

IDFC FIRST Bank Limited

known as IDFC Bank Ltd). | CIN: L65110TN2014PLC097792

Registered Office: - KRM Towers, 7th Floor, Harrington Road, Chetpet, Chennai- 600031. el : +91 44 4564 4000 | Fax: +91 44 4564 4022



Sd/

APPENDIX- IV-A [See proviso to rule 8 (6) & 9(1)] **SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

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) and Co-Borrower (s) as per column (ii) that the below described immovable properties as per colum (iii) mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Formerly known as IDFC Bank Ltd, will be sold on "As is where is", "As is what is", and "Whatever there is" as described hereunder, for the recovery of amount due from Borrower (s) and Co-Borrower (s) as per column (i), due to IDFC FIRST

Bank Limited (Formerly known as IDFC Bank Ltd). For detailed terms and conditions of the sale, please refer to the link provided in IDFC FIRST Bank website i.e. www.idfcfirstbank.com

	(i)	(ii)	(iii)	(iv)	(v)	(vi)	(vii)	(viii)	(ix)
s	Demand	Name Borrower (s)		Reserve	EMD	Date and	Date and	Date and	Name and Mobile
N		and	PROPERTY ADDRESS	Price	Amount	Time of	Time of	time of	No of
	and Amount	Co-Borrower (s)		Amount		Auction	EMD Auction	Inspection	Authorized officer
1	INR	Sonal Exports,	All That Piece And Parcel Of Office Nos. F-09 (As	INR	INR	21st	20th	16th	Name-
Ш	40,39,416.75/-	Satish	Per Nit Records F-105), Adm. 38.928 Sq. Mtr On	64,11,000/-	6,41,100/-	November	November	November	Mr. Swapnil Pandey
	Demand Notice	Rameshchandra	1St Floor Of " Khandwani Arcade" Along With			2023	2023	2023	MOB- 7776067773
Ш	Date:	& Rohit Tanna	1.721 5 Undivided Share In Leasehold Plot No.65			11.00 AM	11.00 AM to	11.00 AM to	
	11th Apr 2021		Of Nit, Adm. 1019.683 Sq. Mt, House No.973			to 1.00 PM	1.00 PM	5.00 PM	
			Wards No.24, Mz-Nagpur, C.S. No.195, Sheet						
			No.184, In Central Avenue Section-Iii Scheme Of						
			Nit, Middle Present, Precinct Layout, Tah 7 Dist-						
			Nagpur, The Boundaries Are:-						
			Plot No.65 (Bounded As): East: Road, West:						
			Plot No.66, North: C.A. Road & South: Road						
			Plot No. F-09 (As Per Nit Record F-105)						
			(Bounded As): East: Passage, West: Office No.						
Ш			F-10, North: Office No. F-08 & South: Passage						

Disclaimer: Please note that the said notice is issued for sale of immovable property only and IDFC FIRST Bank Limited has no right to sale the movable assets, if any, present at the immovable property.

Authorized Officer **IDFC FIRST Bank Limited** (Formerly known as IDFC Bank Ltd)

Date: 03.11.2023



Regional Office Nagpur C/o 4C Nirmala Apartment, GF, Tilak Nagar Nawab Layout, Amravati Road, Nagpur -10 Ph.:0712-2533343, Email : iob2537@iob.in

POSSESSION NOTICE (for immovable property) (Rule 8 (1)

Whereas, the undersigned being the Authorised Officer of Indian Overseas Bank under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and i xercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice on the date mentioned below, calling upon the below entioned Borrowers/Guarantor/Mortgagor to repay the amount mentioned in the notice as described under below, within 60 days from the date of receipt of the said notice as described under below, within 60 days from the date of receipt of the said notice and the said notice are described under below. We shall not be the said of the said notice are described under below, within 60 days from the date of receipt of the said notice are described under below. We shall not be a said not below the said notice are described under below. We shall not be a said n

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 **Physi** the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule 8 of the said rules on the date mentioned below. er in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subjects to the charge of the India Overseas Bank for an amount mentioned below and subsequent interest thereon. The borrowers attention is invited to provisions of Sub-section (8) of the Section 13 of the Act. in respect of time available, to redeem the secured assets

The Authorised Officer of Indian Overseas Bank has taken Physical possession of the secured assets mentioned below. Detail of Account, Borrower, Directors, Guarantors, De otice and description of Immovable Property is mentioned as under: Name of the Borrowers,

ľ	Brar	ch Guarantors with address	Date	Date	Notice*	Possession*	Assets
	1. A.R Bran (253	ch 646, Behind Amardeep Talkies, Anaj Bazar Itwari, Nagpur-		03.04.2021	Rs. 6,89,45,417. 74 as on 03.04.2021		All that piece and parcel of RCC Super Structure Bearing Plot, Row House No. 20 (8), [Plot Area: 114.00 Sq. Mtrs (1226.64 Sq. Fts), Construction Area: 63.305 Sq. Mtrs (681.161 Sq. Fts)] "Dream Home Associates", Kh. No. 192/2, P. H No.16, Mouza-Khairi, situated at Grampanchayat Khairi, Vinayak Nagar, Behind Delhi Pubblic School, Khairi Village Road, Nagpur, Tah-Kamptee & Dist-Nagpur, Maharashtra-441001 standing in the name of Mr. Dilip Ramanuj Sarda. The property is bounded as under: East Row House No. 21 A, West Row House No. 20 A, North Row House No. 28 and 29, South 15 Ft Wide Road All that RCC Super Structure Bearing Plot/Row House No. 140 [Plot Area: 100 Sq. Mtrs (1076.40 Sq. Fts) & Construction Area: 63.305 Sq. Mtrs (681.161 Sq. Fts)], "Dream Home Associates", Kh. No. 192/2, P. H No. 16, Mouza-Khairi, situated at Grampanchayat Khairi, Vinayak Nagar, Behind Delhi Public School, Khairi Village Road, Nagpur, Tah Kamptee & Dist-Nagpur, Maharashtra-441001 standing in the name of Mrs. Shilpa Dilip Sarda The said property (apartment) is bounded as under: East Kh. No. 180, West 6 Mtrs Wide Road, North Plot/Row House No. 141 South Plot/Row House No. 141 South Plot/Row House No. 143 South Plot/Row House No. 144 South Plot/Row House No. 144 South Plot/Row House No. 144 South P

 st payable with further interest at contractual rates/rests as agreed from the date mentioned above till date of payment. Date: 31.10.2023

Authorised Officer

Description of Secured



HDFC Bank Ltd. Branch Gondia: CM Tower, Laxmibai Ward, Behind Modi Petrol Pump, Gondia Taq. & Dist Gondia, Maharashtra 441601

AUCTION SALE NOTICE

(PUBLIC NOTICE OF AUCTION FOR SALE OF IMMOVABLE PROPERTIES)

LAST DATE OF SUBMISSION OF BIDS WITH EMD AMOUNT AND DOCUMENTS AS MENTIONED IN THE TABLE Sale of schedule mentioned immovable property mortgaged to Bank under Securitization and Reconstruction of Financial assets and Enforcement of Security Interest Act, 2002 (No.54 of 2002).

Whereas, the Authorized Officer of the HDFC Bank Ltd, having office at HDFC Bank Ltd., Rural Agri Business 2nd Floor Zenith House Opp. Race Course, Keshavrao Khayde Marg, Mumbai, Maharashtra-400034 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 9 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice dated 19.05.2022 calling upon the borrower/quarantor Hiteshkumar Shivram Sawwalakhe. Mr. Shivram Kothuji Sawwalakhe. Shital Hitesh Sawwalakhe and Hardeep Singh Jasbir Singl Mann having Loan a/c no. 50200051515761, 50200051516152 and 50200051517419 to repay the amount mentioned in the notice being Rs.91,81,612.28 (Ninety One Lac Eighty One Thousand Six Hundred Twelve and Twenty Eight paisa only) with future interest and penal interest default charges, costs etc. within 60 days from the receiving date of the said notice.

The borrower failed to repay the said amount, demanded hence the Authorized Officer had already taken actual physical Possession of the property on 30.06.2023 described herein as per below schedule in exercise of powers conferred on him/her under Sec. 13 (4) & 14 of the said Act read with rule 8, along with right to sell the sam on "as is where is , as is what is, whatever is there is and without recourse basis" for realization of Banks dues plus interest as detailed above and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act read with Rule 8 of the said Rules proposes to realize the Bank's dues by sale of the said schedule property. The sale will be done by the undersigned through receiving sealed bids for schedule property as per description.

SCHEDULE OF IMMOVABLE PROPERTY

A. All the pieces and parcel of residential property situated at Mouza Fulchur, Bhumapan gat No. 61/1, 61/2, 61/3, 61/4 N.A. Plot No 5, 7, 8, and 12, T. S. No 30 Thak No 92, Mouza Fulchur situated beside Power Substation, Fulchur Tah. Gondia Dist Gondia.

1) Field Survey No. 5 Land Admeasuring area 144.0 Sq. Mt. at Mouza Fulchur Tah. Gondia Dist Gondia, in which having following four boundaries East By :Layout Road West By : Land of Gat No. 60, North By :Layout Plot No. 4, South By : Land of Gat No. 65

2) Field Survey No. 7 Land Admeasuring area 144.0 Sq. Mt. at Mouza Fulchur Tah. Gondia Dist Gondia, in which having following four boundaries East By

:Layout Road West By : Land of Gat No. 60, North By :Layout Plot No. 4, South By : Land of Gat No. 65

3) Field Survey No. 8 Land Admeasuring area 132.0 Sq. Mt. at Mouza Fulchur Tah. Gondia Dist Gondia, in which having following four boundaries East By :Layout Road West By: Land of Gat No. 60, North By: Layout Plot No. 4, South By: Land of Gat No. 65

4) Field Survey No. 12 Land Admeasuring area 163.31 Sq. Mt. at Mouza Fulchur Tah. Gondia Dist Gondia, in which having following four boundaries East By Plot No. 15,16 West By: Layout Road, North By: Layout Plot No. 13, South By: Plot No. 10.

Name of Bank Branch with Loan account Numbers	Name of Owners	Type / Nature of property with Detailed address and area	Inspection Time & Date	Reserve Price	Last date for submission of sealed bid & EMD to authorized officer	Date, Time & Place of Auction
HDFC BANK LTD CM Tower, Laxmibai Ward, behind Modi Petrol Pump, Gondia Taq. & Dist Gondia, Maharashtra 441601 Agricultural Loan Account Number: 50200051515761, 50200051516152 and 50200051517419	Mr. Shivram Kothuji Sawwalakhe	All the pieces and parcel of residential property situated at Mouza Fulchur, Bhumapan gat No. 61/1, 61/2, 61/3, 61/4 N.A. Plot No 5, 7, 8, and 12, T. S. No 30 Thak No 92, Mouza Fulchur situated beside Power Substation, Fulchur Tah. Gondia Dist Gondia. 1) Field Survey No. 5 Land Admeasuring area 144.0 Sq. Mt. at Mouza Fulchur Tah. Gondia Dist Gondia, in which having following four boundaries East By :Layout Road West By : Land of Gat No. 60, North By :Layout Plot No. 4, South By : Land of Gat No. 65 2) Field Survey No. 7 Land Admeasuring area 144.0 Sq. Mt. at Mouza Fulchur Tah. Gondia Dist Gondia, in which having following four boundaries East By :Layout Road West By : Land of Gat No. 65, North By :Layout Plot No. 4, South By : Land of Gat No. 65 3) Field Survey No. 8 Land Admeasuring area 132.0 Sq. Mt. at Mouza Fulchur Tah. Gondia Dist Gondia, in which having following four boundaries East By :Layout Road West By : Land of Gat No. 65, North By :Layout Plot No. 4, South By : Land of Gat No. 60, North By :Layout Plot No. 4, South By : Land of Gat No. 65 4) Field Survey No. 12 Land Admeasuring area 163.31 Sq. Mt. at Mouza Fulchur Tah. Gondia Dist Gondia, in which having following four boundaries East By :Plot No. 15,16 West By : Layout Road, North By :Layout Plot No. 13, South By : Plot No. 10.	04.12.2023 Time:- 11.00 AM to 5.00 PM	Rs. 26,37,071/- (Twenty Six Lac Thirty Seven Thousand Seventy One Only)	08.12.2023 upto 4 PM EMD Amount:- Rs. 263707/- (Two Lac Sixty Three Thousand Seven Hundred Seven Only)	11.12.2023 Time:- 10.00 AM to 1.00 PM HDFC BANK LTD Cm Tower, Laxmibai Ward, behind Modi Petrol Pump, Gondia Tq. & Dist Gondia, Maharashtra 441601

TERMS & CONDITIONS - Sale is strictly subject to the terms & conditions which are available at HDFC Bank Ltd. CM Tower, Laxmibai Ward, behind Modi Petrol Pump, Gondia Taq. & Dist Gondia Maharashtra 441601 and available for information between 10 a.m. to 4 p.m. on working days only till the above date for submission of bids with prescribed EMD. HDFC BANK LTD reserves its rights to accept or to reject any or all offer/s without assigning any reason what so ever.

IMP: - Prescribed EMD amount shall be paid only by way of Demand Drafts / Pay Orders drawn on a Scheduled Bank in favour of "HDFC Bank Itd." EMD payments should be along with sealed bids /offers. Bids /Tenders received without prescribed EMD amount (Rs. 263707/-(Two Lac Sixty Three Thousand Seven Hundred Seven Only) OR beyond the prescribed limit date and time will not be considered for sale. Demand Drafts / Pay Orders for EMD amount can be deposited to HDFC Bank Ltd Agri Department having address HDFC Bank Ltd. Cm Tower, Laxmibai Ward, behind Modi Petrol Pump, Gondia Tq. & Dist Gondia Maharashtra 441601.

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

The Borrowers & Guarantors are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses before the date of Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost. Copy forwarded to co-borrower and guarantor For HDFC Bank Ltd

Authorized Officer Date: 03-11-2023 (Mr. Ramchandra Puralkar) 9320779134 Place : Mumbai



Registered Office: Grape Garden, No.27, 3rd "A" Cross, 18th Main, 6th Block, Koramangala, Bengaluru-560095, Karnataka. Regional Office: 7th Floor, Almonte IT Park, Sr. No. 8, Kharadi-Mundhwa Bypass, Village Kharadi, Pune-411014.

PUBLIC AUCTION NOTICE

PUBLIC NOTICE FOR SALE UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT (SARFAESIACT) 2002, READ WITH PROVISO RULE 8(6) & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES 2002.

The undersigned as authorised officer of Ujjivan Small Finance Bank Ltd., has taken possession of the following property in exercise of powers conferred under section 13(4) o the SARFAESI ACT. The Borrower in particular and public at large are informed that Public auction of the mortgage property in the below mentioned account for realisation of dues of the Bank will be held on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" on the date as prescribed as here under

SI	. Loan Acc. No.	Name of Borrower/ Co-Borrower	13(2) Notice Date/	Date of	Date & Time	Reserve Price	Date for	Date and
No	/ Branch	/ Guarantor/ Mortgagor	Outstanding Due	Possession	of Inspection of	in INR /	Submission of	Time of
			(in Rs.) As on		the property	EMD in INR	Bid & EMD	Auction
1	4496210150000001	1) Mr. Ankit Ajay Soni, 2) Ajay Babulal Soni,	05.02.2020	22.06.2023	10-Nov-2023 &	Rs.	22-Nov-2023	23.11.2023
	&	both are residing at Plot No. 193, Govindgad,	1		17-Nov-2023	16,88,000	Between 11AM to	&
ı	4496210130000002	Kamptee Road Near Shantiniketan School,	Rs.23,77,994/-		Between 11AM to	/	5PM.	11:00 AM to
ı	1	Nagpur – 440026.	as on		5PM	Rs.1,68,800/-		2:00 PM
	4496-C A Road		23.12.2019					İ
ı	D : " (1)	L II B (AUG ()) I I I		DULN 45 "	4 12		. 1500	0 0 (400 40

Description of the Immovable Property: All that piece and parcel of House No. 939/193, PH No. 15, situated in gram panchayat Kaytha, admeasuring 1500 Sq.ft (139.40 sq.mtrs) along with RCC Construction thereon area 981 sq.ft, Mauja - Masala Kavtha within the jurisdiction of gram panchayat Masala Kavtha Tah Kamthi, District-Nagpur

Description of the Immovable Property: All that piece and parcel of land bearing plot No.7 and 7A having admeasuring area 2750 Sq.ft. situated at Mouza Mankapur, Ph. No.11 Sheet No.18, City Survey No.82/1, Kh. No. 34/1, Corporation House No.1349A + 7A, Ward No.61, Koradi, Tahsil District. Nagpur, together with the entire RCC Superstructure comprising Apartment No.104, covering area of 454.73 Sq. ft. on the first floor known as "Nargis Apartment" situated at Tahsil and District Nagpur., City Survey No.1049, Sheet No.29, 23, Unit No.LG85 Lower Ground area 9,476 Sq. Mtrs within the limits of NMC and NIT and within the jurisdiction of Sub Registrar, Nagpur, Taluka and District Nagpur

L			· · · · · · · · · · · · · · · · · · ·		-				
ſ	3	4495210090000002	1) Social Secure Direct Sahyog Direct	11.10.2021	22.06.2023	10-Nov-2023 &	Rs.	22-Nov-2023	23.11.2023
ı			Marketing Pvt., 2) Dilip Nandgaonkar,	1		17-Nov-2023	10,52,000	Between 11AM	&
ı			3) Sunil Anandrao Hirekhan, All are residing at	Rs.9,95,180/-		Between 11AM to	1	to 5PM.	11:00 AM to
ı			Sahyog, Gajanan Bhawan Opp Vaishali Nagar	as on		5PM	Rs.1,05,200/-		2:00 PM
ı			Bus Stop, front of Prathamic School, Vaishali	28.09.2021					
l			Nagar, Nagpur- 440017.						

City Survey No. 1049, Sheet No. 29, 23, Unit No. LG85 Lower ground area 9.476 Sq. Mtrs within the limits of NMC and NIT and within the jurisdiction of Sub Registrar, Nagpur.

Earnest Money Deposit (EMD) in INR (Should be paid through Demand Draft in favour of "Ujjivan Small Finance Bank Ltd."),
Place of submission of bids: 1) Ujjivan Small Finance Bank Ltd., Kesar Villa Satnami Precint Layout, Near Ambedkar Square, Central Avenue Road, Nagpur 440008 & Dheeraj Rangadé- 9518554688. 2) Ujjivan Small Finance Bank Ltd., Chitnavis layout Opposite ICICI Bank Gondwana Square, Byramji Town Nagpur 440013 & Contact Person : Deepak Mantri: 8483856322. Anand Shaw- 98205 26046, Shivaji Khade- 7058080915

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

- I. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independen inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ effecting the property, prior to submitting their bid. The e-Auction advertisemen does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrance whether known or unknown to the bank. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.
- . It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property/ies put on auctior will be permitted to interested bidders at sites as mentioned against each property description.

The Interested Bidders shall submit their Bid before the Authorised officer undersigned one day before the auction date as mentioned above.

4. The E-Auction will be conducted through Ujjivan Small Finance Bank approved E-auction service provider - W/s C1 India Pvt. Ltd.,. Contact person – Vinod Chauhan (Mo. No. 9813887931). The intending bidders are advised to visit https://www.bankeauctions.com or https://www.ujjivansfb.in/e-auctions for the details of the properties in the website and for taking part in the bid they should register their names at portal https://www.bankeauctions.com and get their user-id and password free of cost. Prospective bidders may avail online training on E-Auction from the service provider M/s. C1 India Pvt. Ltd., Helpline Number's-7291918824, 25, 26 support email id:- support@bankeauctions.com , Auctior portal - https://www.bankeauctions.com.

Property shall be sold to the highest bidder / offered, subject to acceptance of the bid by the secured creditor, i.e., Ujjivan Small Finance Bank Ltd. However, the undersigned has the absolute discretion to allow inter-se bidding if deemed necessary. The Authorised officer has the discretion to accept or reject any offer / Tender without assigning any reason.

5. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnes

Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within 24 hours of the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15 th day of sale or within such extended period in any case not exceeding 3 months as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting Purchaser shall have no claim/ right in respect of property/ amount. The publication is subject to the force major clause.

8. Bidding in the last moment should be avoided in the bidders own interest as neither the Ujjivan Small Finance Bank nor Service provider will be responsible for any lapse/failure(Internet failure/power failure etc.). in order to ward-off such contingent situations bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc, so that they are able to circumvent such situation and are able to participate in the auction successfully.

This is also a notice to the above named borrowers/Guarantor's/Mortgagors about public auction scheduled for sale of mortgaged properties Place: Nagpur. Date: 02.11.2023 Sd/- Authorised Officer,

shubham

SHUBHAM HOUSING DEVELOPMENT FINANCE CO. LTD.

Ujjivan Small Finance Bank

Corporate Office : 425, Udyog Vihar Phase IV, Gurugram-122015 (Haryana)
Ph.: 0124-4212530/31/32, E-Mail : customercare@shubham.co Website : www.shubham.co

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTY(IES) Sale Notice for sale of immoveable properties as per proviso to Rule 8(6)/9(1) and Appendix-IV-A) (Under Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002)

Whereas the undersigned being one of the Authorized Officer of the Shubham Housing Development Finance Company Limited (hereinafter called the Company) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (The Act) and in exercise of powers conferred under Section

13(2) read with rule 9 of the Security interest (Enforcement) Rules, 2002 (The Rules) issued demand notices calling upon the borrowers, whose names have been Indicated In column (C) below on dates specified in column (D) written against each of them, calling upon them to repay the outstanding amount indicated in column (E) below with 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, notice Is hereby given to the borrowers and the public in general that the undersigned has taken voluntary surrendered/possession of the property mortgaged with the company, described column (F) herein below, to recover the said outstanding amount, in exercise of powers

conferred on me under section 13(4) of the Act read with Rule 9 of the Rules on the date mentioned in column (H). The Borrower In particular and the public in general be hereby cautioned not to deal with the properties mentioned in column (F) below and any dealings with these properties

will be subject to the charge of the Shubham Housing Development Finance Company Limited for an amount mentioned in column (G) Now, the borrower and the public in general is hereby also informed that the said properties would be sold by public auction on date, time and venue as specified in column (K)

against each of the property by inviting bids in the sealed envelopes as per the procedure and terms and conditions stated below: Date of Demand Current due Date of Possession & Reserve EMD (Rs.) S. Application Name & Address

No	Number	of Applicant	u/sec13(2)	Notice Amount	detail	Amt (As on 30.10.2023)	Possession Status	Price	of RP)	& Place of Auction
Α	В	С	D	E	F	G	Н	ı	J	K
1.	ONAG1904 00000501 9380	Anil Dabbalsingh Thakur, Bhagyashri Anil Thakur, P No 347 Nagsen Laxmi Nagar Wanjara Layout Kalamna Nagpur New Energy English School Nagpur Maharashtra -440026	25-03-2022	₹ 6,61,308/-	Plot No. 347(Eastern Part), Mouza - Wanjra, Samalochan Ekta Co- Op Housing Society Ph No. 17, Kh No. 109/2, Cts No. 414, Sheet No. 62, Tah & Dist Nagpur- 440026 Nagpur Maharashtra 440026	₹ 9,04,364/-	13-06-2022 (Symbolic Possession)	₹ 10,67,040/-	₹ 1,06,704/-	21-11-2023, 10:00 AM to 4:00 PM First Floor, Plot no. 40 Gandhi Grain Market C.A. Road Beside Honda
2.	0AK01904 00000501 9771	Ajay Keshavrao Deshmukh, Sarita Ajay Deshmukh, Near Ganesh Mangal karyalayyaw at Pune 412214	22-04-2021	₹ 12,39,844/-	Plot No. 6/B, F S.S No. 36/18, Prop No. 543, Of Mouje Sonori Akola, Tq. Murtijpur & Distt Akola, Akola, Maharashtra	₹ 18,98,492/-	18-08-2023 (Physical Possession)	₹ 14,40,000/-	₹ 1,44,000/-	Showroom, Telephone Exchange Square Nagpur. Maharashtra 440008
3.	ONAG1804 00000501 2299	Mirza Nawaz Baig, Najmabegam Itram Baig, Mirza Altamash Baig, C/O Md Yunus Rangoonwara Rathod Layoputanant Nagar HN 1216/B/29 Nagpur 440013	22-04-2021	₹ 13,17,233/-	Plot No. 15, Corporation House No. 482/A/7/B/15, Kh No. 93/3, 95/1, 96/1, P. H. No. 11, Mouza- Borgaon, Situated At Geeta Co- Operative Housing Society		21-08-2023 (Physical Possession)	₹ 26,43,600/-	₹ 2,64,360/-	05-12-2023, 10:00 AM to 4:00 PM First Floor, Plot no. 40 Gandhi Grain Market C.A. Road Beside Honda
4.	0CHN2211 00000505 4103	Pankaj Gajanan Bommawar, Madhuri Gajanan Bommawar, Ward No.6, Chandrapur Road, Near Ahir Petrol Pump, Ghugus Tah & Dist. Chandrapur , Maharashtra -442505	19-07-2023	₹ 18,45,190/-	Flat No. S-1 Second Floor Ridhi Nagari Town Ship 2 Wing 1 Plot No. 1, Survey No. 96/2 Ta. Sa. No.4 Mouza Wandhari Tahsil And District Chandrapur, Maharashtra - 442406	₹ 19,22,695/-	09-10-2023 (Symbolic Possession)	₹ 15,48,192/-	₹ 1,54,819/-	Showroom, Telephone Exchange Square Nagpur. Maharashtra 440008

Note: To the knowledge of the company, there is no encumbrance on the above property.

PROCEDURE AND TERMS & CONDITIONS OF PUBLIC AUCTION BY INVITING BIDS:

- The property can be inspected on 14.11.2023 (For Sr. No.1 & 2) & 28.11.2023 (For Sr. No.3 to 4) Bet. 10:00 AM to 4:00 PM.
- 2. Sale is subject to the conditions prescribed in SARFAESI Act/Rules 2002 and the terms and conditions mentioned hereunder as also subject to conditions in the offer/bic documents to be submitted by the intending/participating bidders.
- 3. The bids shall be submitted in a sealed envelope to the office of undersigned along with a Demand Draft/Pay Order towards the Earnest Money Deposit favouring Shubhan Housing Development Finance Company Limited, payable locally. The Earnest money deposit shall not carry any Interest. Along with Bid form the proposed bidder shall also attach his/her identity proof/ KYC norms and proof of residence such as copy of the passport, Aadhar Card, election commission card, ration card, driving license etc, and a copy of the PAN card issued by the Income tax department.
- Last date to submit the bid along with Earnest Money Deposit is on or before 20.11.2023 (For Sr. No.1 & 2) & 04.12.2023 (For Sr. No. 3 & 4), Bet. 10.00 AM TO 4.00 PM. 5. In no eventually the property would be sold below the reserve price indicated against each of the property.
- 6. On the date of sale all the, bids so received would be opened and the bid of the highest bidder, provided it is above the reserve price, may be accepted by the company
- However the bidders personally present at the auction site shall have the right to further enhance their bid price, subject to a minimum of Rs.5,000/- (Rupees Five Thousan Only) and in the event of higher bid price being offered the company shall have the right to accept the same. Thereafter, the Purchaser will be required to pay deposit of 25% (Twenty-Five percent) of the sale price, after adjusting the earnest money deposit, immediately at the fall of hammer with the undersigned upon receipt of said amount the company will confirm the acceptance of the bid. The request for extension of time may be allowed by the Authorised officer at his sole discretion subject to such terms and conditions as may be deemed fit and proper by him. In the event the highest bidder fails to tender 25% of the bid amount immediately at the fall of hammer then the earnes money deposited by the highest bidder will be forfeited and the property would be offered to the second highest bidder. The balance amount of the purchase price shall be paid by the Purchaser to the undersigned on or before the fifteenth day of confirmation of the sale of the said property or such extended period as maybe agreed upon in writing by the parties. In default of payment & within the time as mentioned above, the company shall be at liberty to forfeit the Earnest Money Deposit and/or any other deposit made by the purchaser and proceed with re-auction of the Property. That defaulting purchaser shall forfeit all claims to the property or to any part of the sum fo which may be subsequently sold.
- All the payments shall be made by the purchaser by means of the Demand Draft/Pay Order favouring Shubham Housing Development Finance Company Limited.
- 8. On receipt of the sale in full, the company shall be issuing a Sale Certificate in favour of the Purchaser and would hand-over the possession of the property to the Purchaser. 9. The said Immovable Property described in the Schedule shall remain and be at the sole risk of the Purchaser in all respects including loss or damage by fire or theft or other accidents, and other risk from the date of the Confirmation of the sale by the undersigned authorised officer. The Purchaser shall not be entitled to annul the sale on any
- ground whatsoever. 10. The Demand Draft/Pay Order deposited towards the earnest money shall be returned to the unsuccessful bidders
- 11. For all the purposes sale of these Properties Is strictly on 'AS IS WHERE IS BASIS' and "AS IS WHAT IS BASISAND WITHOUT ANY RECOURSE BASIS". The company is no aware of any encumbrances of any nature whatsoever on the aforesaid properties.
- 12. All expenses relating to Stamp Duty, Registration Charges, Transfer Charges, Mutation charges and any other charges in respect of the above referred property shall be borne by the Purchaser only.
- 13. The Authorised officer is not bound to accept the highest offer or any or all offers/bid(s) and the company reserves its right to reject any or all bid(s) without assignment any
- 14. No person other than the bidders themselves or their duly authorised representative shall be allowed to participate in the sale proceedings on presentation of authority letter 15. In case all the dues together with all cost charges and expenses incurred by the company are tendered or settled by the above named borrowers at any time before the date
- fixed for sale for the property, under Sec13(8) of the Act, then the property will not be sold and all the bids received from the prospective bidders shall be returned to then without any liability /claim against the company. 16. This notice is also a notice to above said Borrowers under Rule 8(6) and APPENDIX IV A of the security Interest Enforcement Rules 2002 to the Customer at their respective
- address as mentioned in column "C" & "F' 17. For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. www.shubham.co

18. For further information, clarity or any assistance, same can be approached to Authorised Officer - Harish Tiwari - 9315682248. Date: 02.11.2023

Authorised Officer Shubham Housing Development Finance Company Limited Place: Gurgaon

NAGPUR

Description of the Immovable Property: All that piece and parcel of land bearing Ginger Square standing on total admeasuring area Sq.Ft. (5983 Sq. Mtrs.) situated at Mouza Jaripatka