Repco Home Finance Limited

NAGPUR BRANCH: Block No.2, B Wing, Mazanine Floor/Lobby Floor, Besides IDBI Bank, Mangalwari Complex, Sadar, Nagpur-440001

E - AUCTION SALE NOTICE

Sale of Immovable Properties Mortgaged to Repco Home Finance Ltd. Under Securitisation and Reconstruction of Financial Assets And Enforcement of Security Interest Act 2002

Whereas the **Borrower: Mr.Nitin Narsingdas Rai**, S/o. Mr.Narsingdas, **Co-Borrower: Mrs.Anita Rai**, W/o.Mr.Nitin Rai and **Guarantor: Mr.Amit Dinesh Sharma**, S/o.Mr.Dinesh Sharma, have borrowed money from **Repco Home Finance Limited, Nagpur Branch** against the mortgage of the immovable property more fully described in the schedule hereunder. Since, the Borrowers failed to repay the loan amount, the Company has issued Demand Notice under Section 13(2) of the Sarfaesi Act, 2002 on 13.07.2023 calling upon them to repay the amount mentioned in the notice vide **Loan Account Nos. 1691870000298 & 1691860000315 being ₹ 6,54,837/- & ₹ 17,84,058/- respectively as on 12.07.2023** together with further interest, costs and expenses within 60 days from the date of the said notice.

Whereas the Borrower, Co-Borrower & Guarantor, having failed to pay the amount due to the Company as called for in the said demand notice, the Company has taken possession of the secured asset more fully described in the schedule hereunder by issuing Possession Notice under Section 13(4) of the Act on 27.03.2024.

Whereas the Borrower, Co-Borrower & Guarantor, having failed to pay the dues in full, the secured creditor, **Repco Home Finance Limited** has decided to sell the under mentioned secured asset in "As is where is condition" and "As is what is condition" under Section 13(4) of the Act read with Rules 8 & 9 of the Security interest (Enforcement) Rules 2002 for realization of the debts dues to the Company. **The dues of the Borrower vide Loan Account Nos. 1691870000298 & 1691860000315 being ₹ 6,49,315/- & ₹22,75,297/- respectively as on 21.06.2025.**

Date / Time of E - Auction: 08.08.2025, 11.00 a.m -12.00 p.m (with unlimited auto extension of 5 minutes)

Last Date & time for submitting E-Tenders: 07.08.2025, 04.00 p.m

DESCRIPTION OF THE PROPERTIES: **Property No.1:** All the piece and parcel of **land bearing House Nos. 793/2, 3 and 792/1-5 total admeasuring 314.66 sq.mtrs.** in Survey No.1289, P.H.No.5 of **Mouza Narkhed, Ward No.2, within the limits of Nagar Parishad Narkhed, Tah. Narkhed & Dist. Nagpur** is bounded as follows; East: Road, West: Prafulla Dhapke House, North: Road & Kishor Dhapke House, South: Well.

RESERVE PRICE ₹ 97,73,000/- EMD (10% of Reserve Price) ₹ 9,77,300/- Minimum Bid Increment Amount ₹ 1,00,000/-

Property No.2: All that **RCC super structure bearing Apartment No.301 admeasuring 54.80 sq.mtrs. on the Third Floor of building Known and style as "Shri Gajanan Golden Height" together with 1.552% undivided share and interest in piece and parcel of retainable land admeasuring 1449 sq.mtrs.** in Suman Nagari out of Kh.No.129, P.H.No.12 of Mouza Godhani (Rly), Ward No.1 within the limits of Nagpur Municipal Corporation, Tah. & Dist. Nagpur is bounded as follows; East: remaining retainable land, West: Flat No.312, North: open land, South: Flat No.302.

RESERVE PRICE ₹ 24,97,000/- EMD (10% of Reserve Price) ₹ 2,49,700/- Minimum Bid Increment Amount ₹ 25,000/-

For E – Auction procedure, please contact **M/s. 4Closure, M.Kiranmal – 81420 00066 & 81420 00062.**

For inspection of the property the intending bidders may contact the Branch Head, **Repco Home Finance Limited, Nagpur Branch,** on all working days between 10 a.m to 5 p.m. **Contact Nos. 0712 2540135 & 93700 70721.**

Date: 24.06.2025 **Authorised Officer, Repco Home Finance Limited**

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INDIA SHELTER FINANCE CORPORATION LTD.

IndiaShelter Home Loans

Corporate Office: 6th Floor, Plot No 15, Institutional Area, Sector 44 Gurugram-122003 Haryana **Branch Office:** Office No. 220, Yamuna Tarang Complex, 3rd Floor, Near NH 06, Vidyanagar, Akola 444001 Maharashtra

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "the Act") read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as "the Rules"). Notice is hereby given to the public in general and in particular to the Borrower(s), Co Borrower(s) and Guarantor(s) or their legal heir(s) or representative(s) that the below described immovable property(s) mortgaged/charged to India Shelter Finance Corporation Limited (hereinafter referred to the Secured Creditor), the possession of which has been taken by the Authorized Officer of the Secured Creditor having its Registered Office at 6th Floor,Plot No.15,Institutional Area,Sector 44 Gurugram-122003,Haryana, will be sold on **"As is Where is", "As is What is" and "Whatever there is"** basis on the dates mentioned below for realization of the amount due to the Secured Creditor from the borrowers, co borrowers and guarantors. The sale will be done by the Authorized Officer at the place mentioned below

Loan Account Number/AP Number And Name of Borrower(s) / Co-Borrower(s) /Guarantor(s)	Demand Notice u/s 13(2) Date and Amount :22/07/2024 And Rs. 927361.62/- (Rupees Nine Lakh Twenty Seven Thousand Three Hundred Sixty One & Sixty Two Paisa Only)	Date and Type of Possession : 22/03/2025 Physical	Reserve Price : Rs.520000/-(Rupees Five Lakh Twenty Thousand Only)	Date and Time of Inspection of the property : 14-07-2025
Sangeeta Ajay Rajguru&Legal Heirs Of Late Ajay Jagannath Rajguru number/AP number: HL2000004932/ AP-0449849	Bid Increase Amount : Rs. 5,000/- (Rupees Five Thousand Only)		Earnest Money Deposit (EMD) : Rs.52000/- (Rupees Fifty Two Thousand Only)	EMD Deposition Last Date : 15-07-2025 Date of Auction: 16-07-2025

Description of the Immovable Property/ Secured Asset: All That Piece And Parcel Of Property Bearing G.P. Bhaurad, Property No.231, Measuring About 76.67 Sq Mtr (825 Sq Fts) Of Mauje Bhaurad Situated Within The Limit Of G P Bhaurad Tq & Dist Akola Bounded as under:- East- Land Of Sindhutai Wankhade, West- Land Of Prabha Patil, North- Road, South- Galli

Place of EMD Deposition /Place of Auction: Office No.220, Yamuna Tarang Complex, 3rd Floor, Near NH 06, Vidyanagar, Akola 444001 Maharashtra

Mode Of Payment :- All payment shall be made by demand draft in favour of **India Shelter Finance Corporation Limited.**

Loan Account Number/AP Number And Name of Borrower(s) / Co-Borrower(s) /Guarantor(s)	Demand Notice u/s 13(2) Date and Amount :10/09/2019 And Rs. 737407.73/- (Rupees Seven Lakh Thirty Seven Thousand Four Hundred Seven & Seventy Three Paisa Only)	Date and Type of Possession : 20/07/2023 Physical	Reserve Price : Rs.686700/-(Rupees Six Lakh Eighty Six Thousand Seven Hundred Only)	Date and Time of Inspection of the property : 14-07-2025
Yogita Maisane, Vilas Maisane, Dilip Maisane&Vaishali Maisane number/AP number: HL2100000499/AP-0337324	Bid Increase Amount : Rs. 5,000/- (Rupees Five Thousand Only)		Earnest Money Deposit (EMD) : Rs.68670/-(Rupees Sixty Eight Thousand and Six Hundred Seventy Only)	EMD Deposition Last Date : 15-07-2025 Date of Auction: 16-07-2025

Description of the Immovable Property/ Secured Asset: All That Piece And Parcel Of Property Bearingplot No. 4 Adm About 150 Sq Mtr Out Of Field Gat No.115/2 Of Mauje Paras Converted To Residential Use As Per Order Of Sdo Balapur Vide R.c.no.nap-34/Paras/18/2006-07 Of Dt 28/11/2007 Within The Limit Of G P Paras Tq Balapur Dist Akola Bounded As: East: Plot No.2, West: Road, North: Plot No.3, South: Road

Place of EMD Deposition /Place of Auction: Office No.220, Yamuna Tarang Complex, 3rd Floor, Near NH 06, Vidyanagar, Akola 444001 Maharashtra

Mode Of Payment :- All payment shall be made by demand draft in favour of **India Shelter Finance Corporation Limited.**

Loan Account Number/AP Number And Name of Borrower(s) / Co-Borrower(s) /Guarantor(s)	Demand Notice u/s 13(2) Date and Amount :17/08/2022 And Rs. 783173.47/- (Rupees Seven Lakh Eighty Three Thousand One Hundred Seventy Three and Fourty Seven Paisa Only)	Date and Type of Possession : 21/03/2024 Physical	Reserve Price : Rs.526500/-(Rupees Five Lakh Twenty Six Thousand Five Hundred Only)	Date and Time of Inspection of the property : 14-07-2025
Meerabai Ramesh Manatkar, Ramesh Manatkar, Durga Manatkar & Anil Manatkar number/AP number: HL2000004322/AP-0394309	Bid Increase Amount : Rs. 5,000/- (Rupees Five Thousand Only)		Earnest Money Deposit (EMD) : Rs.52650/-(Rupees Fifty Two Thousand and Six Hundred Fifty Only)	EMD Deposition Last Date : 15-07-2025 Date of Auction: 16-07-2025

Description of the Immovable Property/ Secured Asset: All Piece and Parcel Property Bearing Duplex No.1 Having Built-Up Area About 51.56 Sq. Mtrs. Along With Undivided Share Of Land Measuring About 48.47Sq Mtrs. Constructed On Plot No. 5 Total , Measuring About 150Sq.Mtrs .Out Of F.S. No. 99/3 Of Mauje Akola, Situated Within The Limit Of G.P. Bhaurad Tq. Dist. Akola, Bounded as under:-East : Duplex No. 2, West : Plot No. 4, North : Layout Road, South : Duplex No. 4

Place of EMD Deposition /Place of Auction: Office No.220, Yamuna Tarang Complex, 3rd Floor, Near NH 06, Vidyanagar, Akola 444001 Maharashtra

Mode Of Payment :- All payment shall be made by demand draft in favour of **India Shelter Finance Corporation Limited.**

Loan Account Number/AP Number And Name of Borrower(s) / Co-Borrower(s) /Guarantor(s)	Demand Notice u/s 13(2) Date and Amount : 19/07/2021 And Rs. 384159.96/-(Rupees Three Lakh Eighty Four Thousand One Hundred Fifty Nine & Ninety Six Only)	Date and Type of Possession : 30/12/2024 Physical	Reserve Price : Rs.650000/- (Rupees Six Lakh Fifty Thousand Only)	Date and Time of Inspection of the property : 14-07-2025
Seema Wankhade, Bhimrao Wankhade&Taibai Wankhade number/AP number: HL2000005368/ AP-0487775	Bid Increase Amount : Rs. 5,000/- (Rupees Five Thousand Only)		Earnest Money Deposit (EMD) : Rs.65000/- (Rupees Sixty Five Thousand Only)	EMD Deposition Last Date : 15-07-2025 Date of Auction: 16-07-2025

Description of the Immovable Property/ Secured Asset: All That Piece And Parcel Of Property Bearing G P Property No.530/2, Adm About 128 Sq Mtr.(1386 Sq Ft) Of Mauje Chandur Situated Within Gaothan Limit Of G P Chandur Tq & Dist Akola 444001 Boundaries East- House Of Bharat Wankhade, West- House Of Raju Surwade, North- House Of Tarabai, South- Agri Land Of Mahore

Place of EMD Deposition /Place of Auction: Office No.220, Yamuna Tarang Complex, 3rd Floor, Near NH 06, Vidyanagar, Akola 444001 Maharashtra

Mode Of Payment :- All payment shall be made by demand draft in favour of **India Shelter Finance Corporation Limited.**

For detailed terms and condition of the sale, please refer to the **Secured Creditor's website www.indiashelter.in or contact Prakash Tandulkar 7447426676 Authorized Officer.**

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pnb Housing Finance Limited
Ghar Ki Baat

परिशिष्ट-IV-ए अचल मालमत्तांची ई-लिलाव विक्री सूचना

[illegible]

शाखा कार्यालय: पहिला मजला, अचरज टॉवर II, छिंदवाडा रोड, छावनी चौक, सदर, नागपूर- 440001

याद्वारे खालील कलम क्र.-अ मध्ये नमूद कर्जदार व जामीनदारांना आणि सर्व लोकांना सूचित करण्यात येते की सुरक्षित धनकोकडे तारण/भाडेपट्ट असलेल्या खाली कलम-ड मध्ये नमूद अचल मालमत्तेचा मे. पीएनबी हाऊसिंग फायनान्स लिमिटेड (पीएनबी एचएफएल)/सुरक्षित धनकोचे प्रत्यक्ष प्राधिकृत अधिकाऱ्यांची स्वाधीनता/ताबा तसेच सोबतचे असून (कलम-क मध्ये नमूद केल्याप्रमाणे) त्यांची "जशी आहे जेथे आहे" आणि "तेथे जे काही आहे" तत्त्वावर खाली नमूद तपशिलाप्रमाणे विक्री करण्यात येईल.

याद्वारे ही सूचना देखील दिलीजाते की सुधारित सिक्युरिटी इंटरेस्ट एन्फोर्समेंट रूल्स, 2002 मधील नियम ९ 8(6) व 9 अंतर्गत कलम क्र. ए मध्ये नमूद करण्यात आलेल्या कर्जदार/सहकर्जदार/कायदेशीर वारस, कायदेशीर प्रतिनिधी (ज्ञात किंवा अज्ञात), संबंधित कर्जदार/सहकर्जदारांच्या (मयत झाले असल्यास) मृत्युपश्चात व्यवस्थापक, प्रशासक, वारसदार, अधिहस्तांकिती यांना देऊ करण्यात येत आहे.

विक्रीच्या अटी व शर्तींच्या स्पष्टीकरणासाठी कृपया सुरक्षित धनकोच्या वेबसाईटला www.pnbhousing.com येथे भेट द्यावी.

कर्जदार क्र., कर्जदार/सह-कर्जदार/जामीनदार/कायदेशीर वारसाचे नाव (ए)	थकबाकी केलेली रक्कम आणि दिनांक (ब)	ताब्याचे स्वरूप (क)	तारण मालमत्तेचे वर्णन (डी)	आरक्षित किंमत (ई)	बयाणा रक्कम (आरक्षित किमतीच्या 10%) (एफ)	बोली सादर करण्याची शेवटची दिनांक (जी)	बोली वृद्धी रक्कम (एच)	पाहणी दिनांक आणि वेळ (आय)	लिलाव दिनांक आणि वेळ (जे)	ज्ञात बोजे / ज्ञात वैधानिक देय असल्यास (के)
NHL/NAG/1218/623366 & HOU/NAG/1218/619743 अधिवक्ता वासुदेवराव बिजवार / विठ्ठलराव अधिवक्ता बिजवार / श्रीरामराव टिकार मार्फत प्रा.खा., नागपूर	रु. 90,64,020.0 आणि 22.06.2021	प्रत्यक्ष ताबा	सदनिका क्र. 302, तिसरा मजला, ए विंग, जय हनुमान अपार्ट., हरिहर मंदिराजवळ, प्लॉट क्र. 05, लकडगंज, नागपूर, महाराष्ट्र- 440002, भारत.	रु. 5,163,000	रु. 5,16,300	16-07-25	रु. 20,000	14.07.2025 रोजी दु. 12.00 ते दु. 04:00 सायंपर्यंत	17.07.2025 रोजी दु. 2.00 ते दु. 3.00 सायंपर्यंत	ज्ञात नाहीत
HOU/NAG/0620/800265 मे. सुधा इन्फ्राप्रोजेक्ट / योगेश निमिष मेहता / निमिष किशोरचंद्र मेहता / दीपिका एन्टरप्राईजेस, प्रा.खा., नागपूर	रु. 1,33,89,511.44 आणि 13-03-2025	सांकेतिक ताबा	प्लॉट क्र. 235, सिविल स्टेशन एक्सपान्शन स्कीम, नासुप्र ख.क्र. 145, 146, मौजा लेंधा, रामदासपेठ, सिटी सर्वे क्र. 795, महानगर पालिका घर क्र. 423, नागपूर, महाराष्ट्र - 440010, भारत.	रु. 14,440,000	रु. 14,44,000	04-08-25	रु. 50,000	24.07.2025 रोजी दु. 12.00 ते दु. 04:00 सायंपर्यंत	05.08.2025 रोजी दु. 2.00 ते दु. 3.00 सायंपर्यंत	ज्ञात नाहीत

*ताबा घेण्याच्या स/वा सवलतीच्या दिनांकापर्यंतचे लागू असेल त्यानुसार वार्षिक 18% दराने पुढील व्याज, आनुषंगिक खर्च, शुल्के, अधिभार इ. **पीएनबी हाऊसिंग फायनान्स लिमिटेड च्या प्राधिकृत अधिकाऱ्यांच्या माहितीनुसार वर कलम क्र.-के मध्ये जाहीर केलेल्या माहितीशिवाय वर नमूद आकारा/आकारा व्यतिरिक्त इतर कोणतेही बोजे/दावे नाहीत. याशिवाय असे कुठलेही बोजे असल्यास बक्षसी खरेदीदाराने/बोलीदाराने ते स्वतः भरावयाचे आहेत. संभाव्य खरेदीदार/बोलीदारांना विनंती आहे की त्यांनी वर नमूद बोजांची स्वतंत्रपणे चौकशी करावी. 1. आता दिलीजाते की नमूद अचल मालमत्ता/अनामत मत्तांची विक्री करणे त्यांची विल्हेवाट लावणे इ. याबाबत पीएनबीएचएफएल/ पीएनबीएचएफएल प्राधिकृत अधिकाऱ्यांना प्रतिबंध करणारा कोर्टाचा कोणताही हुकूम नाही आणि त्यांची विक्री कलम-के मध्ये नमूद करण्यात आली आहे. 2. बोलीदार खरेदीदारांनी/बोलीदारांनी आणि इच्छुकांनी कलम-के मध्ये नमूद केलेल्या प्रक्रिया/आदेश इ. संबंधी बाजूची स्वतंत्रपणे चौकशी करावी. सर्व पीएनबीएचएफएल धनकोकडे उपलब्ध असलेल्या दस्तावेजांच्या मालकी हक्काचा सल्लासेवा असते, परंतु ते तेथपर्यंत मर्यादित नसून त्यांनी जिंकल्या/बोली आणि सादर करणाऱ्या/अगोदर किंवा प्रस्ताव देण्याअगोदर सर्व बाबतीत चौकशी करून घ्यावी. बोलीदारास बोली प्रपत्रासोबत सादर लिलावाच्या अटी व शर्तींवर स्वाक्षरी करावी लागेल. 3. कृपया लक्षात घ्यावे की सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रूल्स, 2002 मधील नियम 9(3) च्या अनुषंगाने बोलीदार/खरेदीदार विक्री किमतीच्या 25% एवढी रक्कम (जमा केलेली बयाणा रक्कम धरून) त्याच दिवशी किंवा फार तर पुढील कामकाजाच्या दिवशी सादर करण्यास बांधील आहे. सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रूल्स, 2002 मधील नियम 9(2) नुसार सुरक्षित धनकोला विक्री किमतीच्या 25% एवढी रक्कम प्राप्त झाल्यावरच विक्री बोलीदाराच्या नावे निश्चित करण्यात येईल. विक्री रकमेपैकी उर्वरित 75% रक्कम खरेदीदारास विक्रीच्या निश्चितीच्या पावतीच्या दिनांकापासून 15 दिवसांचे आत जमा करावी लागेल. अनामत मालमत्ता/अनामत मत्तेची पुनर्विक्री करण्यात येईल. 4. प्लॉट क्र. 68, तिसरा मजला, सेक्टर 44, गुडगाव, हरयाणा, 122003 येथे कॉर्पोरेट कार्यालय असलेल्या मे. सी1 इंडिया प्रायव्हेट लिमिटेड हे प्राधिकृत अधिकाऱ्यांना ई-लिलावाच्या कार्यवाहीतून विक्रीची प्रक्रिया सर्वतोपरीने मदत करतील. वेबसाईट: www.bankeauctions.com मालमत्तेच्या पाहणीशी किंवा बोली दस्तावेज प्राप्त करण्याशी संबंधित कोणत्याही मदतीसाठी आणि कोणत्याही चौकशीसाठी किंवा नोंदणीसाठी आपण पीएनबीएचएफएल चे प्राधिकृत अधिकारी श्री विवेक लोढा संपर्क क्रमांक 18001208800, ईमेल: auction.pnbhousing.com वर संपर्क साधावा, किंवा www.pnbhousing.com येथे भेट द्यावी.

स्थान: नागपूर दिनांक: 30.06.2025

स्वा/- प्राधिकृत अधिकारी, पीएनबी हाऊसिंग फायनान्स लिमिटेड

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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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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	OAMR170900000005007888	**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/-	
17	OAMR171000000005008501	**Narendra Shankarao Dautpure, Saveeta Narendra Dautpure,** 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/-	
18	OCHN191200000005025245	**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/-	
19	ONAG231100000005072921	**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/-	
20	ONGN231100000005072969	**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/-	
21	OCHN210200000005034437	**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/-	
22	ONAG221200000005056273	**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/-	

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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