Aadhar Housing Finance Ltd.

Corporate Office: Unit No.802, Natraj Rustomjee, Western Express Highway and M.V.Road, Andheri (East), Mumbai-400069

Yavatmal Branch : 1st Floor,Megatiya Layout ,Plot no.39, Nazul Sheet No.17, Bhukhand No.90/2, Arni Naka, Yavatmal-445001, MH

Authorised Officer - Gaurav Kangune, Mob.: 9922355820

NOTICE FOR SALE OF PROPERTY UNDER PROVISIONS OF SARFAESI ACT, 2002 THROUGH PRIVATE TREATY

Whereas the Authorised Officer of Aadhar Housing Finance Limited (AHFL) has taken the Possession of the Secured Asset, u/s 13(4) of the Securitisation & Reconstruction of Financial Assets and Enforcement of Security interest Act, 2002. And whereas the Authorized Officer had earlier issued E auction Notices but failed to attract any successful bidders, and has now decided to sell the Secured Asset given below by way of Private Treaty. The Authorised Officer has received an offer from some interested persons in this regard for purchase of the Secured Asset. The Authorised Officer is hereby giving the Notice to the Borrowers in general, for Sale of the above said property through Private Treaty in terms of rule 8 and 9 of the Security Interest (Enforcement) Rules 2002. The Details of the Account are as follows:

Sr.	Loan Code No./ Branch	Name of the Borrower/ Co-Borrowers	Demand Notice Date & Amount	Reserve Price (RP)	Total Outstanding Loan Amount As on 05-02-2026	Description of the Secured Asset
1	(Loan Code No. 14010000080/ Yavatmal Branch)	Avinash Nivrutti Wankhede (Borrower) Nivrutti Lahuji Wankhede (Co-Borrower)	12-04-2025 & ₹ 3,35,763/-	₹ 1,70,000/-	₹ 3,91,591/-	All That Piece And Parcel Of Gram Panchayat Property No 496-A Ward No 2, It'S Total Admeasuring Area 75.90 Sq. Mtr. I.E. 817 Sq.Ft. Along With Constructed Structure On The Land, Situated At Mauza-Pahur (N), Near Maroti Mandir, Taluka-Arni, District- Yawatmal, -445109, Maharashtra. **Boundaries:** East-Road, West-Suresh Uke, North- Namdeo Wankhede, South- Vasanta Wadhai

This is a **15 DAYS SALE NOTICE UNDER SARFAESI ACT, 2002 which** is hereby given to the Borrower (s), Co-Borrower (s) and Guarantor (s) that the above described immovable property mortgaged/charged to the Secured Creditor, the **Physical Possession** of which has been taken by the Authorised Officer, will be sold by way of Private Treaty on "As is where is", "As is what is", and "Whatever there is" basis to recover the amount due to Aadhar Housing Finance Ltd.,

If the Borrower(s), co-borrower(s) have any buyer who is ready to purchase the secured asset at price above the given reserve price then Borrower(s), Co-borrower(s) must intimate to AHFL one day in advance before **06-05-2026** then AHFL shall give preference to him. If Borrower(s), co-borrower(s) fails to intimate one day in advance before **06-05-2026** the AHFL will proceed w ith sale of property at above given reserve price. The property is being sold with all the existing and future encumbrances whether known or unknown to AHFL. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues. The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorised Officer/ Secured Creditor in this regard at a later date.

The Date of Sale is fixed for 06-05-2026

Place : Maharashtra, Date : 16.04.2026

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