

Aadhar Housing Finance Ltd.



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

Nagpur Branch: House No.42/U3, Plot No-11, Saraf Bhavan, Hudkeshwar Road, CTS No-93, Mouza-Dhantoli, Nr Yashwant Stadium, Dist Nagpur-440012 (**Gaurav Kangune : 9922355820**)

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

Whereas the Authorised Officer, Aadhar Housing Finance Limited (AHFL) has taken the Possession u/s 13(4) of the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (The SARFAESI Act, 2002) of the property ("the Secured Asset") given below The Authorised Officer has received offer of Sale from some interested party against the above mentioned Secured Asset under the SARFAESI Act for recovery of the Secured Debt. Now, the Authorised Officer is hereby giving the Notice to 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:

S. No.	Name of the Borrower/ Co-Borrowers Loan Code No.	Demand Notice Date & Amount	Reserve Price (RP)	Total Outstanding Loan Amount	Description of the Secured Asset
1.	(Loan Code No. 07510000285/Nagpur Branch) Niranjan Mahadev Kate (Borrower), Kavita Niranjan Kate (Co-Borrower)	10-07-2024 & ₹ 15,54,557/-	₹ 11,00,000/-	₹ 6,30,941/- as on 03-09-2025	All That piece and parcel of Ground Floor, House No-818/3(New), 818/1(Old) Turakmari Road, Ward No-2, Malmatta No-818/1,(eastern Part) Turkmari Nagpur Maharashtra 441108 Boundaries: East: Road, West: House of Shri Gajanan Pote, North: House of Shri Dhande, South: Road

The Authorised officer will hold auction for sale of the Secured Asset on 'As is where is Basis', 'As is what is basis' and 'Whatever is there is basis'. AHFL is not responsible for any liabilities whatsoever pending upon the said property. The Authorised Officer reserves the right to accept or reject the offer without assigning any reason whatsoever and sale will be subject to confirmation by Secured Creditor. On the acceptance of offer of proposed buyer, he/she is required to deposit 25% of accepted price inclusive adjustment of Earnest Money Balance immediately and the balance amount shall be paid by the purchaser within 15 (fifteen) days from date of acceptance of Offer by the Secured Creditor. The proposed buyer is to note that in case of failure of payment of balance amount by him/her within the time specified, the amount already deposited shall stand forfeited and property will be resold accordingly.

This is 15 DAYS SALE NOTICE UNDER SARFAESI ACT, 2002 is hereby given to the public in general and in particular 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 of Aadhar Housing Finance Limited (AHFL) Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" and to the amount due to Aadhar Housing Finance Ltd., in full before the date of sale, auction is liable to be stopped.

If the Borrower(s), Co-borrower(s) has any buyer who is ready to purchase the mortgage property/secured asset at price above the given reserve price then Borrower(s), Co-borrower(s) must intimate to AHFL on or before **24-11-2025** AHFL shall give preference to him. If Borrower(s), Co-borrower(s) fails to intimate on or before **24-11-2025** the AHFL will proceed sale of property at above given reserve price.

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The Date of Auction is fixed for **24-11-2025**.

Place : Maharashtra, Date : **04.11.2025**

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