

NOTICE OF FOURTH SALE OF IMMOVABLE PROPERTY TO BORROWER UNDER RULES 8(5) AND 9(1) proviso OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Whereas the Authorized Officer of M/s Hinduja Leyland Finance, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(12) read with Section 13(2), issued a demand notice dated (as per below column) calling upon the Borrower and Co-Borrowers to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The Borrower and Co-Borrowers having failed to repay the amount within the statutory period, the Authorized Officer in exercise of the powers conferred under Section 13(4) of the said Act in accordance with Rule 8 of the Security Interest (Enforcement) Rules, 2002, had taken the possession of the property described herein below. The Mortgagees/ Noticee are given last chance to redemption by paying the total dues with further interest within 15 days i.e. (as per below column) failing which of the secured asset will be sold as per schedule. Public are hereby informed that the property more fully described in the table hereunder will be sold under Rule 8(5) & 9(1) proviso of Security Interest (Enforcement) Rules 2002 in "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" CONDITION, without any recourse basis by inviting sealed Bids from the public up to (as per below column)

Name and Address of the Borrower & Co-Borrower	DESCRIPTION OF THE IMMOVABLE PROPERTY	Secured Debt (Rs.)	Reserve Price fixed for the Property	Last Date of Bid Submission
Mr. Narendra Sekhsaria (Borrower) M/s Multi Pack Machineries Corporation (Co-Borrower) Mrs. Sunita N. Sekhsaria (Co-Borrower) Mrs. Anita Sekhsaria (Co-Borrower) Address 1: Row House No. 004, Suraksha Housing Complex, Plot No. 16, The Hindusthan Housing Company Limited, Mouza - Pandhrabodi, House No. 1750/A/4, Tah. & Dist. Nagpur - 440018. Address 2 : Block No. 203, Fourth Floor, "GOLDEN PALACE", Plot No. 305, Mouza-Gadga, Tah. & Dist. Nagpur - 440010.	All that piece and parcel of the land bearing Mouza- Pandharabodi, P.H. No. 7, Thak No. 181, Ward No. 73 Kh. No. 43, 46/1, Sheet No. 3, City Survey No. 39, Plot no. 16, House NO. 1750/A/4 Total admeasuring 26493.75 sq.ft. there on constructed RCC Super structure Known and Styled as "SURAKSHA HOUSING COMPLEX", Comprising Row House No. 004, Situated at Ground Floor in having super build up area total admeasuring 93.50 sq. mt. Tahasil & Dist. Nagpur. Four Boundaries: North-Road, South - Road, East-Plot No. 15, West-Park	Rs. 3,64,83,896.24/- (Rupees Three Crores Sixty-Four Lakhs Eighty-Three Thousand Eight Hundred Ninety-Six Rupees and Twenty-Four Paise Only/-) as on 20/08/2024 + Further Interest + Statutory Expenditure + Legal Expenses + Incidental Charges till the date of payment.	Rs. 49,51,132/- (Fourty-Nine Lakh Fifty-One Thousand One Hundred & Thirty-Two Rupees Only) Earnest Money Deposit 10% of the Tender Amount Rs. 4,95,113/- Date and Time of Opening the Bid : 26/08/2025 @ 12.30 Hrs	25/08/2025 up to 16.00 hrs Inspection Date 23/08/2025 between 10:00 AM to 06:00 PM Redemption Date 22/08/2025 before 4 PM Demand Date 16.10.2019
Mr. Narendra Sekhsaria (Borrower) M/s Multi Pack Machineries Corporation (Co-Borrower) Mrs. Sunita N. Sekhsaria (Co-Borrower) Mrs. Anita Sekhsaria (Co-Borrower) Address 1: Row House No. 004, Suraksha Housing Complex, Plot No. 16, The Hindusthan Housing Company Limited, Mouza - Pandhrabodi, House No. 1750/A/4, Tah. & Dist. Nagpur - 440018. Address 2 : Block No. 203, Fourth Floor, "GOLDEN PALACE", Plot No. 305, Mouza-Gadga, Tah. & Dist. Nagpur - 440010.	All that piece and parcel of the land bearing Mouza- Gadga Ward No. 70, Sheet no. 33, City survey No. 1110, Plot no. 305 Total admeasuring 6575.00 sq.ft. there on constructed R C C Super Structure known and styled as "GOLDEN PALACE" Comprising Chamber No. 203 situated at Fourth Floor, in having super Build up Area Total admeasuring 26.84 sq.mt. Tahasil & Dist - Nagpur. Four Boundaries: North - Plot of 308, South - West High Court Road, East - Sudama Theatre, West - Part of the plot no. 305.	Rs. 3,64,83,896.24/- (Rupees Three Crores Sixty-Four Lakhs Eighty-Three Thousand Eight Hundred Ninety-Six Rupees and Twenty-Four Paise Only/-) as on 20/08/2024 + Further Interest + Statutory Expenditure + Legal Expenses + Incidental Charges till the date of payment.	Rs. 24,30,000/- (Twenty-Four Lakh Thirty-Thousand Rupees Only) Earnest Money Deposit 10% of the Tender Amount Rs. 2,43,000/- Date and Time of Opening the Bid : 26/08/2025 @ 16.30 Hrs	25/08/2025 up to 16.00 hrs Inspection Date 25/08/2025 between 10:00 AM to 06:00 PM Redemption Date 22/08/2025 before 4 PM Demand Date 16.10.2019
1. MRS. RASHMI KUMAR CHUGANI (Borrower) 2. M/S ROOPAM (Co-Borrower) 3. MR. KUMAR WASHI CHUGANI (Co-Borrower) 4. MR. WASHI GOHUMAL CHUGANI (Co-Borrower) 5. MR. AMIT WASHI CHUGANI (Co-Borrower) 6. MRS. PUSHPA WASHI CHUGANI (Co-Borrower) 7. MRS. MANSI AMIT CHUGANI (Co-Borrower) Address: - 401, Mangalam Apartments, Plot No. 40, Khare Town, Nagpur - 440010	All That Piece and Parcel of The Land Bearing Shop No E 134 & 135 Block No E, "Busy land Complex", Standing on Get No 18 & 19, Survey No 441/1,441/1-B, 441/2, 441/3, 442/1-A, 442/1-B, 442/1-C & 442/2, Mouje- Degaon and Nandgaon Peth- 2, Pragane & G.P, Nandgaon Peth, Tah and Dist. Amravati and the subject property is bounded as under: North: Shop No. E - 133, South: Shop No. E - 136, East: Shop No. E - 56, West: Road of Complex.	Rs. 2,54,69,067.26/- (Rupees Two Crore Fifty-Four Lakhs Sixty-Nine Thousand Sixty-Six Rupees and Twenty-Six Paise only) as on 30.11.2023 + Further Interest + Statutory Expenditure + Legal Expenses + Incidental Charges till the date of payment.	Rs. 61,55,460/- (Rupees Sixty-One Lakhs Fifty-Five Thousand Four Hundred & Sixty Only) Earnest Money Deposit 10% of the Tender Amount Rs. 6,15,546/- Date and Time of Opening the Bid : 28.08.2025 @ 16.30 Hrs	26/08/2025 up to 16.00 hrs Inspection Date 25/08/2025 between 10:00 AM to 06:00 PM Redemption Date 23/08/2025 before 4 PM Demand Date 16/12/2019

Place for Title Verification : M/s. Hinduja Leyland Finance Ltd. Branch office at Buty Building, Plot No.317, First Floor, Office Block No. 101, Civil Line, Beside M.G. House, Nagpur - 440001.
Place for Opening of Bid : M/s. Hinduja Leyland Finance Ltd. Branch office at Buty Building, Plot No.317, First Floor, Office Block No. 101, Civil Line, Beside M.G. House, Nagpur - 440001.

1. M/s. YASHODA MILK AND DAIRY PRODUCTS (Borrower) 2. Mr. Vinod Ramlakhan Dubey (Co-Borrower) 3. Mr. Vijaya Ramlakhan Dubey (Co-Borrower) 4. Mr. Ramlakhan Baljnathprasad Dubey (Co-Borrower) 5. Mrs. Neetu Vinod Dubey (Co-Borrower) Address: Plot No.30 Maouza - Rajapeth Pragane Badnera Survey No.25/4 Tah and Dist Amravati - 444605	All that piece and parcel bearing Plot No. 30, Mauza - Rajapeth, Pragane - Badnera, Survey No. 25/4, Tal & Dist - Amravati, and the subject property is bounded as under: North: Service Lane, South: Layout Road, East: Plot No. 31, West: Plot No. 29.	Rs. 2,26,43,159.35/- (Rs. Two Crore Twenty-Six Lakhs Forty-Three Thousand One Hundred Fifty-Nine Rupees and Thirty-Five Paise Only) as on 26.07.2024 + Further Interest + Statutory Expenditure + Legal Expenses + Incidental Charges till the date of payment.	Rs. 71,99,137.9/- (Rs. Seventy-One Lakhs Ninety-Nine Thousand One Hundred Thirty-Seven Rupees & Nine Paise Only) Earnest Money Deposit 10% of the Tender Amount Rs. 7,19,913/- Date and Time of Opening the Bid : 29/08/2025 @ 16.30 Hrs	26/08/2025 up to 16.00 hrs Inspection Date 25/08/2025 between 10:00 AM to 06:00 PM Redemption Date 23/08/2025 before 4 PM Demand Date 16/12/2019
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Place for Title Verification : M/s. Hinduja Leyland Finance Ltd. Ground floor, Gawande Layout, Near Hotel Kanhaiya Kunj, Saturna Road, Amravati- 444605
Place for Opening of Bid : M/s. Hinduja Leyland Finance Ltd. Ground floor, Gawande Layout, Near Hotel Kanhaiya Kunj, Saturna Road, Amravati- 444605

Terms and Conditions of Auction:

- Interested parties may send their tenders addressed to the Authorized Officer (AO) Mr. Kirtiraj Deshmukh M/s. Hinduja Leyland Finance Limited., by Post RPAD / Hand Delivery for purchasing the said property in a sealed cover superscribed as "Offer for 4th Auction Sale of Property mentioned above, along with a D.D for 10% of the tender amount being the EMD (Earnest Money Deposit) favoring M/s. Hinduja Leyland Finance Limited., payable at Nagpur/Amravati, which is refundable if the tender is not successful. The tender should reach us latest by (as per above Column) at M/s. Hinduja Leyland Finance Ltd., Branch office at Buty Building, Plot No.317, First Floor, Office Block No. 101, Civil Line, Beside M.G. House, Nagpur - 440001. & Branch office: at Ground floor, Gawande Layout, Near Hotel Kanhaiya Kunj, Saturna Road, Amravati-444605.
- Sealed quotations by Post RPAD / Hand delivery shall be accepted till (as per above Column) only and the same will be opened (as per above Column) Branch office at Buty Building, Plot No.317, First Floor, Office Block No. 101, Civil Line, Beside M.G. House, Nagpur - 440001. & Branch office: at Ground floor, Gawande Layout, Near Hotel Kanhaiya Kunj, Saturna Road, Amravati- 444605.
- The prospective bidders may satisfy themselves about condition of assets /value / title / measurements etc., by visiting the property before submitting their offer. All the details of the property provided are as per information received by the A.O and so the A.O is not responsible for any deviation in the information, responsible for any charge.
- Immovable property shall not sold below Reserve Price. Tenders received below the Reserve Price will be rejected.
- The highest tender will be announced after the covers are opened and sale is subject to final approval of Hinduja Leyland Finance.
- The Authorized Officer reserves the right to conduct Inter-se bidding / further negotiations amongst the bidders. The highest bidder amongst them after Inter-se bidding / negotiations shall be declared as successful bidder. The Bidders may improve their further offers in multiple of Rs. 1,00,000/- (Rupees One Lakh only).
- In case the successful bidder fails to pay the balance amount of the Sale consideration within 15 days after the intimation that the sale has been knocked down in his favor, the entire deposit of EMD made by him/her shall be forfeited by the Authorized Officer without any further notice.
- The successful bidder would bear the Charges / Fee payable for conveyance such as Stamp Duty Registration Fee etc., as applicable as per law.
- The Authorized Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/auction and also modify any terms and conditions of the sale without any prior notice and/or assigning any reasons.
- Successful bidder/purchaser will deduct TDS @1% on sale proceeds as per Sec. 194 (1-A) of the Income Tax, 1961 & deposit the same by furnishing the challan in Form 26QB and submit the original receipt of TDS Certificate to Hinduja Leyland Finance Ltd. (Rs. 50.00 Lacs and above property).
- Intending bidders may contact Mr. Kirtiraj Deshmukh on Mobile no. 7208001876 or Collection Manager Mr. Ashish Tayde on Mobile no. 7020931485 for inspection of the property on the date mentioned above. This sale notice is also uploaded / published on website (www.hindujaleylandfinance.com)

Date: 11/08/2025, Place: Nagpur, Amravati
Authorised Officer, For Hinduja Leyland Finance Limited