

Home First Finance Company India Limited

CIN: L65990MH2010PLC240703

Website: homefirstindia.com

Phone No.: 180030008425 Email ID: loanfirst@homefirstindia.com

POSSESSION NOTICE

REF: POSSESSION NOTICE UNDER SUB-RULE (1) OF RULE 8 OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

WHEREAS the undersigned being the Authorized Officer of HOME FIRST FINANCE COMPANY INDIA LIMITED, pursuant to demand notice issued on its respective dates as given below, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act No. 54 of 2002) and in exercise of powers conferred under section 13(2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 calling upon you/Borrowers, the under named to pay outstanding dues as within 60 days from the date of receipt of respective notices, You/Borrowers all, however, have failed to pay the said outstanding dues within stipulated time, hence **HOME FIRST FINANCE COMPANY INDIA LIMITED** are in exercise and having right as conferred under the provision of sub section (4) of section 13 of SARFAESI ACT, 2002 read with rules thereunder, taken **POSSESSION** of the secured assets as mentioned herein below:

Sr. No	Name of Borrowers/ Co-Borrowers/ Guarantors	Description of Mortgaged Property	Date of Demand Notice	Total O/s as on date of Demand Notice (in INR)	Date of possession
1.	<b>Bhagwan Daulat Chaudhari, Umesh Bhagwan Chaudhari, Digambar Bhagwan Chaudhari, Alka Bhagwan Chaudhari</b>	Plot no 65, Block No.1 Gat No.386, (West Side Part), at kusumbe Khurd, Tal & Dist. Jalgaon , Maharashtra 425001	06-Dec-22	1,004,069	05-Feb-25


The borrower having failed to repay the amount, notice is hereby given to the borrower / Guarantor 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 rule on the date mentioned above.

The **BORROWERS/ GUARANTORS** and the **PUBLIC IN GENERAL** are hereby cautioned not to deal with the above referred Properties/Secured Assets or any part thereof and any dealing with the said Properties/Secured Assets shall be subject to charge of HOME FIRST FINANCE COMPANY INDIA LIMITED for the amount mentioned hereinabove against Properties/Secured Assets which is **payable with the further interest thereon until payment in full.**

**The borrower's attention is invited to the provisions of subsection (8) of Section 13 of the Act, in respect of time available to redeem the secured asset.**

Place: Jalgaon  
Date: 08-02-2025

Authorised Officer,  
Home First Finance Company India Limited



Ujjivan Small Finance Bank

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

PUBLIC AUCTION NOTICE

PUBLIC NOTICE FOR SALE UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT (SARFAESI Act) 2002, READ WITH PROVISIO 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) of the SARFAESI Act. The Borrower in particular and public at large are informed that Public auction of the mortgage property in the below mentioned account for realisation of dues of the Bank will be held on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" on the date as prescribed as here under.

Sl. No	Loan Acc. No. / Branch	Name of Borrower/ Co-Borrower / Guarantor/ Mortgagor	13(2) Notice Date/ Outstanding Due (in Rs.) As on	Date of Possession	Reserve Price in INR / EMD in INR
1	445021014000011 / 4450-Ahmed Nagar	<b>1) Mr. DHANANJAY PRABHAKAR CHAUDHARI, 2) Mrs. ZUMBAR PRABHAKAR CHAUDHARI,</b> both are residing at Nagar Kalyan Road, Near Z. P. School VTC Jakhangan, Ahmed Nagar, Maharashtra-414103. Also at: Plot no. 20, S. no. 73/1, Hissa no. 21, situated at Bolhegaon, Ahmed Nagar, Maharashtra-414111. Also at: Mahalaxmi Automotive and Car, Nagae Aurangabad Road Shendi Phokhardi Bypass Phokhardi, Ahmed Nagar-414601	18.07.2024 / Rs.43,32,160.93 as on 18.07.2024	07.10.2024	Rs.34,67,000/- / Rs.3,46,700/-

**Description of the Immovable Property:** All that piece and parcel of land bearing Plot no. 20 land area admeasuring about 108.52 Sq.Mtrs along with construction thereon totally construction area admeasuring about 79.22 Sq.Mtrs (Ground Floor built-up area admeasuring 47.42 Sq.Mtrs and First Floor built up area admeasuring 31.80 Sq.Mtrs.) out of Survey No. 73/1, Hissa no. 21, situated at village Bolhegaon, Tal. & Dist. Ahmed Nagar and within the local limits of Ahmed Nagar Municipal Corporation And bounded as -East: 9 Meter Wide Road, West: Part of Survey no.72/1, Plot no. 14, North: Plot no. 19 (Row Bungalow no. 19) South: 9 Meter Wide Road Which is owned by Dhananjay Prabhakar Chaudhari vide Sale Deed No. 11260/2023 dated 27/11/2023 in the office of Joint SRO, Ahmednagar-2.

Date & Time of Inspection of the property(ies) :: 15-02-2025 & 20-02-2025 Between 11AM to 4PM

Date for Submission of Bid & EMD :: 25.02.2025 between 11 AM to 05 PM

Date and Time of Auction :: 27-02-2025 from 11:00 AM to 2:00 PM

**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 & Auction:** 1) Ujjivan Small Finance Bank Ltd., Mukund Icon, Opp Ayurvedic Hospital, Maliwada, Tilak Road, Ahmed Nagar-Maharashtra 414001. (Contact : Deepak Mantri- 9561157757, Arjun Sherkar- 8482838386)


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

- To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ les put on auction and claims/ rights/ dues/ effecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.
- It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property/ies put on auction will be permitted to interested bidders at sites as mentioned against each property description.
- The Interested Bidders shall submit their Bid before the Authorised officer undersigned one day before the auction date as mentioned above.
- The e-Auction will be conducted through Ujjivan Small Finance Bank approved e-Auction service provider - M/s C1 India Pvt. Ltd., Contact person – Prabakaran M - ( Mob. No.7418281709). The intending bidders are advised to visit <https://www.bankauctions.com> or <https://www.ujjivansf.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.bankauctions.com> and get their user-id and password free of cost. Prospective bidders may avail online training on E-Auction from the service provider M/s. C1 India Pvt. Ltd., Helpline Number's- 7291918824, 25, 26 support email id:- support@bankauctions.com , Auction portal- <https://www.bankauctions.com>.
- Property shall be sold to the highest bidder / offered, subject to acceptance of the bid by the secured creditor, i.e., 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.
- The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within 24 hours of the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 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.
- 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: Ahmednagar,  
Date : 06.02.2025.

Sd/- Authorised Officer,  
Ujjivan Small Finance Bank



Ujjivan Small Finance Bank

Registered Office: Grape Garden, No.27, 3rd "A" Cross, 18th Main, 6th Block, Koramangala, Bengaluru- 560095, Karnataka.  
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PUBLIC NOTICE FOR SALE UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT (SARFAESI Act) 2002, READ WITH PROVISIO 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) of the SARFAESI Act. The Borrower in particular and public at large are informed that Public auction of the mortgage property in the below mentioned account for realisation of dues of the Bank will be held on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" on the date as prescribed as here under.

Sl. No	Loan Acc. No. / Branch	Name of Borrower/ Co-Borrower / Guarantor/ Mortgagor	13(2) Notice Date/ Outstanding Due (in Rs.) As on	Date of Possession	Reserve Price in INR / EMD in INR
1	4474210130000094 / 4474-Jalgaon	<b>1) Mr. Namdeo Motiram Bundhe, 2) Mr. Kamlabai Namdeo Bundhe,</b> both are residing at Residing at T : H. No. 213-214 Aswar Wada, At Post Shirsol, Tal. Dist. Jalgaon - 425002.	11.10.2021 / Rs.978494.00 as on 27.09.2021	10.09.2024	Rs.9,23,000/- / Rs.92,300/-

**Description of the Immovable Property:** All that piece and parcel of Duplex House property being North side Block admeasuring 56.44 sq. mtrs. out of North side portion admeasuring 100.09 sq. mtrs. out of Plot No. 10 admeasuring 155.83 sq. mtrs. having Gat no. 394/1 situated at Shirsol, Pr.Bo. Tal. and Dist. Jalgaon and bounded as follows :- On or towards the E as : Gat No. 391, On or towards the South : Block of Plot No. 10, On or towards the West: Usage & Road.

| 2 | 4474210170000013 / 4474-Jalgaon | **1) Manoj Bhaskar Patil, 2) Vaishali Manoj Patil,** both are residing at CTS No. 346, A/p- Nandre Budruk, Patil Wada, Nandre, Near Mahadev Temple, Jalgaon - 425001. | 08.09.2021 / Rs.7,64,955.00 as on 11.08.2021 | 12.09.2024 | Rs.7,71,000/- / Rs.77,100/- |

**Description of the Immovable Property:** All that piece and parcel of Property bearing CTS No. 346, admeasuring an area 51.4 Sq. Mtrs., having GPH No. 174, situated at Nandre Budruk, Taluka and District - Jalgaon.

| 3 | 4455210130000068 / 4455-Samarth Nagar | **1) Nitin Kacharu Jadhav, 2) Kacharu Bhavrrav Jadhav, 3) Priyanka Nitin Jadhav,** All are Residing at : R/AT: Sangharsha Nagar, At & Post Ghanegaon, Taluka Gangapur, Dist. Aurangabad 431 136. **1) Also at:** R/AT: Row House No. 15, Kamdhenu Residency, Narayan Khurd, Tal. Gangapur, Aurangabad. | 04.11.2022 / Rs.7,76,427.03 as on 20.09.2022 | 27.09.2024 | Rs.6,26,000/- / Rs.62,600/- |

**Description of the Immovable Property:** All that piece and parcel of Row House No. 15, area admeasuring 417 sq. ft. i.e. 38.75 sq. mtrs. in Kamdhenu Residency having Grampanchayat Mikat No. P 141/68 and Mikat No. P 141/69 situated at village Narayan Khurd, Tal. Gangapur, Dist. Aurangabad, which was owned by you vide Sale Deed dated 09/09/2019.

Date & Time of Inspection of the property(ies) :: 15-02-2025 & 20-02-2025 Between 11AM to 4PM

Date for Submission of Bid & EMD :: 25.02.2025 between 11 AM to 05 PM

Date and Time of Auction :: 27-02-2025 from 11:00 AM to 2:00 PM

**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 & Auction:** 1) Ujjivan Small Finance Bank Ltd., Niranan Complex, Opp. Jalgaon District Central Co-op. Bank, Ring Road, Jalgaon, Maharashtra -425001 – SI No.1 & 2. (Deepak Mantri- 9561157757, Dheeraj Rangade – 9518554688). 2) Ujjivan Small Finance Bank Ltd, Shree Villa, Opp Police Work Shop, Nirala Bazar Road, Samarth Nagar, Aurangabad, Chhatrapati Sambhaji Nagar, Maharashtra- 431001 – SI No.3 & 4. (Contact : Krishna Singh- 7767847584, Arjun Sherkar- 8482838386)


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

- To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ les put on auction and claims/ rights/ dues/ effecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.
- It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property/ies put on auction will be permitted to interested bidders at sites as mentioned against each property description.
- The Interested Bidders shall submit their Bid before the Authorised officer undersigned one day before the auction date as mentioned above.
- The e-Auction will be conducted through Ujjivan Small Finance Bank approved e-Auction service provider - M/s C1 India Pvt. Ltd., Contact person – Prabakaran M - ( Mob. No.7418281709). The intending bidders are advised to visit <https://www.bankauctions.com> or <https://www.ujjivansf.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.bankauctions.com> and get their user-id and password free of cost. Prospective bidders may avail online training on E-Auction from the service provider M/s. C1 India Pvt. Ltd., Helpline Number's- 7291918824, 25, 26 support email id:- support@bankauctions.com , Auction portal- <https://www.bankauctions.com>.
- Property shall be sold to the highest bidder / offered, subject to acceptance of the bid by the secured creditor, i.e., 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.
- The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within 24 hours of the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 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.
- 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: Aurangabad,  
Date : 06.02.2025.

Sd/- Authorised Officer,  
Ujjivan Small Finance Bank



APPENDIX -IVA E-AUCTION SALE NOTICE OF IMMOVABLE PROPERTY (IES)

E-Auction-Sale Notice for Sale of Immovable Assets Under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002

Registered Office:- 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Ph.-011-23357171, 23357172, 23705414, Web:- [www.pnbhousing.com](http://www.pnbhousing.com)

Nashik Branch : PNB Housing Finance Limited, 201/202, 2nd Floor, Metro 99 Commercial Complex, Collage Road, Nashik, Maharashtra – 422005

Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-B mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken (as described in Column no-C) by the authorized Officer of M/s PNB Housing Finance Limited/Secured Creditor, will be sold on "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS BASIS" as per the details mentioned below. Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (whether known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrower's/ mortgagor(s)(Since deceased) as the case may be indicated in Column no-A under Rule-8(6) & 9 of the Security Interest (Enforcement) Rules, 2002 amended with PNB Housing Finance Limited/Secured Creditor's website i.e. [www.pnbhousing.com](http://www.pnbhousing.com).

For detailed terms and conditions of the sale, please refer to the link provided in M/s PNB Housing Finance Limited/Secured Creditor's website i.e. [www.pnbhousing.com](http://www.pnbhousing.com).

Loan No. Name of the Borrower/Co-Borrower/ Legal Heirs (A)	Demand Amount & Date (B)	Nature of Possession (C)	Description of the Properties Mortgaged (D)	Reserve Price (10% of R) (E)	EMD (10% of R) (F)	Last Date of Submission of Bid (G)	Bid Incremental (H)	Inspection Date & Time (I)	Date of Auction (J)	Known Encumbrances (K)
HOU/NSK/0619778289, B.O.: Nashik, Sushil Suresh Kanoliya / Sangeta Narayan Kanoliya	Rs. 2660453 as on 30-06-2021	Physical Possession	Wing-B, 2nd Floor,208,New Pavanputra Pride, Plot No. 6, 7 & 8 7 S No 3123 Patghadi Deolali Road Nashik Shiwar Nashik 422010,Next To Damodar Chowk, Oppshrinathi Colony Damodar Nagar, Nashik, Maharashtra-422010,India.	Rs.1745000	Rs.174500	24-02-2025	Rs. 10,000	10-02-2025 Between 12:00pm To 04:00pm	25-02-2025 Between 2:00PM to 03:00PM	Not Known
HOU/NSK/1116313230 HOUNSK/111632145, B.O.: Nashik, Sunil Pramod Bhavsar / Pallavi Kamikar Jogi	Rs. 1980086.65 as on 31-03-2021	Physical Possession	Residential Single Building 7,703 Gajanan Darshan Plot No 15 Sr No-323/1/16, Near Atul Sweets, Pathardi Phata Pathardi Nashik Maharashtra-422001.	Rs.1580000	Rs. 158000	24-02-2025	Rs. 10,000	11-02-2025 Between 12:00pm To 04:00pm	25-02-2025 Between 2:00PM to 03:00PM	Not Known
HOU/NSK/1217468497, B.O.: Nashik, Sunil Badrinarayan Saraswat / Poonam Sunil Saraswat	Rs. 1367036.05 as on 15-09-2021	Physical Possession	Flat No 05 2nd Floor,Jai Complex,Plot No 394, Above Chotu.S Tailor,Behind Pethe School,M G Road,Nashik, Maharashtra-422001.	Rs.1190000	Rs. 119000	24-02-2025	Rs. 10,000	12-02-2025 Between 12:00pm To 04:00pm	25-02-2025 Between 2:00PM to 03:00PM	Not Known

\*Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. Incurred up to the date of payment and/or realization thereof. \*\* To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/claims in respect of above mentioned immovable/Secured assets except what is disclosed in the column no-K. Further such encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser/s/bidders are requested to independently ascertain the details of the mentioned encumbrances.

1. As on date, there is no other restraining and/or court injunction PNBHFL the authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/Secured assets. 2. The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/orders passed etc. if any, stated in column no-K. Including but not limited to the title of the documents of the title pertaining thereto available with the PNBHFL and satisfy themselves in all respects prior to submitting tendered application form or making Offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form.3. Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s) the purchaser is legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money, if any, deposited) on the same day or not later than next working day. The sale may be confirmed in favour of bidder(s) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the sale consideration amount has to be deposited by the purchaser within 15 days' from the date of acknowledgement of sale confirmation letter and in default of such deposit, the property/Secured asset shall be resold.4. **C1 INDIA PRIVATE LIMITED** would be assisting the Authorised Officer in conducting sale through an e-Auction having its corporate office at Plot No.68, 3rd Floor, Sector 44, Gurgaon, Haryana 122003 Website- [www.bankauctions.com](http://www.bankauctions.com). For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with Pankaj Tiwari Contact Number 1800 120 8800, is authorised person of PNBHFL or refer to [www.pnbhousing.com](http://www.pnbhousing.com)

Place : Nashik, Dated: 08.02.2025

Authorized Officer, M/s PNB Housing Finance Limited



PUNJAB & SIND BANK

(A Govt. of India Undertaking)



Where Service is a way of life

BRANCH OFFICE: NASIK | ZONAL OFFICE: MUMBAI, FORT

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Statutory Sale Notice for sale of Immovable Assets under Rule 6(2) and 896) read with Rule 6 & 9 of Security Interest (Enforcement) Rules 2002 of SARFAESI Act Public Notice for E-Auction For Sale of Immovable property read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged / Charged to the Secured Creditor, the constructive/ physical/ symbolic possession of which has been taken by the Authorized Officer of the Punjab & Sind Bank, Secured Creditor, will be sold on "As is Where is", "As is what is", "Whatever there is" basis on the date as mentioned in the table herein below, for recovery of its dues to the Bank, Secured creditor from the respective borrower(s) and guarantor(s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties/Assets. 1. The sale will be done by the undersigned through e-auction platform provided at the website: <https://baanknet.com>. 2. EMD & KYC will be done through portal <https://baanknet.com>.

Sl. No.	Name of the Borrower/Guarantor & Description of the mortgaged property along with status of Possession (Symbolic/Physical)	Demand Notice Date	Outstanding Amount (Rs) + future Interest & other expenses thereon.	Reserve Price EMD amount and date Bid increment amt.	Property inspection Date & Time	Date/Time of E-Auction	QR Code for Property Image	QR Code for Location	QR Code for Service Provider
1	<b>Borrower(s):</b> Mr. Asif Mansoor Kadri & Mr. Jaaheed Mansoor Kadri. <b>Guarantor(s):</b> Mr. Mohammad Sayyed Yusuf <b>Description of Property:</b> Flat No 3, 1st Floor Bldg no. 2, Hirve Residency Apartment, Near Dadasaheb Gayakwad Sabhagruha , Dr. Homi Bhabha Nagar, Off Bhabha Nagar Road, Nasik(MH)-422011 (Symbolic Possession)	Notice Date: 03.07.2019 Rs. 18, 03, 5,98, 02 as on 01.07.2019 + further interest and cost thereon from 01.07.2019 Balance O/s Rs. 19,11,402 as on 31.12.2024 plus further interest and cost thereon.	Rs. 19,36,000/- Rs. 1,93,600/- and EMD submission on or before 24.02.2025- 5:00 PM Rs. 25,000/-	20.02.2025 12:00 PM To 1:00 PM	25.02.2025 12:00 PM To 2:00 PM	  			
2	<b>Borrower(s):</b> Mr. Dyaneshwar Vitthal Ghule <b>Guarantor(s):</b> Mr. Somnath Tile <b>Description of Property:</b> Flat No. 10, 1st Floor, Bldg No.02, Named Janpath Co-op Housing Society, Near Madria Wine Shop, Suyog Nagar, Champa Nagar, Unnagar Canal Road, Dasak, Nasik. (Symbolic Possession)	Notice Date: 03.10.2018 Rs. 11,15,952.90 as on 30.09.2018 + further interest and cost thereon from 01.10.2018. Balance O/s Rs. 16,34,022.36 as on 31.12.2024 plus further interest and cost thereon.	Rs. 14,55,000/- Rs. 1,45,500/- and EMD submission on or before 24.02.2025- 5:00 PM Rs. 25,000/-	20.02.2025 2:00 PM To 3:00 PM	25.02.2025 12:00 PM To 2:00 PM	  			
3	<b>Borrower(s):</b> M/s Atharva Enterprises (Prop. Rahul Vijay Sonawane) <b>Guarantor(s):</b> Mr. Mustafa Mehboob Shaikh <b>Description of Property:</b> NA Plot No. 121/ABE 2, Amrapali Bungalow, Roze Colony, Near Motwane Factory, Datta Mandir Stop, Deolali, Nasik- 422101. (Symbolic Possession)	Notice Date: 15.07.2016 Rs. 15,74,719/- as on 30.06.2016 + further interest and cost thereon from 01.07.2016. Balance O/s Rs. 39,72,211.92 as on 31.12.2024 plus further interest and cost thereon.	Rs. 23,40,000/- Rs. 2,30,400/- and EMD submission on or before 24.02.2025- 5:00 PM Rs. 25,000/-	20.02.2025 3:00 PM To 4:00 PM	25.02.2025 12:00 PM To 2:00 PM	  			

Name and contact details of Authorised Officer- Mr. Ajit Sarode , Mobile-+91-9892946604 & Contact Person- Mr. Dhammadeep Bhosikar, Mobile-+91-9561897228


**TERMS & CONDITIONS:**

- The e-auction is being held on, "AS IS WHERE IS" AND "AS IS WHAT IS" AND "WHATEVER THERE IS" basis. In case the property/ies is sold after taking Symbolic Possession of the properties, successful Bidder/s shall have to get Physical possession of the property/ies at his or her own cost, risk and responsibility. Though bank will facilitate in taking possession by obtaining order from competent authorities.
- To the best of knowledge and information of the Authorised Officer, there is no encumbrance known to the Authorized officer that is persisting. However, the intending bidders should make their own independent inquiries and due diligences regarding the encumbrances, title of property/ies and claims/rights/dues affecting the property & to inspect & satisfy themselves from the respective department/offices, before submitting the bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property/ies is being sold with all existing and future encumbrances whether known or unknown to the bank. The Authorised officer/Secured creditor shall not be responsible in any way for any third party claims/rights/dues.
- It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid.
- The interested bidders shall submit the EMD through web portal <https://baanknet.com> (the user id and password can be obtained free of cost by registering name with <https://baanknet.com> through login id and password. After registration by the bidder in the web portal, the intending bidder/purchaser is required to get the copies of following documents uploaded in the web portal before the last date of submission of bid, viz (i) copy of PAN card (ii) Proof of identification (KYC) viz self-attested copy of voter id/driving license/passport etc.
- The interested bidder who require assistance in creating user id and password, uploading data, submitting bid, training on e-bidding process etc. shall contact M/s PSB Alliance Pvt. Ltd. having its registered office at Unit No.1, third floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala east, Mumbai 400037, (Helpline No. +918291220220, E-Mail Id- support.BAANKNET@psballiance.com).
- The interested bidders, who have submitted their EMD not below 10% of Reserve Price through online mode before time and date mentioned above, shall be eligible for participation in e-bidding process. The auction of the above properties would be conducted exactly on the scheduled date and scheduled time as mentioned above by way of inter-se bidding among the bidders. The bidder shall improve their offer in multiple of the amount mentioned in the column "Bid Increase amount" against each property. In case the bid is placed in the last 5 minutes of the closing time of the e-auction, the closing time will automatically get extended for 5 minutes (subject to maximum of unlimited extension of 5 minutes each). The bidder who submits the highest bid amount (not below reserve price) upon closure of e-auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by Authorised officer/Secured creditor.
- Neither the authorized officer/Bank shall be liable for any internet network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-auction event.
- The purchasers shall bear the stamp duties/additional stamp duties/transfer charges, fees etc. and also the statutory/non-statutory dues, taxes, rates, assessment charges, fees etc. Owed to anybody prior and future. Successful bidders shall have to comply with the provision of Income Tax regarding purchase of property and pay the tax to authorities as per applicable rates.
- The Authorised officer is not bound to accept the highest offer and the Authorised Officer has the absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the e-auction without assigning any reason thereof.
- 25% of sale price is to be paid immediately i.e., on the same day or not later than next working day including earnest money already deposited from the acceptance of bid price by the Authorised officer. In case of default, property shall be sold again.
- Balance 75% of the sale price is to be paid on or before 15th day of the confirmation of sale of Immovable property. In default of payment within the period mentioned above, the deposit shall be forfeited and property shall be resold and defaulting purchaser shall forfeit all claim to the property or to any part of the sum for which it may be subsequently sold.

**THIS NOTICE IS ALSO TO BE TREATED AS 15 DAYS STATUTORY SALE NOTICE TO BORROWER AND GUARANTORS (L/Rs) UNDER RULE 8(6) SECURITY INTEREST (ENFORCEMENT) RULES, 2002.**

Date: 07.02.2025 | Place: Nasik

Sd/-  
Authorised Officer,  
Punjab and Sind Bank



TATA CAPITAL HOUSING FINANCE LIMITED

Regd. Off.: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013.  
Branch Off.: Office No. 41, 4th Floor, Business Bay, Kute Marg, Tidke Colony, Nashik - 422002, Maharashtra

NOTICE FOR SALE OF IMMOVABLE PROPERTY

(Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

**E-Auction Notice of 30 days for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) and Rule 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 and Co-Borrower, or their legal heirs/representatives (Borrowers) that the below described immovable property mortgaged to TATA CAPITAL HOUSING FINANCE LTD. (TCHFL), the Possession of which has been taken by the Authorised Officer of TCHFL, will be sold on 11-03-2025 on "As is where is" & "As is what is" & "Whatever there is" & "without any recourse basis" for recovery of outstanding dues from below mentioned Borrower and Co-Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below. Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said secured asset / property shall be sold by E-Auction at 02:00 P.M. on the said 11-03-2025. The sealed envelope containing Demand Draft of EMD for participating in E-Auction shall be submitted to the Authorised Officer of the TCHFL on or before 10-03-2025 till 05:00 PM at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, Office No. 41, 4th Floor, Business Bay, Kute Marg, Tidke Colony, Nashik - 422002, Maharashtra.

The sale of the Secured Asset / Immovable Property will be on "as is where condition is" as per brief particulars described herein below:

Sr. No.	Loan Account No.	Name of Borrower
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