



DMI HOUSING FINANCE

DMI HOUSING FINANCE PRIVATE LIMITED

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E - AUCTION SALE NOTICE THROUGH PRIVATE TREATY (under SARFAESI Act)

E-Auction Sale notice for Sale of Immovable Secured Assets under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and to the Borrower/s and Guarantor/s in particular, by the Authorized Officer, as mentioned below, that the **PHYSICAL POSSESSION** of the under mentioned properties mortgaged to **DMI HOUSING FINANCE PRIVATE LIMITED** (Secured Creditor) had already been taken over under provisions of section 13 (4) of the Securitisation and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 on **24.02.2026**. Whereas the Secured Creditor acting through its Authorized Officer, in exercise of its powers under Section 13(4) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI), will put the below mentioned property to E-Auction for recovery of under mentioned dues and further interest, charges and costs etc. The properties are being sold on **"AS IS WHERE IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS"** as such sale is without any kind of warranties and indemnities.

Inspection Date & Time: 20/03/2026 at 11:00 AM to 03:00 PM

Date & Time of e-Auction: 23/03/2026 at 11:00 AM to 01:00 PM

Last Date of submission of Bid/EMD: 21/03/2026 at 04:00 PM

Name of Borrower/ Co-Borrower/Guarantor	Outstanding Amount	Details of Secured Assets	Rs.	
			Reserve Price	EMD 10%
Borrower- LILADHAR DEVIDASRAO GADBAIL S/O DEVIDASRAO GADBAIL Co-Borrower- VAISHALI LILADHAR GADBAIL D/O SURESH GULHANE	In Loan Account No. HFC0043199873 and vide Application No. LOS2024010000644 Rs. 26,17,921/- (Rupees Twenty-Six Lakh Seventeen Thousand Nine Hundred and Twenty-One Only) as on 10th Jan 2025.	All the part and parcel of the property:- All that part and parcel of the Property "Plot No. 136, Khasra No. 42/2, Madhu Vatsalya Co-op. Housing Society Ltd. Patwari Halka No. 17, Sheet No. 483/26, Nagar Bhumapan No. 108, Ward No. 43, Khas Mauza Within The Limits of Nagpur Improvement Trust And Nagpur Mahanagara Palika Vanjra, Tehsil Nagpur (city), Distt. Nagpur, Maharashtra 440026"	24,00,000/-	2,40,000/-

Terms & Conditions:

- Sale through Private Treaty will be on **"AS IS WHERE IS BASIS"** and **"AS IS WHAT IS BASIS"**.
- To the best of knowledge and information of the Authorized Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property 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 the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ or unknown to the bank. The property is being sold with all the existing and future encumbrances whether known dues/outstanding statutory dues/taxes etc.
- 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 put on auction will be permitted to interested bidders at sites as mentioned against each property description.
- The assets will not be sold below the Reserve Price. The Authorized Officer is not bound to accept the highest offer, and the Authorized 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.
- The EMD of successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded within 7 working days from the date of auction. The EMD shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, immediately i.e. on the same day or not later than next working day and the balance 75% of the sale price within 15 days from the date of confirmation of sale or such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer.
- The interested parties may contact the Authorized Officer for further details/ clarifications and for submitting their application. The details of the Authorized Officer are as follows: **Mr. Ashish Kurwanshi Mobile No. 99705577515 & e-mail ID: ashish.kurwanshi@dmihousingfinance.in**
- The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties, society dues in respect of purchase of the property.
- The aforesaid Borrower's/ Co-borrower's attention is invited to provisions of section 13(8) of SARFAESI Act for redemption of secured assets mentioned hereinabove by tendering the afore mentioned outstanding dues together with all costs, charges and expenses incurred by the bank before the sale of secured asset **within 15 days** from the date of this notice failing which the assets will be sold as per terms and conditions mentioned above.

Place: Nagpur,

Date: 08.03.2026

Sd/- (Authorised Officer)
DMI Housing Finance Private Limited