

**Through Online Filing**  
**Ref No: SIL/CS/443**

**Friday, 18th July, 2025**

To,  
**he Manager - Listing Department,**  
**National Stock Exchange of India Limited**  
**Exchange Plaza, C-1, Block –G,**  
**Bandra Kurla Complex, Bandra (East),**  
**Mumbai- 400051**

***Symbol : SHRADHA***

***ISIN No. : INE715Y01031***

**Subject : Intimation of Newspaper Clipping/s for publication of Notice of 28th Annual General Meeting of the Company for the Financial Year 2024-25 in Local Newspaper/s.**

Dear Sir / Madam,

In continuation of our Letter SIL/CS/429 Dated: 28<sup>th</sup> May, 2025, we wish to inform you that the 28<sup>th</sup> Annual General Meeting of the Shareholders (Members) of the Company, for the financial year 2024-25, will be held on Friday, the 08<sup>th</sup> August, 2025 at 04.30 P.M. through Video Conferencing ('VC') / Other Audio Visual Means ('OAVM') facility.

Pursuant to Regulation 47 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), we are enclosing herewith a certified copy of Newspaper Clipping/s, for publication of Notice, published in 'The Indian Express, Nagpur' [English Language] and 'Loksatta, Nagpur' [Vernacular (Marathi) Language], on Friday, 18<sup>th</sup> July, 2025, containing requisite information about the 28<sup>th</sup> Annual General Meeting, Book Closure, Cut-off Date and e-Voting, etc. for your reference and records.

It is requested to place the aforesaid information on records. Meantime, kindly acknowledge the receipt.

Yours faithfully,  
**For SHRADHA INFRAPROJECTS LIMITED**

**NITESH SANKLECHA**  
**MANAGING DIRECTOR & CFO**  
**(DIN: 03532145)**

**SHRADHA INFRAPROJECTS LIMITED**

**CIN : L45200MH1997PLC110971**

**Registered Office :** Shradha House, Near Shri Mohini Complex, Kingsway, Block No. F/8, Nagpur 440001, Maharashtra, India

**E :** investorinfo@shradhainfra.in | **Phone No. :** 0712-6617181 | **Website :** www.shradhainfra.in

**Encore Asset Reconstruction Company Private Limited (Encore ARC)**  
acting in its capacity as the Trustee of EARC-Bank-029-Trust  
Encore ARC Corporate Office Address: 5th Floor, Plot No. 137, Sector 44, Gurugram 122002, Haryana

**CORRIGENDUM**

This Corrigendum is issued to E-Auction Sale Notice dated 17-07-2025 published in Indian Express and LokSatta in Marathi. In the said Auction notice pertaining to Borrower SUSHILASHOK PETKAR, please note following to be read correctly as below:

<b>E-Auction Date</b>	<b>FOR</b>	Northern portion of Plot no.47, Adm 1500 sq. ft. Ward no. 73, Kh. No. 57 of Mz- Ambazari, C.S. No. 135, Tah. & Dist- Nagpur
<b>READ</b>		All that part and parcel of Northern portion of Plot No. 47 admeasuring 500 sq. ft. out of 1500 sq. ft. admeasuring (46.451 sq. mt.) with construction thereon admeasuring 500 sq. ft. (46.451 sq. mt.) comprising of Ground + First floor and terrace thereon, bearing House No. 1890 in Ward No.73, Khasra No.57 of Mouza-Ambazari, City Survey No. 135, Sheet No.50, Tahsil and District Nagpur. Boundaries: South : Remaining portion of Plot No.47 North : Plot No.48 East : Plot No.80 West : 30 wide Road

All other details mentioned in the said E Auction notice published on July 07, 2025 remain unchanged.  
Date : 18th July 2025 | Place : Nagpur | Sd/ Authorised Officer

**JANSEWA URBAN COOP BANK LTD**  
Head Office- Madhavaalea Complex, 1st Floor, Maskasath Chowk, Itwari, Nagpur- 440002  
Tel No- 0712-2776885, 2776886

**कच्चा सुचना (अचल संपत्ती के लिए)**

निम्न हस्ताक्षरकर्ता ने सिक्वेटियायजेशन अॅन्ड रिकन्स्ट्रक्शन ऑफ फाइनान्सीयल असेट्स अॅन्ड एन्फोर्समेंट ऑफ सिक्वियुरिटी इन्स्ट्रूमेंट अॅन्ड 2002 के नियम 9 सहित पाठ जानेवाला कलम 13(2) के तहत प्रदान किये गये अधिकार का इस्तेमाल करके "जमसेवा अर्बन को-ऑप बैक लि." के अधिकृत अधिकारी उस नाते से सुचना में नमुद किये हुए रक्कम की उक्त सुचना मिलने के तारिख से 60 दिन के भितर पुनर्वापसी करने की मांग सुचना प्रस्तुत की गई कर्जदार / हमीदार तथा सभी जनता को सुचना दी जाती है, कि निम्न हस्ताक्षरकर्ता ने उक्त नियम 8 के साथ पढ़े जानेवाले उर्पयुक्त कानून कलम 13 (4) के तहत प्रदान किये गये अधिकार का इस्तेमाल करके निचे दी गये वर्णन की संपत्ती का सांकेतिक (Symbolical Possession) कच्चा लिया है विशेषतः कर्जदार तथा हमीदार एवं सभी सामान्य जनता को इसके द्वारा सुचना दी जाती है की, निम्नलिखित संपत्ती के बारे में कोई भी लेनदेन नहीं करने की ताकदीद दी जाती है। एवं इस संपत्ती के बारे में कोई भी व्यवहार "जमसेवा अर्बन को ऑप बैक लि." के प्रभाराधीन रहेगा। कर्जदार हमीदार इन्होंने अधिकृत अधिकारियों द्वारा जब मांग की जायेगी तब संपत्ती का वास्तविक तथा पूर्ण कच्चा देना जरूरी रहेगा यदि कर्जदार, हमीदार अधिकृत अधिकारी द्वारा मांग किये जाने पर संपत्ती का वास्तविक एवं रिक कच्चा देने में असफल रहते है तो, अधिकृत अधिकारी जिल्हा दंडाधिकारी से प्रचलित कर संपत्ती का वास्तविक एवं रिक कच्चा प्राप्त करेगा।

शाखा का नाम/खाता क्र.	कर्जदार / हमीदार का नाम व पता	कर्ज राशि	हिमाद नोटिस तारिख	कच्चा लेने की तारिख	अचल संपत्ती का विवरण
गांधी बाग शाखा	मेहसर्स जैन प्रोडिजन्स, प्रोफा. श्रीमती राजकुमारी जैन प्लॉट नं. 1, सी.सी. लिमिटेड कर्ज खाता क्र. 17/02/20	(31/05/2025 को रु. 16,32,933/- खाते से ब्याज और इतर खर्च बाकी	(02/04/2025) 16,96,318/- से ब्याज + अन्य खर्च बाकी	सांकेतिक तारीख 04/06/2025	मौजा, महाल, घर नं.659/अ, सर्कल नं. 03. सिटी सर्कल नं. 303. प्लॉट नं.238, नई नं.17, तुलशीबाग रोड, नागपुर

नागपुर दिनांक 18.07.2025 मुहय कार्रकारी अधिकारी एवं अधिकृत अधिकारी

**राजस्थान राज्य कृषि विपणन बोर्ड**  
राजस्थान राज्य कृषि विपणन बोर्ड खण्ड मीलवाड़ा के अर्न्तगत विभिन्न निमार्ण कार्यों हेतु ऑनलाइन बिड ई-प्रोक्यूमेंट के माध्यम से उपयुक्त श्रेणी में पंजीकृत बिडर्स से आमंत्रित की जाती है। बिड से संबंधित विस्तृत विवरण वेबसाईट [www.eproc.rajasthan.gov.in](http://www.eproc.rajasthan.gov.in), [www.sppjrajasthan.gov.in](http://www.sppjrajasthan.gov.in) एवं [www.agriculture.rajasthan.gov.in/rsamb](http://www.agriculture.rajasthan.gov.in/rsamb) पर भी देखा जा सकता है। UBN : AGM25SOW6030395 To 396  
कच्चा.संख्या/सी/25/6351 अर्पयुक्त अधिकृत

**बिड आमंत्रण सुचना संख्या-06/2025-26**  
दिनांक - 16/07/2025

**Phoenix ARC Private Limited**  
Regd. Office: 3rd Floor, Wallace Tower 139-140/B/1, Crossing of Sahar Road and Western Express Highway Vile Parle (East) Mumbai-400 057 Tel: 022- 6849 2450, Fax : 022- 6741 2313  
CIN: U67190MH2007PT168303 Email: info@phoenixarc.co.in, Website: www.phoenixarc.co.in

**CORRIGENDUM TO AUCTION NOTICE**

This is to inform the public that with reference to the Auction Notice published on 17.07.2025 in this newspaper, pertaining to the Borrowers & Co-Borrowers 1. Hivraj Rajaram Gajbihiye, Co-Borrower: Bharti Rajhans Ramteke, an important clarification is hereby issued. The said notice mentioned only one loan account number: LXGN00416-170022783. However two loan account numbers are associated with the above-mentioned borrower. The correct loan account numbers to be considered are: LXGN00416-170022783 & LXGN00416-170045602. Both accounts pertain to the same borrower and should be treated accordingly. All other terms, conditions, and details stated in the original auction notice remain unchanged.

Place: Nagpur | Sd/ Authorised Officer  
Date: 18.07.2025 Phoenix ARC Private Limited

**KOTAK MAHINDRA BANK**  
Kotak Mahindra Bank Ltd., Registered Office: 27, BKC, C-27, G Block, Bandra Kurla Complex, Bandra (East), Mumbai - 400051

Branch Office: Kotak Infiniti, 5th Floor, Zone IV, Building No 21, Infinity IT Park, Off Western Express Highway, General A K Vaidya Marg, Malad (East), Mumbai 400097.  
Corporate Identity Number - L65110MH1985PLC038137, www.kotak.com

**E - AUCTION CUM SALE NOTICE OF IMMOVABLE PROPERTIES**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6(2), 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 below mentioned Borrower (s), Guarantor (s) and /or Mortgagee (s), that the below described immovable property(ies) mortgaged / charged to Kotak Mahindra Bank Limited ("Secured Creditor"), the Possession of which has been taken by the Authorised Officer of the Secured Creditor on respective dates as mentioned herein below respectively, will be sold through E-Auction on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS", "WHATSOEVER THERE IS BASIS" and "NO RECOURSE BASIS" on 26-08-2025, for recovery of the respective amounts 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 below mentioned Borrower (s), Guarantor (s) and /or Mortgagee (s)

Names of Borrower(s), Guarantor(s) & Mortgagee(s)	Details of 13(2) Notice with o/s amounts	Outstanding	Date of Possession of the Mortgaged Property
1. M/s. Agrawal Industries Represented through its Proprietor Mr. Vijay C. Kejadiwal (Borrower and Mortgagee)	12-04-2023 Rs. 1,53,14,809.29/- on 31-03-2023	Rs. 2,40,40,327.88/- (Rupees Two Crores Forty Lakhs Forty Thousand Three Hundred Twenty Seven and Paise Eighty Eight Only) as on 01-06-2025	04-03-2025
2. Mr. Vijay C. Kejadiwal (Guarantor)			
3. Mr. Piyush V. Kejadiwal (Guarantor)			
4. Mrs. Manju Vijaykumar Kejadiwal (Guarantor)			

The details / description of movable and immovable properties put up for auction, the Reserve Price, the Earnest Money Deposit and the Auction Schedule are mentioned below:

Name of the Mortgagor/s	Lot/s
<b>Details Of Immovable Properties put for E - Auction</b>	<b>M/s. Agrawal Industries through it's Proprietor Mr. Vijaykumar Kejadiwal</b> <b>Lot I:</b> All that piece and parcel of Plot No. L-91, in the Akola Industrial Area within the village limits of Shivar, Taluka and District Akola, Plt admeasuring 1980 Sq.mtrs, owned by M/s. Agrawal Industries through its Proprietor Mr. Vijay C. Kejadiwal, bounded as under:- On East by: MIDC Plot No. L-8/2, On West by: MIDC Estate Road, On South by: MIDC Plot No. L-9/2, On North by: MIDC Estate Road; Together with all existing buildings and structures thereon as may be erected/constructed there upon any time from/after the date of respective mortgages and all additions thereto and all fixtures and furniture's and plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future. <b>Plant and Machinery:-</b> Elevators 8x8'x22' (Feet), Pulveriser (Chakki), De-Stoner, Electric Motor Apprx 25hp, Screw Coveyor (Feet), Flywheel 5', Flywheel 2', Collection Tank (6'x6'x2.5'), Air Dryer (7.5'x4'), Hopper 6 Compartment (15'x3' 4.6') Hopper 4 outlet, Hopper 3 outlet, Weight Machine 100kg, Small Motor (1 HP), Mill Machine Motor, etc. <b>Lot II:</b> Plant and Machinery:- Elevators 8'x8'x22' (Feet), Pulveriser (Chakki), De-Stoner, Electric Motor Apprx 25hp, Screw Coveyor (Feet), Flywheel 3', Flywheel 2', Collection Tank (6'x6'x2.5'), Air Dryer (7.5'x4'), Hopper 6 Compartment (15'x3' 4.6') Hopper 4 outlet, Hopper 3 outlet, Weight Machine 100kg, Small Motor (1 HP), Mill Machine Motor, etc. <b>Last date for submission of online bid</b> 25-08-2025 upto 04:00 p.m.
<b>Date &amp; Time of E-Auction</b>	26-08-2025 between 01:00 p.m. to 02:00 p.m.
<b>Reserve Price (Rs.)</b>	Lot I: Rs. 3,00,00,000.00 (Rupees Three Crore Only) Lot II: Rs. 56,00,000.00 (Rupees Fifty Six Lakhs Only)
<b>Earnest Money Deposit (EMD) (Rs.)</b>	Lot I: Rs. 30,00,000.00 (Rupees Thirty Lakhs Only) Lot II: Rs. 5,60,000.00 (Rupees Five Lakh Sixty Thousand Only)

The undersigned may at his absolute discretion and on request from the prospective buyers, arrange for inspection of the said property on 12-08-2025 between 12:00 p.m. to 02:00 p.m. through his Authorized Representative/Agent.

**Important Terms and Conditions:**

- The E - Auction shall be conducted only through "On Line Electronic Bidding" through website <https://www.bankauctions.com/> on 26-08-2025 from 01.00 p.m. to 02.00 p.m. with unlimited extensions of 5 minutes duration each.
- For details about E-Auction, the intending bidders may contact M/s. C1 India Pvt. Ltd through Mr. Dharam Krishna - Mobile - +91-9948182222; email id - andhra@c1india.com
- 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.bankauctions.com/> and the said terms and conditions shall be binding on the bidders who participate in the bidding process.
- It is requested that the interested Bidders are required to generate the login ID and password from the portal <https://www.bankauctions.com/> before uploading the bid and other documents.
- 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.bankauctions.com/> on or before 25-08-2025 up-to-04.00 p.m. and the scanned copies of the fully filled and signed bid documents and KYCs of the Bidder/s should be sent by mail to [pranay.bharucha@kotak.com](mailto:pranay.bharucha@kotak.com) or [shivani.paste@kotak.com](mailto:shivani.paste@kotak.com) and / or [pradeep.vishwakarma@kotak.com](mailto:pradeep.vishwakarma@kotak.com) and / or [dushyantinsinh.zala@kotak.com](mailto:dushyantinsinh.zala@kotak.com) and / or [agur.v.pagare@kotak.com](mailto:agur.v.pagare@kotak.com). The Bidder shall write the subject of the event "For purchase of Property in the matter of 'M/s. Agrawal Industries'".
- In an event, the Authorised Officer is receiving bids for both Lot I & Lot II, it may please be noted that priority will be given to the bid received for Lot I.
- 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.
- Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT/FUND TRANSFER to the credit of Account Name - Kotak Mahindra Bank Limited, Account No. 06410125272001, Kotak Mahindra Bank Ltd., Nariman Point Branch, Mumbai. IFSC Code: KKBK0000958, on or before 25-08-2025 up to 04:00 p.m. The NEFT/RTGS/FUND TRANSFER shall only be done from the account/s of the intending bidder/s only. 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 participation and inter-se bidding process, at its sole discretion and upon his satisfaction, can accept the Bid/s received after the schedule cutoff 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.
- The bid price to be submitted shall be equal to and / or above the Reserve Price and during the bidding process, bidders who have submitted bids shall improve their further offers in multiples of INR 1,00,000.00 (Rupees One Lakh Only).
- 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.
- The successful bidder has to deposit 25% of the highest bid amount (including EMD already paid) 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 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.
- The highest bidder will not have any right and title over the property until the Sale Certificate is issued in his favour subject to realization 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.
- If the successful bidder fails to deposit the entire bid / auction amount, the amount already deposited 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/ies.
- On receipt of the entire sale consideration within the stipulated period as mentioned above, the Authorized Officer shall issue the Sale Certificate, the sale shall be completed thereafter, and Kotak Mahindra Bank Limited shall not entertain any claims.
- 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.
- The EMD amount of successful bidder/s shall be returned by Kotak Mahindra Bank Ltd. in their accounts by way of RTGS / NEFT / Funds Transfer, within 10 (Ten) working days and without any interest.
- 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.
- In an event of failure of the E - Auction 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 for offer to purchase the property.
- In the event where a bidder is declared as the successful bidder in the e-auction sale conducted and subsequent to that, if the auction proceedings are stayed by any Court /Tribunal, at any stage till the stage of issuance of the sale certificate and handing over the possession, including but not limited to restraining the bank from further proceedings, then the bidder shall not have any right to claim the refund of the EMD/amount so deposited by him/her or any interest on the amount so deposited towards the sale of the property. The Bank at its sole discretion will refund the money so deposited, without any interest and/or damages and/or claims and no communication will be entertained whatsoever in this regard.
- If any bidder intends to bid for more than 1 property under auction, then the bidders has to submit separate bids for each of the properties by following the process as mentioned above (if applicable to this e-auction).
- 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 shall not be answerable for any error, misstatement or omission in this proclamation.
- 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 any other dues to the Government or anyone else in respect of property Auctioned. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.
- All statutory dues/ other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.
- All outgoing charges i.e. Municipal Taxes, Maintenance/Service 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/s.
- 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 cleared / reimbursed to the Bank before registration of the Certificate of Sale. However at the sole discretion of the Authorized Officer, any just and reasonable delay will be considered for exemption, without affecting any precedent for future.
- 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 in the name/s of Mr. Vijaykumar Kejadiwal having PAN No. AGJPK1400D and the same shall be deducted 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 2608B and the Challan evidencing the deposit of such TDS.
- Sale will strictly be on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS", "WHATSOEVER THERE IS BASIS" & "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. Please note that the Bank/Authorised Officer/Secured Creditor does not in any way guarantee or make any representation with regard to the fitness/title of the property/ies/assets under auction. Sale/auction will be strictly on no recourse basis.
- 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.
- The bidders shall be deemed to have read and understood the terms and conditions of the sale and shall abide by the said terms and conditions.
- The bidders should ensure proper internet connectivity, power back up etc.,. The Bank shall not be liable for any disruption due to internet failure, power failure, or technical reasons or reasons / contingencies affecting the E-Auction proceedings.
- Kotak Mahindra Bank Limited or its employees will not be liable for any claims from any person in respect of the property/ies put for sale.
- The present notice is also uploaded on the Bank's official website i.e. [www.kotak.com](http://www.kotak.com) and interested parties can visit the same also.
- For inspection of the properties or for any further details kindly contact Mr. Dushyantinsinh Zala (Mobile No. +91-9090991262), Mr. Mayur Pagare (Mobile No. +91-9702643053), Mr. Pradeep Vishwakarma (Mobile No. +91-9821400990), Authorised Officer Mr. Pranay Bharucha (Mobile No. +91-7045928097) and Mrs. Shivani Paste (Mobile No. +91-9699534999).

In case there is any discrepancy between the publications of sale notice in English and Vernacular newspaper, then in such case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final copy, thus removing the ambiguity.

Place: Akola  
Date - 18.07.2025  
For Kotak Mahindra Bank Limited  
Authorized Officer

**ICICI Bank**  
Branch Office: ICICI Bank Ltd. Vishnu Vaibhav complex, 6th floor, 222 palm road, civil lines, Nagpur- 440001.

**PUBLIC NOTICE-TENDER CUM E-AUCTION FOR SALE OF SECURED ASSET**

[See proviso to Rule 8(6)]  
Notice for sale of immovable asset(s)

E-Auction Sale Notice for the sale of immovable asset(s) 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.

This 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 Authorised Officer of ICICI Bank Limited will be sold on 'As is where is', 'As is what is' and 'Whatever there is' as per the brief particulars given hereunder;

Sr. No.	Name of Borrower(s)/ Co-Borrowers/ Guarantors/ Loan Account No.	Details of the Secured asset(s) with known encumbrances, if any	Amount Outstanding	Reserve Price/ Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of E-Auction
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	M/s. Atharva Creators Pvt Ltd (Borrower) Anant Londhe, Anagha Londhe (Guarantor/Mortgagor) Loan Account No: 624205500858 & 62425001899 & M/s. Gem Bricks, Anant Londhe, Anagha Londhe (Guarantor/Mortgagor) Loan Account No: L3NAG000537960 624205013185	Survey No. 174 and 176, Bhogwatdar Class-1, P. H. No.61, Village and Gram-panchayat Garamsur, Tahsil Katol, Dist. Nagpur, Maharashtra-444010 "Admeasuring Area 4.22 Hecter R. Alongwith 44.65 Square Meter of R. C. C Construction At First Floor	624205500858/ 624255001899/ 624205013185 Rs. 3,80,97,860/- (As on June 30, 2025) L3NAG000537960 Rs. 1,56,53,836/- (As on June 30, 2025).	Rs. 4,00,00,000/- Rs. 40,00,000/-	July 28, 2025 From 11:00 AM To 02:00 PM.	August 08, 2025 From 11:00 AM Onward.

The online auction will be conducted on the website (URL Link- <https://disposalhub.com/>) of our auction agency M/s NexTen Solutions Private Limited. The Mortgagors/ Noticees are given a last chance to pay the total dues with further interest by August 07, 2025 before 05:00 PM else the secured asset(s) will be sold as per schedule. The prospective bidder(s) must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer Column E) at ICICI Bank Ltd. Vishnu Vaibhav Complex, 6th Floor, 222 Palm Road, Civil Lines, Nagpur- 440001 on or before August 07, 2025 before 04:00 PM. Thereafter, they have to submit their offer through the website mentioned above on or before August 07, 2025 before 05:00 PM along with the scanned image of the Bank acknowledged DD towards proof of payment of EMD. In case the prospective bidder(s) is/ are unable to submit his/ her/ their offer through the website, then the signed copy of tender documents may be submitted at ICICI Bank Ltd. Vishnu Vaibhav Complex, 6th Floor, 222 Palm Road, Civil Lines, Nagpur- 440001 on or before August 07, 2025 before 05:00 PM. Earnest Money Deposit DD/PO should be from a Nationalised/ Scheduled Bank in favour of 'ICICI Bank Limited' payable at Nagpur. For any further clarifications in terms of inspection, Terms and Conditions of the E-Auction or submission of tenders, contact ICICI Bank Employee Phone No. 9595913322/9326066680/9168688529. Please note that Marketing Agencies, Leasing/Trading/ Capital Services Private Limited, 2. Augco Assets Management Private Limited, 3. Metax Net Pvt. Ltd. 4. Finwin Estate Deal Technologies Pvt Ltd 5. Ginnorsoft Pvt Ltd 6. Hecta Pro Tech Pvt Ltd 7. Arca Asset Pvt Ltd 8. Novel Asset Service Pvt Ltd 9. Nobroker Technologies Solutions Pvt Ltd., have also been engaged for facilitating the sale of this property. The Authorised Officer reserves the right to reject any or all the bids without furnishing any further reasons. For detailed Terms and Conditions of the sale, please visit [www.icicibank.com/n/4p45](http://www.icicibank.com/n/4p45).  
Date : July 18, 2025, Place: Nagpur Authorized Officer, ICICI Bank Limited

**Aadhar Housing Finance Ltd.**  
Corporate Office: Unit No. 802, Natraj Rustomjee, Western Express Highway and M.V. Road, Andheri (East), Mumbai - 400069.

- Pusad Branch :** 201, 2nd Floor, Plot No.51, Sai Govinda Complex, Vasant Naik Square, Pusad, Dist. Yavatmal 445204 (MH)
- Bhandara Branch :** Rahagadale, 2nd Floor, Hanuman Ward, Above Canara Bank, Near Bus Stand, Main Road, District - Bhandara 441904 (Maharashtra)
- Amravati Branch :** Property No. 23/4, Rajapeth, Landmark Ghundiwal Hospital, District - Amravati 444605 (Maharashtra)
- Yavatmal Branch :** 1st Floor, Megatiya Layout, Plot no.39, Nazul Sheet No.17, Bhukhand No.90/2, Arni Naka, District - Yavatmal 445001 (Maharashtra)

**APPENDIX IV POSSESSION NOTICE (for immovable property)**

Whereas, the undersigned being the Authorized Officer of **Aadhar Housing Finance Limited (AHFL)** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, Demand Notice(s) issued by the Authorised Officer of the company to the Borrower(s) / Guarantor(s) mentioned herein below 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(s) / Guarantor(s) and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of the Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement rules, 2002. The borrower's attention is invited to provisions of sub section (B) of section 13 of the Act, in respect of time available, to redeem the secured assets. The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of AHFL for an amount as mentioned herein under with interest thereon.

Sr. No.	Name of the Borrower(s)/ Co-Borrower(s) (Name of the Branch)	Description of Secured Asset (Immovable Property)	Demand Notice Date & Amount	Date of Possession
1	(Loan Code No. 33910000236 / Pusad Branch) Abdul Aasif Shaikh (Borrower), Reshma Parveen Sheikh (Co-Borrower)	All that part & parcel of property bearing Mouza Digras, Tq. Digras Dist. Yavatmal, Filed Sr No 124/2, Sheet No 9/B, Block No 66, Admeasuring Area Of The Plot 85.78 Sq. Mt. - 445203. Boundaries: East: Sai Nagar, West: Layout Road And Tukda No 67, North: Tukda No 65, South: Layout Road / HO Rafik Sir	12-04-2025 & ₹ 4,76,935/-	15-07-2025
2	(Loan Code No. 30310000031 / Bhandara Branch) Mukesh Swaran Nyaymurti (Borrower), Sushama Mukesh Nyaymurti (Co-Borrower)	All the piece and parcel of Land Bearing Old Gat No. 316, New Gat No. 316/2/8/9 Plot No. 13 & 14 Total Admeasuring 273.23 Sq. Mtrs. (I.E. 2940 Sq. Ft) Situated At Mouza- Sadak Arjuni P. H. No. 15 Within Nagar Panchayat Area Tah- Sadak Arjuni Dist- Gondia-441807 Boundaries: East: Layout Road, West: Layout Road, North: Plot No.15, South: Plot No12	12-04-2025 & ₹ 25,22,171/-	14-07-2025
3	(Loan Code No. 25710000024 / Amravati Branch) Savita Pandit Ingale (Borrower), Sakshi Pandit Ingale (Co-Borrower)	All that piece & parcel of Land Bearing Nazul Plot No. 1152 Admeasuring 20 Sq. Mtr. & Nazul Plot No. 1153 Total Admeasuring 80 Sq. Mtr. Out Of Which Area Admeasuring 30 Sq. Mtr. Both Plot Total Area Admeasuring 50 Sq. Mtr. And House Constructed Thereon From Nazul Sheet No. 44 At Mouje-Banosa Tq. Daryapur Dist. Amravati - 444803 Within The Limits Of Nagar Parishad Daryapur (Hereinafter Called As The Subject Property). Boundaries: East: Government Road, West: Government Road, North: House of Hemraj Shamrao Dhone, South: House of Vinod Baburao Chavan	12-04-2025 & ₹ 5,71,509/-	14-07-2025
4	(Loan Code No. 14010000323 / Yavatmal Branch) Rashmi Swapnil Jaiswal (Borrower), Devanand Shankarrao Rithe (Guarantor)	All that part & parcel of property bearing Mouza Yavatmal, Within Local Limits Of Municipal Council Yavatmal Tq. & Dist. Yavatmal, Filed Sr. No. 731/B, Plot No 11/12/13/14/15/16/17, Admeasuring Total Area Of The Plot 1082.13 Sq. Meter, Row House No F-6 On Unfrid Floor, Super Built Up Area Of Flat 64.03 Sq Mt And First Floor Share 54.10 Sq Mt. Property No. 28001770 (As Per Tax Receipt) Saisahvas Suraj Nagar Road, MH - 445001 Boundaries: East: Row House F No 07, West: Row House No F No 05, North: Arunadaya Society, South: Road	12-04-2025 & ₹ 15,72,526/-	15-07-2025
5	(Loan Code No. 14010000080 / Yavatmal Branch) Avinash Nirvrti Wankhede (Borrower), Nirvrti Lahuji Wankhede (Co-Borrower)	All That Piece And Parcel Of Gram Panchayat Property No 496-A Ward No 2, It's Total Admeasuring Area 75.90 Sq. Mtr. I.E. 817 Sq. Ft. Along With Constructed Structure On The Land, Situated At Mauza-Pahur (N), Near Maroti Mandir, Taluka- Arni, District- Yavatmal-445109, Maharashtra. Boundaries: East: Road, West: Suresh Uke, North: Namdeo Wankhede, South: Vasanta Wadhai	12-04-2025 & ₹ 3,35,763/-	15-07-2025
6	(Loan Code No. 25710000317 / Amravati Branch) Akshay Shaleish Meshram (Borrower), Vaishnavi Akshay Meshram (Co-Borrower)	All That Piece & Parcel Of Land Bearing Old Property No. 273, New Property No. Chba00000923 Total Admeasuring 984.54 Sq. Ft. Having Ward No. 3, Situated At Mouje- Chandur Bz., Tq. Chandur Bz. Dist. Amravati 444704 Within The Limits Of Nagar Parishad Chandur Bz. Boundaries: East: House of Shri Ingole, West: House of Kalpana Meshram, North: House of Shri Rahiman Driver, South: Galli	12-04-2025 & ₹ 14,97,256/-	14-07-2025
7	(Loan Code No. 30310000117 / Bhandara Branch) Ganesh Mona Nandagawali (Borrower), Pushpa Ganesh Nandagawali & Vikky Ganesh Nandagawali (Co-Borrowers)	All The Piece And Parcel Of Land Bearing House/ Malmatta No. 461 (As Per Tax Assessment) Total Admeasuring 138.5 Sq. Mtr. (I.E. 1491 Sq. Ft.) Situated At Mauza-Tawashi, Ward No. 03, Near Z.P. School, Sakoli Wadsa Road, Within Grampanchayat Tawashi Area Tahlahandur And Dist. Bhandara, Maharashtra- 441803. Boundaries: East: Open Land H/O Sima Shivankar, West: Road, North: H/O Dilip Ramteke, South: H/O Punde	12-04-2025 & ₹ 6,09,663/-	14-07-2025

Place : Maharashtra  
Date : 18-07-2025  
Authorized Officer  
Aadhar Housing Finance Limited

**DEBTS RECOVERY TRIBUNAL AT CGO COMPLEX, BLOCK B, 2nd FLOOR, SEMINARY HILLS, NAGPUR 440006**

O.A. No.: 538/2020 IDBI Bank Ltd. FF-20/08/2025  
Shri. Pundlik S/o Dajiba Meshram & Anr.

To,  
1. Shri. Pundlik S/o. Dajiba Meshram, R/o. Wagholi, Gondegaon, Parsoni, Nagpur-441404.  
2. M/s. Calypso Agro Industries Pvt. Ltd. Registered Office @ Nagpur 28/A, Behind APMC Market Yard, Kalamna, Nagpur-440035, through its Director Mr. Ramana Rao Muslaiah Bolla

**SUMMONS/PAPER PUBLICATION**

