

Office no 1,2,3,4. Ground floor, Pushpak CHS,
Malaviya Road, Vile Parle (East), Mumbai 400 057.
TEL- 18001234427 / 022 26101076-79



AUCTION SALE NOTICE TO GENERAL PUBLIC

Whereas under section 13(2) of the 'Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, the Authorized Officer has issued demand notices as mentioned below in table for the recovery as mentioned from the borrowers/guarantors/mortgagors (herein referred to as borrowers). Further, In exercise of powers contained in the 'Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, the Authorized Officer has taken the possessions of the under mentioned secured assets which are held as securities in respect of Loan/credit facilities granted to them. Whereas sale of the secured asset/s is to be made through Public auction for recovery of the secured debt due to Svatantra Micro Housing Finance Corporation Ltd. The General Public is invited to bid either personally or by duly authorised agent. It is open to the Company to appoint a representative and to make self-bid and participate in the auction

Details of borrowers/amount out standings/Properties/Reserve Price/EMD Amount, Date & Time of Deposit of EMD/Date &Time of Inspection/Date & Time of Auction:

Name& Address of Borrower/Guarantors/Mortgagors	Date of Demand Notice Amount outstanding Possession Date	Description of properties along with name of mortgagors (Owner of the property)	Reserve Price & Earnest Money Deposit (EMD)
Mr. Muneer Shaikh	08/10/2024 Rs.23,73,367/- (Rupees Twenty Three Lakh Seventy Three Thousand Three Hundred Sixty Seven only) Possession Date :- 19-12-2024	Flat No. 18, Basera Complex, Basera Complex Chsl Survey No. 54 Hissa No. 3/1/2/1, Survey No. 53 Hissa No. 5/3/2 , At Kondhwa Khurd , Taluka Haveli, District Pune . - 411048	Rs.17.00 Lacs Rs.1,70,000/-
Mr. Sandip Sonvane	09/09/2024 Rs.6,70,685/- (Rupees Six Lakh Seventy Thousand Six Hundred Eighty Five only) Possession Date :- 19-12-2024	Plot No. 5, Nisarg Aangan Survey No. 41/2/C/1, At Gopalwadi, Taluka Daund, District Pune. - 413801	Rs.5.11 Lacs Rs.51,100/-
Mr. Mohammedyusuf Bojgar Mrs. Shabnam Bojgar	09/09/2024 Rs.6,80,060/- (Rupees Six Lakh Eighty Thousand Sixty only) Possession Date :- 19-12-2024	Plot No.20, Nisarg Aangan Survey No. 41/2/C/1, At Gopalwadi, Taluka Daund, District Pune. - 413801	Rs.5.05 Lacs Rs.50,500/-
Mr. Hydar Khan Mrs. Chanda Mo Yusuf	07/08/2024 Rs.6,73,883/- (Rupees Six Lakh Seventy Three Thousand Eight Hundred Eighty Three only) Possession Date :- 19-12-2024	Plot No.22, Nisarg Aangan Survey No. 41/2/C/1, At Gopalwadi, Taluka Daund, District Pune. - 413801	Rs.5.06 Lacs Rs.50,600/-
Mr. Sarode Chandrabhan Mrs. Sarode Raju	07/08/2024 Rs.11,53,373/- (Rupees Eleven Lakh Fifty Three Thousand Three Hundred Seventy Three only) Possession Date :- 19-12-2024	Flat No. 9, Sai Chaitanya Residency Phase -II, Sai Chaitanya Residency Phase -ii Plot No.6, Survey No. 213/1+2A+2B1+2B2, At- Kedgaon, Tahsil And District- Ahmednagar - 414005	Rs.10.50 Lacs Rs.1,05,000/-
Mr. Samadhan Golhar Mrs. Ratnabai Golhar	09/09/2024 Rs.13,59,629/- (Rupees Thirteen Lakh Fifty Nine Thousand Six Hundred Twenty Nine only) Possession Date :- 21-12-2024	Flat No. 31, A-Type (Row House No. 29 to 36), Sara Samruddhi - Phase 1 Gut No. 47 Part, At-Rotegaon, Taluka- Vaijapur, District- Aurangabad. - 423701	Rs.12.40 Lacs Rs.1,24,000/-
Mr. Raju Randive Mr. Vijay Randive Mrs. Surekha Randive	07/08/2024 Rs.18,06,026/- (Rupees Eighteen Lakh Six Thousand Twenty Six only) Possession Date :- 24-12-2024	Plot No.03 out of Gat No.40/B , at Indapur, Taluka- Indapur, Pune, Maharashtra, 413106	Rs.16.85 Lacs Rs.1,68,500/-

Mr. Sandip Wategavkar Mrs. Varsha Wategavkar	<u>09/09/2024</u> Rs.24,75,764/- (Rupees Twenty Four Lakh Seventy Five Thousand Seven Hundred Sixty Four only) Possession Date :- 24-01-2025	Flat No. 501, Garnet (I - Wing), Jewel Arista A To J Wing Chsl(jewel Arista) Gat No. 25/1A, 25/1B, 25/2, 67/3A, 25/3, 67/3B, 67/4, At -Sonivali, Badlapur (West) , Taluka - Ambarnath, District- Thane, Maharashtra. - 421301	Rs.21.00 Lacs Rs.2,10,000/-
Mr. Yusuf Sayyed Mrs. Firozabano Sayyed	<u>09/09/2024</u> Rs. 19,68,629/- (Rupees Nineteen Lakh Sixty Eight Thousand Six Hundred Twenty Nine only) Possession Date :- 21-12-2024	Flat No. 301, Building Type - B (Wing -A), Gokuldham Residency Gat No. 157, Plot/ Hissa No. 1 To 11, At -Kudus, Taluka - Wada, District - Palghar, Maharashtra. - 421312	Rs.12.00 Lacs Rs.1,20,000/-
Mr. Ramesh Nadar Mrs. Chandra Nadar	<u>09/09/2024</u> Rs.14,93,929/- (Rupees Fourteen Lakh Ninty Three Thousand Nine Hundred Twenty Nine only) Possession Date :- 24-12-2024	Flat No. 401, Buniyad Residency, Buniyad Residency Survey No. 369, Plot No. 4, At - Neral, Taluka- Karjat, District- Raigad, Maharashtra. - 410101	Rs.9.95 Lacs Rs.99,500/-
Mrs. Jakiya Pathan Mr. Jamikhan Pathan	<u>09/09/2024</u> Rs.19,61,051/- (Rupees Nineteen Lakh Sixty One Thousand Fifty One only) Possession Date :- 21-12-2024	Flat No. 309, Building No. 2, Green Park (palghar) Gat No. 367, Plot No. 3 & 4, At-Kudus, Taluka -Wada, District - Palghar, Maharashtra. - 421312	Rs.11.00 Lacs Rs.1,10,000/-
Mr. Jamal Ansari	<u>09/09/2024</u> Rs.16,27,377/- (Rupees Sixteen Lakh Twenty Seven Thousand Three Hundred Seventy Seven only) Possession Date :-24-12-2024	Flat No. 318, Building No. D (Type - 03), Udaan Aria Survey No. 13, Hissa Nos. 1C1, 1C3, 1D, 2A1 To 2A8, At - Chinchwali, Taluka - Karjat, District - Raigarh, Maharashtra. - 410201	Rs.8.90 Lacs Rs.89,000/-
Mrs. Sonali Umbratkar Mr. Mayur Chavan	<u>07/08/2024</u> Rs.13,51,849/- (Rupees Thirteen Lakh Fifty One Thousand Eight Hundred Forty Nine only) Possession Date :- 24-12-2024	Flat No. 004, D wing, Signature Desire Survey No. 4/2, 4/3, 5/2, 5/4, 5/6, 5/5A1, 5/5A2, 5/5A3, 5/5A4, At Haliwali, Near Bhairavnath Temple, Taluka- Karjat, District- Raigad - 410201	Rs.8.90 Lacs Rs.89,000/-
Mr. Shivkumar Choudhari Mrs. Mina Choudhari Mr. Ramsanvare Choudhari	<u>07/08/2024</u> Rs.17,98,551/- (Rupees Seventeen Lakh Ninty Eight Thousand Five Hundred Fifty One only) Possession Date :- 24-12-2024	Flat No. 4, Shriram Heights, Shriram Heights Survey No. 47/1, Plot No. 421, At Jadhavwadi(Phaltan), Taluka- Phaltan, District- Satara - 415522	Rs.12.00 Lacs Rs.1,20,000/-
Mr. Somanath Bagul Mrs. Nita Bagul	<u>09/09/2024</u> Rs.11,09,181/- (Rupees Eleven Lakh Nine Thousand One Hundred Eighty One only) Possession Date :- 21-12-2024	Flat No. Row House No 61, C-Type Building (Row House), Sara Samruddhi Phase Ii Gat No. 47/Part, At. Rotegaon, Taluka- Vajapur, District- Aurangabad - 423701	Rs.10.90 Lacs Rs.1,09,000/-

Mr. Lalaso Patil Mrs. Kamal Bhilar Mr. Vikramsing Patil	<u>09/09/2024</u> Rs.13,71,888/- (Rupees Thirteen Lakh Seventy One Thousand Eight Hundred Eighty Eight only) Possession Date :- 24-12-2024	situated at Eastern Part of City Survey No.296, Taluka- Miraj, at Tung, Sangli, Maharashtra, 416301	Rs.23.50 Lacs Rs.2,35,000/-
Mr. Dinesh Rao Mrs. Yashoda Mendon	<u>08/10/2024</u> Rs.19,64,036/- (Rupees Nineteen Lakh Sixty Four Thousand Thirty Six only) Possession Date :- 24-01-2025	Flat No. 301, Sharoda Moni Apartment, Sharoda Moni Apartment Survey No. 6 Hissa No. 1C, Plot No. 1 Near Mohan Palm Club House At Shirgaon , Taluka Ambernath , District Thane - 421506	Rs.18.00 Lacs Rs.1,80,000/-
Mr. Rajavat Shivraj Singh Mrs. Dipa Rajawat	<u>08/10/2024</u> Rs.26,89,206/- (Rupees Twenty Six Lakh Eighty Nine Thousand Two Hundred Six only) Possession Date :- 24-01-2025	Flat No. 201, Leena Park, Leena Park Survey No. 1/6, At - Ambarnath (MCI), Taluka - Ambarnath, District - Thane, Maharashtra. - 421502	Rs.21.90 Lacs Rs.2,19,000/-
Mr. Jumman Anthoni Mrs. Monika Jumman	<u>08/10/2024</u> Rs.6,84,927/- (Rupees Six Lakh Eighty Four Thousand Nine Hundred Twenty Seven only) Possession Date :- 28-01-2025	Plot No. 21, Nisarg Aangan Survey No. 41/2/C/1, At Gopalwadi, Taluka Daund, District Pune. - 413801	Rs.5.06 Lacs Rs.50,600/-
Mr. Deepak Thorat Mrs. Madhavi Thorat	<u>08/10/2024</u> Rs.13,11,897/- (Rupees Thirteen Lakh Eleven Thousand Eight Hundred Ninty Seven only) Possession Date :- 25-01-2025	Flat No. 601, Building -A6, Prem Narayan Residency Survey Nos. 46/5, 47/A, 47/B, At - Atagaon, Taluka - Shahapur, District - Thane, Maharashtra. - 421603	Rs.9.90 Lacs Rs.99,000/-
Mr. Nitin Chavan Mr. Shivani Chavan	<u>08/10/2024</u> Rs.11,30,316/- (Rupees Eleven Lakh Thirty Thousand Three Hundred Sixteen only) Possession Date :- 28-01-2025	Plot No.18 out of Survey No .309, Taluka- Phaltan, at Mirgaon, Satara, Maharashtra, 415523	Rs.11.00 Lacs Rs.1,10,000/-
Mr. Abhijit Hol Mrs. Hol Gorakh	<u>08/10/2024</u> Rs.10,50,565/- (Rupees Ten Lakh Fifty Thousand Five Hundred Sixty Five only) Possession Date :- 28-01-2025	Plot No. 16, Survey No.309-mirgaon Layout Survey No.309, At Mirgaon, Near Satara- Phaltan Highway, Taluka - Phaltan, District - Satara, Maharashtra. - 415528	Rs.11.00 Lacs Rs.1,10,000/-

Date and Time of Inspection: -10-03-2025 - 11.00 AM to 1.00 PM Last date & time of deposit of EMD :13-03-2025 up to 5.00 PM

Date and Time of Auction: -15-03-2025 - 11.00 AM to 12.00 PM

TERMS AND CONDITIONS OF E-AUCTION SALE: The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:

- i. The properties are being sold on 'AS IS WHERE BASIS IS.
- ii. The particulars of Secured Assets specified in the Schedule herein above have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.
- iii. The secured asset will not be sold below the reserve price.
- iv. The auction sale will be "through Auction-Cum-Tender".
- v. The bidders are also advised for detailed terms and conditions The interested bidders shall deposit the EMD by way of Demand Draft favoring "SMHFC LTD" or through NEFT/RTGS A/c No. 00608940000020 IFSC Code: HDFC0000060" as per above

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- I. The properties are being sold on 'AS IS WHERE IS BASIS.
- II. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.
- III. The secured asset will not be sold below the reserve price.
- IV. The interested bidders shall deposit the EMD by way of Demand Draft favoring "**SMHFC LTD.,**" or through NEFT/RTGS by 23.08.2023 up to 5.00 PM to the following Account – Bid in the A/C (ACCOUNT NO. **00608940000020**, IFSC CODE- **HDFC0000060**.
- V. Thereafter, on deposit of EMD, the bidders shall submit- 1. Proof of deposit of EMD (When remitted through NEFT/RTGS) or Demand Draft in original (* Where payment by way of draft is stipulated for) 2. ID Proof, that is- Scanned copies of PAN card, Aadhar Card, etc. 3. Proof of residential address 4. (a) Bidder's Name (b) Mobile No./Contact No.(c) Address (d) E-Mail Address (f) Bidder's A/C details for on line refund of EMD, if any. 5. The bidders other than individuals shall also submit proper mandate for e-bidding. Bidder is to submit these documents through e-mail to the Authorised Officer/Nodal Officer at e- mail address and also to submit self attested hard copies of these documents (Demand Draft in original) to the Authorised Officer, at the Branch address mentioned hereinabove in the envelope super scribing as 'Bid in the A/C (Mention the Account Name).'
- VI. Only those bidders confirmed payment of EMD through NEFT/RTGS/*Demand Draft (* Where payment by way of draft is stipulated for) shall be eligible to participate in the auction.
- VII. The Authorised Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel /adjourn/discontinue the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.
- VIII. The bidders shall improve their offer in multiple of Rs. 10,000.00/- (Rupees Ten thousand only) In case bid is placed in the last 5 minutes of the closing time of the auction, the closing time will automatically get extended for 10 minutes.
- IX. The bid to be submitted shall be above the Reserve price with one minimum bid increment and bidders shall improve their offer as stated hereinabove. On closure of 'auction', the highest bidder shall be declared as successful bidder and such sale shall be subject to confirmation by the Secured Creditor/Company.
- X. The successful bidder shall have to deposit 25% of the bid/sale amount immediately to the account mentioned at. Above or by Demand Draft and the earnest money shall be adjusted towards 25% of the bid/sale amount. In case of default in payment of the remaining 25% of the bid amount within the prescribed period, the amount deposited will be forfeited and the secured asset will be resold.
- XI. The successful bidder shall be required to deposit the balance 75% of the bid amount within 15 days from the date of confirmation of sale. In case of default in payment of the remaining 75% of the bid amount within the prescribed period, the amount deposited will be forfeited and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.

- XII. If the dues of the Company together with all costs, charges and expenses incurred by them or part thereof as may be acceptable to the Company are tendered by/on behalf of the borrowers or guarantor/s, at any time on or before the date fixed for sale, the sale of asset may be canceled.
- XIII. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.
- XIV. The sale certificate shall be issued in the same name in which the Bid is submitted.
- XV. To the best of knowledge and information of the Authorised Officer, no other encumbrances known to the Company exist. The Authorized Officer or the Company shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties Auctioned. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc and should satisfy themselves about the title, extent quality of the property, charges/encumbrances over the property or on any other matter etc. before submitting their Bid. No claim of whatsoever nature will be entertained after submission of on line bid in respect of the property.
- XVI. The bidder should ensure proper internet connectivity, power back-up etc. The Company shall not be liable for any disruption due to internet failure, power failure or technical reasons or reasons/contingencies affecting the auctions.
- XVII. The sale is subject to the conditions prescribed in the SARFESI Act/Rules 2002 and the conditions mentioned above.

Further enquiries may be clarified with the Authorized Officer, SMHFC (+91 8657949180), Mr.Dattatray Rajguru (+91 8291297005), Mr. Anil Patil (+91 9167220728) & Mr.Sharik Saudagar (+91 8879666943) or 022-26101076-79 Email- sharik.saudagar@svatantramhfc.com.

STAUTORY NOTICE

Note-This is also a notice to the borrower/guarantors/ mortgagers of the above loan under Rule 8(6) of the Securitization and Reconstruction of Financial Assets & Enforcement of Security Interest Act-2002 about holding of sale by inviting sealed tenders from the public in general for the sale of the secured assets on above mentioned date if his/their dues are not cleared in full.

Notice is hereby given to you to pay the sum as mentioned above before the date fixed for sale failing which the property will be sold and balance due, if any, will be recovered with interest and cost from you. Please note that all expenses pertaining to demand notice, taking possession, valuation and sale etc. shall be first deducted from the sale proceeds, which may be realized by the undersigned and the balance of the sale proceeds will be appropriated towards your liability as aforesaid. You are at liberty to participate in the auction to be held on the terms and conditions thereof including deposit of earnest money.

**Place: Maharashtra
Date :12-02-2025**

**Authorized Officer,
Svatantra Micro Housing Finance Corporation Ltd (SMHFC)
(Secured Creditor)**