

BAJAJ HOUSING FINANCE LIMITED



Corporate Office: Cerebrum It Park B2 Building, 5th Floor, Kalyani Nagar, Pune, Maharashtra-411014,
Branch Add. Gulmohar Complex, Bachelor Road, Arvi Naka, Pipri, Wardha, Maharashtra-442001,
Authorized Officer's Details: Name Prashant Shinde / Email Id: prashant.shinde@bajajhousing.co.in
MOB NO. 9823717114

APPENDIX IV -A [Rule 8(6)] SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale notice for Sale of Immovable Assets under the under the securitisation and reconstruction of financial assets and enforcement of the 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 Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken over by the Authorized Officer of the Bajaj Housing Finance Ltd (Secured Creditor), will be sold on "As is where is", "As is what is", "Whatever there is" and "Without Recourse Basis" for recovery of the loan dues, applicable interest, charges and costs etc., payable to Bajaj Housing Finance Ltd as detailed below.

DETAILS OF BORROWER/CO BORROWERS/ GUARANTOR(S) AND LOAN DETAILS	DESCRIPTION OF THE IMMOVABLE PROPERTY	DETAILS OF E AUCTION
<p>LAN:- H472HLD0190939 & H472HLT0205201</p> <p>1. LALCHAND HEMANDAS RUCHANDANI (Borrower)</p> <p>2. Malti Lalchand Ruchandani (Co-Borrower) Both At Sindhu Co Op Society, B No 42 A, Jaripatka, Mohanlal Rughvani Road Tah & Dist. Nagpur -440014</p> <p>Outstanding amount -Rs. 13,93,963/- (Rupees Thirteen Lakhs Ninety Three Thousand Nine Hundred Sixty Three Only) as on 17/02/2026 along with future interest and charges accrued w.e.f. 17/02/2026</p>	<p>All That Piece And Parcel Of The Immovable Property Being Mouza -babulkheda, Sheet No.188, City Survey No.335, Plot No.457, Flat No. F-4, First Floor Of "mayee Apartment" Tah & Dist.- Nagpur- Nagpur Maharashtra-440027, Butted & Bounded On East- Common Area & 18 Mtr Road A, West- Staircase & Apartment No F-1, North -apartment No. F-3 & South- Plot No. 456</p>	<p>E-AUCTION DATE :-30/03/2026 BETWEEN 11:00 AM TO 12:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES</p> <p>LAST DATE OF SUBMISSION OF EARNEST MONEY DEPOSIT (EMD) WITH KYC IS :- 28/03/2026 UP TO 5:00P.M. (IST.)</p> <p>DATE OF INSPECTION:- 26/02/2026 to 19/03/2026 BETWEEN 11:00 AM TO 4:00 PM (IST).</p> <p>RESERVE PRICE: For Immovable property Rs. 13,75,928/- (Rupees Thirteen Lakhs Seventy Five Thousand Nine Hundred Twenty Eight Only)</p> <p>THE EARNEST MONEY DEPOSIT WILL BE Rs. 1,37,592/- (Rupees One Lakh Thirty Seven Thousand Five Hundred Ninety Two Only)10% of Reserve Price.</p> <p>BID INCREMENT -RS. 25,000/- (RUPEES TWENTY FIVE THOUSAND ONLY) & IN SUCH MULTIPLES.</p>

Terms and Conditions of the Public Auction are as under: 1. The Secured asset will not be sold below the Reserve price.
 2. The Auction Sale will be online through e-auction portal.
 3. The e-Auction will take place through portal <https://bankauctions.in>, on 30/03/2026 from 11:00 AM to 12:00 PM with unlimited auto extension of 5 minutes each.
 4. For detailed terms and conditions please refer company website URL <https://www.bajajhousingfinance.in/auction-notices> or for any clarification please connect with Authorized officer.

Date: 24-Feb-2026 Place: NAGPUR Authorized Officer (Prashant Shinde) Bajaj Housing Finance Limited