

As per Rule 8(1) of Security Interest (Enforcement) Rules, 2002

Whereas the undersigned being the Authorized officer of the Authum Investment & Infrastructure Limited (AIIL) (Resulting Company pursuant the demerger of lending business from Reliance Commercial Finance Limited ("RCFL") to AIIL vide NCLT order dated 10.05.2024), under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(2) read with Rule 3 of the Security Interest (Enforcement) Rules 2002. issued a Demand Notices dated 11-08-2025 calling upon the borrower **Mr. Prashant Nandkishor Randive, Co-borrowers Chitra Nandkishore Randive,.** to repay the amount mentioned in the notice being **Rs.71,95,332/-(Rupees Seventy One Lakh Ninety Five Thousand Three Hundred Thirty Two only)** under the loan account number RHLPNAG000048803 has become due and payable as on 06/08/2025, with further interest and costs within 60 days from the date of receipt of the said notices.

The Borrower having failed to repay the amount, notice is hereby given to the Borrower/Co-Borrower and the public in general that the undersigned has taken **PHYSICAL POSSESSION** of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said rules on this **29/06/2026.**

The Borrower/ Co-Borrower 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 Authum Investment & Infrastructure Limited for an amount of **Rs.87,18,846.58/- (Rupees Eighty Seven Lakhs Eighteen Thousand Eight Hundred Forty Six Rupees and Fifty Eight Paise Only)** under Loan Account No. RHLPNAG000048803 as on 22/06/2026 along with future interest and cost thereon.

The Borrower/ Co-Borrower's attention is invited to provisions of Section 13(8) of the said Act, in respect of time available, to redeem the secured assets.

Description of immovable property

Mortgage Of Immovable Property Situated At Land City Survey No. 179/1ब, H No. 396, Ward No. 18, Sheet No. 239, Naik Road Near Gajanan Mandir Mouza Nagpur Nagpur 440002

Date: 29.06.2026 **Authorised Officer**
Place: Nagpur **Authum Investment & Infrastructure Limited**

Mahindra FINANCE

Registered Office at: Gateway Building, Apollo 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) READ WITH RULE 9(1) OF SARFAESI ACT]

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. & e-mail id
1. M/s New Mate Jewelers (Borrower) **Proprite: 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.	06.07.2026 to 10.07.2026 Between 11:00 AM to 5:00 PM	16.07.2026	**E-Auction Date:** 17.07.2026 **E-Auction Time:** 10.00 AM to 04.00 PM	**Reserve Price: Rs. 30,00,000/-** (Rupees Thirty Lakh Only) **Earnest Money Deposit: Rs.3,00,000/-** (Rupees Three Lakh Only) **Bid Incremental Amount: Rs.25,000/-** (Rupees Twenty-Five Thousand Only)	**MR. ARIF KHAN +91 9822548464** ARIF.KHAN @MAHINDRAFINANCE.COM **MR. VARAD BHARNUKE +91 8097185044.** VARAD.BHARNUKE @MAHINDRAFINANCE.COM

DESCRIPTION OF IMMMOVABLE PROPERTY : ITEM NO – 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 Mane, Contact Mob No: 7977701080, e-mail-Id: Mannur.govindarajan@c1india.com.

Date: 30.06.2026 | Place: Nagpur, Maharashtra **SD/- Authorised Signatory, Mahindra and Mahindra Financial Services Limited**

kotak KOTAK MAHINDRA BANK LIMITED

Branch Office: 6th Floor, Plot No. 198, Ved Solitaire, Cement Road, Shivaji Nagar, Nagpur-440 010.
Corporate Identity No. L65110MH1985PLC038137

E-AUCTION CUM SALE NOTICE OF IMMOVABLE PROPERTY

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) & 9 (1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002. NOTICE is hereby given to the Public in general and in particular to the Borrower(s), Guarantor(s) and / or Mortgagor(s), that the below described immovable property mortgaged / charged to **KOTAK MAHINDRA BANK LIMITED** ("Secured Creditor"), the **PHYSICAL POSSESSION** of which has been taken by the Authorized Officer of the Secured Creditor on **16.06.2022 / 29.07.2022,** will be sold through E-Auction on **"AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS", "WHATEVER THERE IS BASIS" and "NO RECOURSE BASIS"** on **23.07.2026,** for recovery of **Rs. 3,97,62,091/-** as on **23.06.2026** together with further interest and other charges thereon at the contractual rates upon the footing of compound interest until payment / realization due to **Kotak Mahindra Bank Limited,** being the Secured Creditor, from the Borrower / Mortgagor/s / Guarantor/s namely **(1) M/s. Ram Creation** (Borrower), **(2) Mr. Sunny Hardasmal Mandhan** (Co-Borrower), **(3) Mrs. Kanchan Sunny Mandhan** (Co-Borrower), **4) Mr. Kishan Hardasmal Mandhan** (Co-Borrower) **5. 6) M/s. Riya Creation** (Co-Borrower) in respect of loans granted to **M/s. Ram Creation.** The details / description of Immovable Property put up for auction, the Reserve Price, the Earnest Money Deposit and the Auction Schedule are mentioned below:

Sr. No.	Name of the Mortgagor/s	Details Of Immovable Property put for E-Auction	Last date for submission of online bid	Date & Time of E-Auction	Reserve Price (INR)	Earnest Money Deposit (EMD) (INR)
1	**Mr. Sunny Hardasmal Mandhan**	**1)** Plot No. 5 Survey No. 14/1 and 14/1A Shree Govind Industrial Park, Amravati Old Bypass Road Bandera Road Amravati-444 606. **2)** Plot No. 49, Field Survey No. 7, Flat No. 401, Situated on 4th Floor of **Pruha Enclave"** Dastur Nagar, Opp. Gokul Market, Kamne Nagar to Dastur Nagar Road, Amravati, Mouje-Rajapeth Pragane Badnera, TQ. & Dist.Amravati-444 606.	22.07.2026 till 5.00 P.M.	23.07.2026 **1) For Industrial Unit -** between 11.00 A. M. to 12:00 P. M. & **2) For Flat -** between 01.00 P. M. to 02:00 P. M.	**1) For Industrial Unit :** Rs. 2,02,54,900/- & **2) For Flat :** Rs. 31,51,470/-	1) For **Industrial Unit :** Rs. 20,25,490/- & 2) **For Flat :** Rs. 3,15,147/-

The undersigned may at his absolute discretion and on request from the prospective buyers, arrange for inspection of the said property on **09.07.2026** for **Industrial Unit property between 12:00 p. m. to 01:00 p. m. & for Flat 02.00 p. m. to 3.00 p. m.** through his authorized representative / agent. **Important Terms and Conditions : 1)** The E-Auction shall be conducted by the undersigned through website **"Online Electronic Bidding"** through website **https://www.bankeauctions.com** / on **23.07.2026 For Industrial Unit : between 11.00 A. M. to 12:00 P. M. & For Flat between 01.00 P. M. to 02:00 P. M.** with unlimited extensions of 5 minutes duration each. **2)** For details about E-Auction, the intending bidders may contact **M/s. C1 India Pvt. Ltd. through Mr. Dharani Krishna - Mobile : +91-9948182222, e-mail id - andhra@c1india.com 3)** The intending bidders may visit the Bank's official website - **https://www.kotak.com/en/bank-auctions.html** for auction details and for the terms and conditions of sale. For detailed terms and conditions of auction sale, the bidders are advised to go through the portal **https://www.bankeauctions.com** / and the said terms and conditions shall be binding on the bidders who participate in the bidding process. **5)** It is requested that the interested Bidder/s are required to generate their login ID and password from the portal **https://www.bankeauctions.com** before uploading the bid and other documents. **6)** The bid form has to be filled in the prescribed form and is to be submitted / uploaded online only along with KYC documents of the Bidder/s on the portal **https://www.bankeauctions.com/** on or before **22.07.2026** up to **05.00 p. m.** and the scanned copies of the duly filled and signed bid documents and KYCs of the Bidder/s shall be sent by mail to the Authorized Officer. Prospective bidders may avail online training for generating Login ID and password and for online bidding process etc., from **M/s. C1 India Pvt. Ltd.** on above mentioned contact numbers. **8)** Earnest Money Deposit (EMD) shall be deposited by way of Demand Draft in favour of **Kotak Mahindra Bank Ltd. on or before 22.07.2026 up to 05:00 p.m.** In case of delay in depositing the EMD and / or submission of Bid documents within the prescribed time limits due to any technical glitch, the Authorized Officer, to maximize the bid price and after-sale bidding process, at its sole discretion and on his satisfaction, can accept the Bid/s received after the schedule cut-off time without giving any disclosure to any person. Any bid submitted without depositing the EMD amount shall stand automatically rejected. The EMD deposited by the proposed bidder shall not earn any interest. **9)** The bid price to be submitted shall be equal to and / or above the Reserve Price as mentioned hereinabove. Bids which are submitted less shall improve their further offers in multiples of INR **1,00,000.00 (Rupees One Lac Only)** for Industrial Unit & For Flat in multiples of **INR 50,000.00 (Rupees Fifty Thousand Only). 10)** In case any bid is placed within last 5 minutes of the closing time of the e-auction proceeding, the closing time shall automatically and immediately get extended by another 5 minutes. **11)** The successful bidder has to deposit 25% of the highest bid amount (inclusive EMD already deposited) immediately on closure of the e-auction sale proceedings or on the following working day in case business hours is closed on the day of E-Auction, in the mode stipulated as above. The balance **75%** of the highest bid amount shall have to be deposited within **15 (FIFTEEN)** days from the date on which the acceptance / confirmation of sale is conveyed to such successful bidder or such extended period which shall be at the sole discretion of the Authorized Officer and within the provisions of SARFAESI Act, 2002 and the Security Interest Rules, 2002. **12)** The highest bidder will not have any right and title over the property until the Sale Certificate is issued in his favour subject to realisation of entire Auction Price and other incidental expenses. Sale shall be subject to terms and conditions of E-Auction and confirmation by the Secured Creditor to that effect. **13)** If the successful bidder fails to deposit the entire bid / purchase price and fee as mentioned above, the deposit by the successful bidder shall be forfeited and the defaulting bidder shall neither have claim on the property nor on the amounts deposited. The Authorized Officer shall be free to exercise any one or more rights available to him in terms of the provisions of SARFAESI Act, 2002 and the Security Interest Rules, 2002, in respect of the auction property. **14)** On receipt of the entire sale consideration within the stipulated period as mentioned above, the Authorized Officer shall issue the Sale Certificate in the name of the successful bidder only. No request for issuance of Sale Certificate in the name of any other person shall be entertained thereafter, and **Kotak Mahindra Bank Limited** shall not entertain any claims. **15)** The sale certificate shall be issued in the same name in which the Bid is submitted. No request for inclusion / substitution in the sale certificate of names of any person(s) other than those mentioned in the bid shall be entertained. **16)** The EMD amount, in the unsuccessful bidder's case, shall be returned by **Kotak Mahindra Bank Ltd.,** without any interest, within 10 (Ten) working days and without any interest. **17)** The Authorized Officer has the absolute right to accept or reject a bid or postpone / cancel the notified E-Auction Sale without assigning any reason. In the event of postponement/cancellation of the E-Auction Sale after submission of the bids, EMD submitted by the bidders will be returned, without interest and in case the bids are rejected, Authorized Officer can negotiate with any of the bidders or other parties for sale of the property by private treaty at the rate not less than the Reserve Price for Sale for the want of bids or otherwise or for any other reason, the Authorized Officer can enter into a private treaty for sale of the property, as a whole or any part thereof, with the proposed purchaser or any other party providing an offer to purchase the property. **19)** In the event where a bidder is declared as the successful bidder in the e-auction sale conducted and subject to the auction proceeds gets stayed and/or set aside by any Court / Tribunal, at any stage even after issuance of the sale certificate or handing over the possession. then the Bank, at the request of bidder/auction purchaser shall initiate refund of the EMD / amount so deposited by him / her. The Bank at its sole discretion will process refund the money so deposited, without any interest, claims or damages whatsoever and such refund amount shall be entertained after deducting therefrom the particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorized Officer / Secured Creditor, but the Authorized Officer / Secured Creditor will not be answerable for any error, misstatement or omission in this proclamation. **20)** Any other encumbrances are not known to the Bank. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or claim or dues, statutory or otherwise in respect of the property or any dues else in respect of the property. Intending bidders should make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc. **21)** All statutory dues / other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser. **22)** All outgoings charges i.e. Municipal Taxes, Maintenance / Society charges, Electricity and Water charges and any other dues or taxes including transfer charges / fees in respect of the property put for Auction-cum-Sale under the present notice shall be paid by the successful Bidder / Purchaser solely. **23)** All other incidental charges (including but not limited to security charges or maintenance charges for preservation of the property under the present auction) will be borne solely by the highest bidder from the date of issuance of Certificate of Sale, which will have to be obtained / registered in the name of the purchaser at the sole discretion of the Authorized Officer, for any dispute / claim / litigation or for any just and reasonable delay will be considered for exemption, without setting any precedent for future. **24)** As per Section 194-IA of the Income Tax Act, 1961, TDS @1% shall be applicable on the sale proceeds, if the sale consideration is **Rs. 50,00,000.00 (Rupees Fifty Lakhs only)** and above, the Successful Bidder/Purchaser shall deduct and deposit 1% TDS, for the Property in the name of **M/s. Sunny Hardasmal Mandhan (having PAN AMIPM2656C),** to be borne by him from the sale price of the respective property and deposit the same with Income Tax Department, Furthermore only 99% of the Sale price is to be remitted to the Bank. The Sale Certificate will be issued by the Bank, in favour of the Successful bidder/purchaser, only upon the receipt of Form 16B, Form 26QB and the Challan evidencing the payment of TDS. **25)** Sale will strictly be on **"AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS", "WHATEVER THERE IS BASIS" and "NO RECOURSE BASIS"** on the terms and conditions as mentioned herein, however the Authorized Officer shall have the absolute discretionary right to change or vary any of the terms and conditions. The bidders are advised to make their own independent inquiries regarding any encumbrances, Search in Sub-Registrar Office and Revenue Records and Municipal Records and any administrative Government records relating to the concerned Property and shall satisfy themselves regarding the nature and description of the property, condition, any encumbrances, lien, charge, statutory dues, etc. before submitting the bid for the concerned Property. **26)** If the dues of the bank together with all costs, charges and expenses incurred by them or part thereof as may be acceptable to the bank are tendered by/on behalf of the Borrower/s / Guarantor/s / Mortgagor/s, at any time on or before the date fixed for sale, the auction / sale of asset may be cancelled. The Authorized Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone / cancel / adjourn / discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final. **27)** The bidders shall be deemed to have read and understood the terms and conditions of the sale and shall abide by the said ter