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The Date of Auction is fixed for 18-08-2025.

Place : Maharashtra

Date : 29-07-2025

Sd/- (Authorised Officer)
For Aadhar Housing Finance Limited

HINDUJA LEYLAND FINANCE

HINDUJA LEYLAND FINANCE LIMITED

Corporate Office: 27 A, Developed Industrial Estate, Guindy, Chennai – 600032. CIN: U65993MH2008PLC384221.
Branch Office: Buty Building, Plot No. 317, 1st Floor, Office Block No.101, Civil Line, Beside M.G. House, Nagpur - 440001

NOTICE OF FOURTH SALE OF IMMOVABLE PROPERTY TO BORROWER UNDER RULES 8(5) AND 9(1) proviso OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Whereas the Authorized Officer of M/s Hinduja Leyland Finance, 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 Section 13(2), issued a **demand notice dated 09/10/2019** calling upon the Borrower and Co-Borrorwers to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

The Borrower and Co-Borrowers having failed to repay the amount within the statutory period, the Authorised Officer in exercise of the powers conferred under Section 13(4) of the said Act in accordance with Rule 8 of the Security Interest (Enforcement) Rules, 2002, had taken the possession of the property described herein below.

The Mortgagors/ Noticee are given last chance to redemption by paying the total dues with further interest within **15 days i.e. 18/08/2025 before 4 PM** failing which of the secured asset will be sold as per schedule.

Public are hereby informed that the property more fully described in the table hereunder will be sold under Rule 8(5) & 9(1) proviso of Security Interest (Enforcement) Rules 2002 in "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" CONDITION, without any recourse basis by inviting sealed Bids from the public up to 16.00 hrs on **22/08/2025.**

Name and Address of the Borrower & Co-Borrower	Secured Debt (Rs.)	Reserve Price fixed for the Property	Place for Title Verification
1.M/s Tajshree Motors Pvt. Ltd. (Borrower) 2.Mr. Prashant Bhute (Co-Borrower) 3.Mr. Rahul Bhute (Co-Borrower) 4.Mr. Nitin Bhute (Co-Borrower) 5.Mr. Avinash Bhute (Co-Borrower) 6.Mr. Ramesh Bhute (Co-Borrower) 7.Tajshree Finance & Real Estate Pvt. Ltd.(Co-Borrower) 8.Tajshree Autowheels Pvt. Ltd. (Co-Borrower) 9.Tajshree Cars Pvt. Ltd (Co-Borrower) Address(Residence) : 236, Tajshree, Nandanwan Main Road, Nandanwan, Nagpur. **Address(Commercial): 1.** 17, Nandanwan Main Road, Nagpur – 440009. **2.** Plot No. 1, Hindustan Colony, Ajni Square, Wardha Road, Nagpur – 440015	Rs. 15,15,55,392.25/- (Rupees Fifteen Crores Fifteen Lakhs Fifty-Five Thousand Three Hundred Ninety-Two Rupees and Twenty-Five Paise Only/-) as on 20/08/2024 + Further Interest + Statutory Expenditure + Legal Expenses + Incidental Charges till the date of payment.	**Rs. 2,75,07,399/- (Two Crore Seventy-Five Lakhs Seven Thousand Three Hundred & Ninety-Nine Rupees Only)** **Earnest Money Deposit** **10% of the Tender Amount Rs. 27,50,739/-**	**M/s. Hinduja Leyland Finance Ltd.** Branch office at Buty Building, Plot No.317, First Floor, Office Block No. 101, Civil Line, Beside M.G. House, Nagpur - 440001. **Place for Opening of Bid** **M/s. Hinduja Leyland Finance Ltd.** Branch office at Buty Building, Plot No.317, First Floor, Office Block No. 101, Civil Line, Beside M.G. House, Nagpur - 440001. **Date and Time of Opening the Bid** **25/08/2025 @ 16.30 Hrs**

DESCRIPTION OF THE IMMOVABLE PROEPRTY: 1. All that piece and parcel of the land bearing Mouza- Harpur, ward No. 20(01d).73/New Kh No.7 Plot No 166 total admessuring 8605.00 Sq. Ft. there on constructed R. C.C. superstructure known and styled as "TAJSHREE TOWER" comprising Apartment/Office Room No. 303 situated at third floor in having super build up area total admeasuring 101.21 Sq Mt. Tahsil & Dist – Nagpur. Four Boundaries: EAST- Open Space & plot no 167, WEST- Open Space & Road, NORTH-Office No 22, SOUTH-Cattle Market

2.All that piece and parcel of the land bearing Mouza- Harpur, ward No. 20(old),73(New), Kh No.7 Plot No 166 total admeasuring 8605.00 Sq. Ft. there on constructed R.C.C. superstructure known and styled as "TASHREE TOWER" comprising Apartment/Office Room No. 402 Situated at Forth floor in having super build up area total admeasuring 88.57 Sq Mt. Tahsil & Dist – Nagpur..Four Boundaries: EAST- Open Space & plot no 167, WEST-Open Space & Road, NORTH-Open Space & Umred Road, SOUTH-Office No 403 & Cattle Market

3.All that piece and parcel of the land bearing Mouza- Harpur, ward No. 20(old), 73(New), Kh No.7 Plot No 166 total admeasuring 8605.00 Sq. Ft. there on constructed R.C.C. superstructure known and styled as "TASHREE TOWER" comprising Apartment/Office Room No. 403 Situated at Forth floor in having super build up area total admeasuring 101.21 Sq Mt. Tahsil & Dist – Nagpur.Four Boundaries EAST- Open Space & plot no 167, WEST-Open Space & Road, NORTH-Office No 402, SOUTH-Cattle Market

4. All that piece and parcel of the land bearing Mouza- Harpur, ward No. 20(01d), 73/New), Kh No.7 Plot No 166 total admeasuring 8605.00 Sq. Ft. there on constructed R.C.C. superstructure known and styled as "TAUSHREE TOWER" comprising Apartment/Office Room No. 501 Situated at Fifth floor in having super build up area total admeasuring 79.19 Sq Mt. Tahsil & Dist – Nagpur. Four Boundaries: EAST- Open Space & plot no 167, WEST-Open Space & Road, NORTH-Open Space & Umred Road, SOUTH-Office No 502 & 503

5. All that piece and parcel of the land bearing Mouza- Harpur, ward No. 20(old), 73(New), kh NO. Plot No 166 total admeasuring 8605.00 Sq. Ft. there on constructed R.C.C. superstructure known and styled as "TAJSHREE TOWER" comprising Aparatment/Office Room No 502 Situated at Fifth floor in having super build up area total admeasuring 88.57 Sq Mt. Tahsil & Dist – Nagpur.Four Boundaries: EAST- Open Space & plot no 167, WEST-Open Space & Road, NORTH-Open Space & Umred Road, SOUTH-Office No 503 & Cattle Market

6. All that piece and parcel of the land bearing Mouza- Harpur, ward No. 20(old), 73(New), Kh NO. 7 Plot No 166 total admeasuring 8605.00 Sq. Ft. there on constructed R.C.C. superstructure known and styled as "TAJSHREE TOWER" comprising Apartment/Office Room No 503 Situated at Fifth floor in having super build up area total admeasuring 101.21 Sq Mt. Tahsil & Dist – Nagpur. Four Boundaries: EAST-Open Space & plot no 167, WEST- Open Space & Road, NORTH-Office No 502, SOUTH-Cattle Market

Terms and Conditions of Auction:

1) Interested parties may send their tenders addressed to the Authorised Officer **(AO) Mr. Kirtiraj Deshmukh M/s. Hinduja Leyland Finance Limited.**, by Post RPAD / Hand Delivery for purchasing the said property in a sealed cover superscribed as "Offer for 4th Auction Sale of Property A/c. M/s Tajshree Motors Pvt. Ltd, Contract No. "CRNGNG00744" along with a D.D for 10% of the tender amount being the EMD (Earnest Money Deposit) favoring M/s. Hinduja Leyland Finance Limited., payable at Nagpur, which is refundable if the tender is not successful. The tender should reach us latest by **22/08/2025 before 16:00 hours at M/s. Hinduja Leyland Finance Ltd., Branch office at Buty Building, Plot No. 317, 1st Floor, Office Block No.101, Civil Line, Beside M.G. House, Nagpur – 440001**

2) Sealed quotations by Post RPAD / Hand delivery shall be accepted till **22/08/2025 till 16:00 hrs** only and the same will be opened **at 16:30 hours on the 25/08/2025 at: M/s. Hinduja Leyland Finance Ltd., Branch office at Buty Building, Plot No. 317, 1st Floor, Office Block No.101, Civil Line, Beside M.G. House, Nagpur – 440001**

3) The prospective bidders may satisfy themselves about condition of assets /value / title / measurements etc., by visiting the property before submitting their offer. All the details of the property provided are as per information received by the A.O and so the A.O is not responsible for any deviation in the information, responsible for any charge, lien, encumbrance, property tax or any other dues to the Govt., or anybody in respect of the property under sale.

4) Immovable property shall not sold below Reserve Price. Tenders received below the Reserve Price will be rejected.

5) The highest tender will be announced after the covers are opened and sale is subject to final approval of Hinduja Leyland Finance.

6) The Authorized Officer reserves the right to conduct Inter-se bidding / further negotiations amongst the bidders. The highest bidder amongst them after Inter-se bidding / negotiations shall be declared as successful bidder. The Bidders may improve their further offers in multiple of Rs. 1,00,000/- (Rupees One Lakh only).

7) In case the successful bidder fails to pay the balance amount of the Sale consideration within 15 days after the intimation that the sale has been knocked down in his favor, the entire deposit of EMD made by him/her shall be forfeited by the Authorized Officer without any further notice.

8) The successful bidder would bear the Charges / Fee payable for conveyance such as Stamp Duty Registration Fee etc., as applicable as per law.

9) The Authorized Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/auction and also modify any terms and conditions of the sale without any prior notice and /or assigning any reasons.

10) Successful bidder/purchaser will deduct TDS @1% on sale proceeds as per Sec. 194 (1-A) of the Income Tax, 1961 & deposit the same by furnishing the challan in Form 26QB and submit the original receipt of TDS Certificate to Hinduja Leyland Finance Ltd. (Rs.50.00 Lacs and above property).

11) Intending bidders may contact **Mr. Kirtiraj Deshmukh on Mobile no. 7208001876 or Collection Manager Mr. Kamlesh Ukey on Mobile no. 7720033882 on 20/08/2025 between 10:00 AM to 06:00 PM** for inspection of property. This sale notice is also uploaded / published on website (www.hindujaleylandfinance.com)

Authorised Officer
For Hinduja Leyland Finance Limited

Date: 28/07/2025
Place: Nagpur

NAGPUR