



# Home First Finance Company India Limited

CIN: L65990MH2010PLC240703,

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

## APPENDIX- IV-A [See proviso to rule 8 (6)] 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) 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 column (iii) mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Home First Finance Company India Limited for realization of its dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(2) of the said Act proposes to realize dues by sale of the said property/ies and it will be sold on "As is where is", "As is what is", and "Whatever there is" as described hereunder. The auction will be conducted "On Line", for the recovery of amount due from Borrower (s) and Co-Borrower (s) as per column (i), due to Home First Finance Company India Limited.

| Sr. No. | Name Borrower (s) and Co-Borrower (s)                     | PROPERTY ADDRESS   | Date of Demand Notice | Demand Notice Amount | Date of Possession | Reserve Price | EMD Amount | Date and Time of Auction | Last Date & Time of Submission Of Emd & Documents | Number of Authorised officer |
|---------|---|--|-----------------------|----------------------|--------------------|---------------|------------|--------------------------|---|------------------------------|
| 1.      | Akash Rajendra Gour, Jyoti Akash Gour,                    | With in the limit of NMC & NIT., Mouza Babulkhedha, P H No 39, Khasra No 54/1, Ward No 15, House No 1357, Plot No 3 Partion Eastern Portion, SHRIVAS TOWER VII, CTS No 5750 Sheet No 196/41, Babulkhedha, Nagpur, NAGPUR, Maharashtra, 440027 Bounded by East-Lane, West-Part of the same Plot No. 3 sold to Mahavir Ramlochan, North-Road, South- Plot No. 4 belonging to Mr. Fakhruddin. | 04-12-2025            | 22,37,988            | 05-02-2028         | 16,00,000     | 1,60,000   | 14-03-2026 (11am-2pm)    | 12-03-2026 (upto 5pm)                             | 9689503304                   |
| 2.      | Suresh Chhatrapal Kalthal, Sixsona Suresh kalthal,        | Plot-71 ward 2, House/Malmatta no 71, Hansraj Layout, Chankapur,Mouja chankapur b no 71 p h no 53 gaathan ward no 2 ghar no 71,nagpur-440023. Bounded By : East by - Open Land of Shri. Ahirrao, West by - 09.14 Mt. Wide Grampanchayat Road, North by - House no. 71, South by - House No. 72.  | 06-05-2025            | 16,99,249            | 10-07-2025         | 21,77,756     | 2,17,776   | 14-03-2026 (11am-2pm)    | 12-03-2026 (upto 5pm)                             | 9730775533                   |
| 3.      | Harshd Balpande,Lankesh Balpande, MONALI HARSHAD BALPANDE | Plot No-60, K.H. No.64, 65, Sheet No. 467/37, 449/36, City Survey No. 154, 153, Corporation House No.1296/60, Ward No. 21, Mouza-Pardi, Situated at E.I.A.S. of NIT, Chandra Nagar, Pardi, Nagpur,Nagpur,Maharashtra,440035 Bounded by East-Road, West-Plot No-45 & 45/A, North-Plot No-59, South-Road.  | 05-03-2025            | 19,60,764            | 12-01-2026         | 22,97,000     | 2,29,700   | 14-03-2026 (11am-2pm)    | 12-03-2026 (upto 5pm)                             | 9689503304                   |
| 4.      | Shrikant Pandurang Shrirame, Chitra Shrirame              | Flat-302,Kanchan Ganga, Land bearing Kh no 121,175,194/1, 194/2, 194/3, 194/4 & 194/5, P.S K.no 9 ,mouza- Mondha, Tal Hingna,Nagpur,Maharashtra,440019. Bounded By- East : KH. No. 176,177, West : KH. No. 195, North : Road, South : KH. No. 188 & 198.   | 03-10-2024            | 10,69,393            | 08-01-2026         | 11,86,703     | 1,18,670   | 14-03-2026 (11am-2pm)    | 12-03-2026 (upto 5pm)                             | 9730775533                   |

| E-Auction Service Provider   | E-Auction Website/For Details, Other terms & conditions  | A/c No: for depositing EMD/other amount   | Branch IFSC Code | Name of Beneficiary  |
|--|--|---|------------------|--|
| Company Name : e-Procurement Technologies Ltd. (Auction Tiger).<br>Help Line No :079-35022160 / 149 / 182<br>Contact Person : Ram Sharma -8000023297<br>e-Mail id : ramprasad@auctiontiger.net and support@auctiontiger.net. | <a href="http://www.homefirstindia.com">http://www.homefirstindia.com</a><br><a href="https://homefirst.auctiontiger.net">https://homefirst.auctiontiger.net</a> | 912020036268117-<br>Home First Finance Company India Limited -<br>Axis Bank Ltd., MIDC, Andheri East. | UTIB0000395      | Authorized Officer,<br>Home First Finance<br>Company-India Limited |

**Bid Increment Amount – Rs. 10,000/-.** The sale will be done by the undersigned through e-auction platform provided at the Web Portal (<https://homefirst.auctiontiger.net>). E-Auction Tender Document containing online e-auction bid form, declaration, General Terms & Conditions of online auction sale are available at Portal Site. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ affecting 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 Home First. The property is being sold with all the existing and future encumbrances whether known or unknown to Home First. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues. The sale shall be subject to rules/conditions prescribed under the securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. In case of any discrepancy English Version of the Notice will be treated as authentic.

### STATUTORY 30 days SALE NOTICE UNDER THE SARFAESI ACT, 2002

The borrower/ guarantors are hereby notified to pay the sum as mentioned in the demand notice along with upto date interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

Date: 12-02-2026

Place: Nagpur

Signed by Authorized Officer,  
Home First Finance Company India Limited