contact Prakash Tandulkar 7447426676 Authorized Officer.

SHUBHAM HOUSING DEVELOPMENT FINANCE CO. LTD.

shubham

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 immovable 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:

S No.	Application Number	Name & Address of Applicant	Date of Notice u/sec13(2)	Demand Notice Amount	Property detail	Current due Amt (As on 24-06-2025)	Date of Possession & Possession Status	Reserve Price	EMD (Rs.) (10% of RP)	Date, Time & Place of Auction
A	B	C	D	E	F	G	H	I	J	K
1	DWDA16120000005003207	**Abdul Ganee Sheikh, Rubina Ganee Sheikh** Ward No 03 Tipu Sultan Nagar Near Pawar House Borgaon Meghe - 442001	22-04-2021	₹ 3,71,046/-	Mouja Borgaon Meghe Mouja No. 100, P. H. No. 19, Z. P. Wardha, G. P. Borgaon Meghe, F.S. No.74, Plot No.44, Tal. & Dist. Wardha, Maharashtra	₹ 7,77,856/-	26-07-2021 (Symbolic Possession)	₹ 17,68,233/-	₹ 1,76,823/-	18-07-2025, 10:00 AM to 4:00 PM First Floor, Plot No. 40 Gandhi Grain Market C.A. Road Beside Honda Showroom, Telephone Exchange Square Nagpur. M.H.440008
2	DAK01812000005016682	**Umesh Prabhakar Wankhade, Prbhakar Mahadevrao Wankhade** Dabaki Road Water Tank Kort Colonu Akola -444002	27-09-2021	₹ 8,86,819/-	Plot No.15 (Northern Part), F.S. No. 2/1., of Mouje Sukapur of Mouje Sukapur At Aashray Nagar Dabki Road, Akola, M.H.- 444002	₹ 7,80,116/-	16-12-2021 (Symbolic Possession)	₹ 16,26,912/-	₹ 1,62,691/-	
3	DWDA20100000050 30311	**Ishwar Mannalalji Sanchriya, Sima Ishwarlal Sanchariya** Ward No 3, Bazar Chowk, Grampanchayt Anji Mothi, Teh & Dist Wardha Maharashtra -442001	19-12-2023	₹ 6,67,352/-	Mouza - Anji (Mothi), Mouza No- 12 Old Gaothan Ward No- 02, House Bearing No- 441 (Old), 445 (New Grampanchayat Serial No- 411 Tal & Dist: Wardha M.H.-442001	₹ 7,51,185/-	04-03-2024 (Symbolic Possession)	₹ 38,28,384/-	₹ 3,82,838/-	
4	DCHN2109 00000503 9527	**Vilas Lahanuji Tenbhurne, Manisha Vilas Tembhurne** At Chinchala Post Midc Khuje Layout Nr. Das Hardware Tah&Dist Chandrapur Maharashtra -442406	19-12-2023	₹ 10,21,996/-	Eastern Part of Plot No.16, Survey No.21, 22/1, T.S. No.4, Mouza Chinchala, Tah. & Dist Chandrapur Maharashtra -442406	₹ 13,97,953/-	04-03-2024 (Symbolic Possession)	₹ 12,22,726/-	₹ 1,22,272/-	
5	DAK02101 00000503 3766	**Santosh Mahadev Mhalarmare, Padma Santosh Mhalarmare,** Sharad Nagar Shivar Ganpati Temple Akola M.H. -444104	29-11-2022	₹ 11,82,494/-	Plot No.0 (Western & Middle Part), F.S. No.2/2, of Mouje Shivar Tq. And, Dist Akola, M.H- 444104	₹ 19,06,769/-	16-02-2023 (Symbolic Possession)	₹ 16,80,000/-	₹ 1,68,000/-	
6	DNAG2212 00000505 5478	**Subhash Natthuji Dhaniskar, Shubhangi Subhash Dhaniskar** Plot No. 245, Navin Nagar Punapur Pardi, Bhandewadi, Near Shitla Mata Mandir, Nagpur, Maharashtra -440008	22-11-2023	₹ 11,98,487/-	Plot No.245, Corp. House No. 3686/ 245 As Per Tax Mouza-Punapur, KH No. 84/2, P.H. No. 34, C.S. No. 45 Sheet No.1133/28, R.N. Mandal Pardi, Ward No. 21, Punapur, Tah. & Dist. Nagpur, Maharashtra -440035	₹ 16,41,337/-	14-11-2024 (Physical Possession)	₹ 14,37,120/-	₹ 1,43,712/-	
7	DNAG2304 00000506 2172	**Sagar Haribhau Karnuke, Bayanabai Haribhau Karnuke** Juni Mangalwari Dhivapura Plot No 59 Macchibazar Nagpur Maharashtra -440002	20-01-2024	₹ 13,19,885/-	Plot No.110, Mouza-Nara, Ph. No.11, Sheet No.682/51, CTS No.109, KH No.101/1, Darshana Sahkari Gruhnirman Sanstha, Tah. And Dist. Nagpur M.H. -440014	₹ 16,77,104/-	27-03-2024 (Symbolic Possession)	₹ 11,23,200/-	₹ 1,12,320/-	
8	DNAG2306 00000506 5236	**Vaibhav Shankar Totawar, Leela Shankarrao Totawar** 160, New Suraj Nagar Behind Kohinoor Lawn Wathoda Nagpur Maharashtra -440008.	21-06-2024	₹ 16,72,271/-	Flat No.13, Second Floor, Building No.B-1, Anjana Town, Plot No.1, G.P Ward No.1, Grampanchayat Godhani-Railway, KH No.130/1-New, PH. No.12, Mouza-Godhani - Railway, Tah. Nagpur-Rural, Dist. Nagpur, Maharashtra -441501	₹ 19,99,903/-	30-08-2024 (Symbolic Possession)	₹ 10,49,598/-	₹ 1,04,959/-	
9	DNAG1711 00000500 8364	**Premkumar Netram Bopche, Shantabai Netram Bopache** C/O Jayant Ashtikar Flat No. 301 Shivaji Pare Apartment Shree Krushna Nagar Near Vivekanand School Nagpur M.H. - 440009	22-03-2024	₹ 19,19,409/-	Flat No. 101, First Floor, "V.M. Paradise Apartment" Plot No. 73 & 74, Mouza- Narsala, P.H. No. 37, KH. No.208, Tah & Dist. Nagpur, Maharashtra - 440009	₹ 23,58,480/-	04-06-2024 (Symbolic Possession)	₹ 13,05,737/-	₹ 1,30,573/-	
10	DCHN2211 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	₹ 25,99,056/-	09-10-2023 (Symbolic Possession)	₹ 11,28,631/-	₹ 1,12,863/-	
11	DAMR1811 00000501 6211	**Shakurbaig Hajiyusufbaig Lohar, Raisabaig Shakurbaig Lohar S/o Haji Yusuf Baig** Lohar Walgaon Road Near Bada Tawar Aseer Colony, Near Mobile Tower Amravati M.H. 444601	20-05-2023	₹ 19,97,465/-	Plot No. 25-A Survey No 9/1 Pl No 25/A Mauje Tarkheda Pragane Badnera Tq Dist Amravati At- Sakir Colony Near To "Al-Aziz" Function Hall Walgao Road Amravati Maharashtra -444607	₹ 29,72,779/-	23-12-2024 (Physical Possession)	₹ 33,82,560/-	₹ 3,38,256/-	
12	DNAG2009 00000502 9807	**Pramila Laxmichand Meshram, Nitu Laxmichand Meshram,** Vithal Kunj Flat No S 1 Vasant Vihar Near Gyan Vidya School Khadgao Road Wadi Nagpur Maharashtra -440023	20-07-2024	₹ 23,48,114/-	Flat No.201 On Second Floor, Shrikrushna Apartment 2, Plot No.33 And 34 Nagar Parishad House No.1533, Mouza Wadi, PH No.5, Ward No.4 A, KH No.1, Tah. And Dist Nagpur M.H.440001	₹ 27,00,213/-	30-05-2025 (Physical Possession)	₹ 29,13,490/-	₹ 2,91,349/-	
13	DTNR2203 00000504 5107	**Minal Manoj Tirpude, Manoj Kisanji Tirpude, Palash Manoj Tirpude** Plot No C 10 Midc Umrer Industrial Area Nagpur Maharashtra- 441203	20-07-2024	₹ 27,26,215/-	Flat No 301, Third Floor, "Niwara Apartment-II", Plot No 179, Corporation House No.1408/A/ 179, Mouza- Gorewada, KH No 20/3, 20/4 City Survey No. 55, Sheet No. 37, Ward No. 61, PH No.8-A Situated At Darshna Co-operative Housing Society, Near Nital Public School, Gorewada Tah. & Dist. Nagpur M.H. -441501	₹ 31,72,847/-	28-09-2024 (Symbolic Possession)	₹ 17,88,117/-	₹ 1,78,811/-	
14	DWDA21090000050 39413	**Mohammad Fahim Imrankhan Pathan, Shahzadi Begam Imran Pathan, Imrankha Abdulkha Pathan** Plot No 37 Borgaon Meghe Wardha Near Gram Panchayat Wardha Maharashtra -442001	25-04-2024	₹ 32,22,925/-	Plot No. 37 East Part And Plot No. 38 West Part, T.S. No. 19 House No. 3191, Mouza-Borgaon Meghe, Mouza No.100, Survey No 92, Ph No.19, Nanwatkar Layout, Ward No.6, Near Paikaji Nagar, Borgaon Meghe, Tah. & Dist. Wardha Maharashtra -442001	₹ 39,71,522/-	01-07-2024 (Symbolic Possession)	₹ 27,74,217/-	₹ 2,77,421/-	

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दिनांक: 30.06.2025 ... auction.pnbhousing.com वर संपर्क साधावा, किंवा www.pnbhousing.com येथे भेट द्यावी.
सही/- प्राधिकृत अधिकारी, पीएनबी हाउसिंग फायनान्स लिमिटेड

S. No.	Application Number	Name & Address of Applicant	Date of Notice u/sec13(2)	Demand Notice Amount	Property detail	Current due Amt (As on 24-06-2025)	Date of Possession & Possession Status	Reserve Price	EMD (Rs.) (10% of RP)	Date, Time & Place of Auction
A	B	C	D	E	F	G	H	I	J	K
15	WDA_1512_048630	**Sachin Suryabhan Bavankar, Suryabhan Tanbaji Bavankar, Sanjay Suryabhan Bavankar, Chandrakala Suryabhan Bavankar** 31, Aanji Mothi Teh & Dist Wardha, Maharashtra -442001	29-11-2022	₹ 3,76,513/-	Mouja Anji Mothi Ward No 3 House No 244 Teh & Dist. Wardha, Maharashtra -442001	₹ 5,22,200/-	16-02-2023 (Symbolic Possession)	₹ 5,10,400/-	₹ 51,040/-	**31-07-2025, 10:00 AM to 4:00 PM** First Floor, Plot No. 40 Gandhi Grain Market C.A. Road Beside Honda Showroom, Telephone Exchange Square Nagpur, M.H.440008
16	0AMR170900000500 7888	**Kuldip Ashokrao Junghare, Ashok Sheshrao Junghare** At Near Hanuman Mandir, Rama Bhatkuli, Amravati, Maharashtra-444602	26-12-2022	₹ 4,05,513/-	Malmatta No.104 Ward No.01, At Rama Saur, Grampanchayat Rama, Tal-Bhatkuli Dist. Amravati, Maharashtra- 444602	₹ 6,32,890/-	13-03-2023 (Symbolic Possession)	₹ 10,68,800/-	₹ 1,06,880/-	(same as above)
17	0AMR171000000500 8501	**Narendra Shankarao Daulpure, Saveeta Narendra Daulpure,** C/O Digambar Rajgure Maratha Colony Gopal Nagar Sai Nagar Near Rajiv Gandhi School, Amravati, Maharasthra -444607	20-05-2024	₹ 5,08,180/-	Plot No 49 Mouje Nimbhora Khurd Pragane Badnera Survey No 9/1 Tq & Dist Amravati, Maharashtra - 444601	₹ 6,65,375/-	05-08-2024 (Symbolic Possession)	₹ 5,28,000/-	₹ 52,800/-	(same as above)
18	0CHN191200000502 5245	**Rafik Laddu Sheikh, Anisa Rafik Sheikh** Near Chand Sawali Darga Amrai Ward No Ghugus Chandrapur Maharashtra -442505	25-04-2024	₹ 14,76,818/-	Gaonthan Property No.4874(Old) 5213(New) Mouza-Ghugus Situated Within The Limit of Gram Panchayat, Ghuggus, Tah & Dist Chandrapur Maharashtra -442505	₹ 17,13,618/-	01-07-2024 (Symbolic Possession)	₹ 32,33,220/-	₹ 3,23,322/-	(same as above)
19	0NAG231100000507 2921	**Rajan Krushnaji Gajbhiye, Naineet Gajbhiye** Plot No. 292 Siddharth Nagar Teka Kamptee Road Nagpur Near Themburne Ata Chakki Nagpur Maharashtra -441102	22-11-2024	₹ 13,98,337/-	Plot No.38, G.P. House No.68, Ward No.1, KH. No.28/6, Grampanchayat Chicholi -Khaparkheda, Panchayat Samiti Saoner, Tah. Saoner, Dist. Nagpur Maharashtra -441111	₹ 15,51,824/-	31-01-2025 (Symbolic Possession)	₹ 14,09,280/-	₹ 1,40,928/-	(same as above)
20	0NGN231100000507 2969	**Sindhu Chatur Kashyap, Nilo Sindhu Kashyap** Ward No 1, Vinayak Nagar Khairi Akashwani Hanuman Mandir Nagpur M.H.441002	22-10-2024	₹ 18,00,986/-	Row House No. 12 A, Plot No. 12 A Kh No. 192/2, P.H. No. 16, Mouza Khairi Tahsil Kamptee District Nagpur Maharashtra -441001	₹ 20,34,419/-	28-12-2024 (Symbolic Possession)	₹ 16,93,417/-	₹ 1,69,341/-	(same as above)
21	0CHN210200000503 4437	**Eknath Namdeo Bhutkar, Lata Eknath Bhutkar** C/ O Janardhan Darekar Near Mota Hanuman Mandir Maharana Pratap Ward Ballarpur Dist Chandrapur Sanskruti Sabhagruha,Chandrapur, Maharashtra -442701	23-12-2024	₹ 20,28,961/-	Flat No.F-9 On Second Floor, Plot No.4, 5, 6, 7, Vandana-2 Mouza-Ballarpur, Survey No. 172/3, 172/1, 31/5B Tah.Ballarpur, Dist. Chandrapur, Maharashtra -442401	₹ 22,41,224/-	05-03-2025 (Symbolic Possession)	₹ 20,40,000/-	₹ 2,04,000/-	(same as above)
22	0NAG221200000505 6273	**Rashtrapal Gulab Gadpale, Kavita Rashtrapal Gadpale** Plot No-1183/3 Ambedkar Ward Ganeshpur Ward Bhandara Nagpur Mate Dairy Nagpur Maharashtra - 440035	23-12-2024	₹ 27,02,831/-	Flat No 305 And Flat No 306 Second Floor Vaishnavi Residency Plot No 70 And 71 Gat No 283 /35 283/ 26 Jal Nagar Mouza Bela Grampanchayat Bela Tah And Dist Bhandara, Maharashtra -441906	₹ 29,21,182/-	05-03-2025 (Symbolic Possession)	₹ 28,81,182/-	₹ 2,88,118/-	(same as above)

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

Terms and conditions of auction sale notice

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

1. **The property can be inspected For Sr. No. 1 to 14 on 16-07-2025,** and **For Sr. No. 15 to 22 on 26-07-2025, 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/bid 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 Shubham 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.
4. Last date to submit the bid along with Earnest Money Deposit is **For Sr. No. 1 to 14 on or before 17-07-2025,** and **For Sr. No. 15 to 22 on or before 30-07-2025, 10 AM to 4 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 Thousand 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 earnest 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 for which may be subsequently sold.
7. 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 not 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 reasons thereof.
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 them 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 Kumar Tiwari Mob.No. 9936366201.**

Date : 28.06.2025

Authorised Officer

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