

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. Krushna Ingle Mrs. Sunanda Ingle	09/12/2024 Rs.22,01,004/- (Rupees Twenty Two Lakh One Thousand Four only) Possession Date: - 03-04-2025	Flat/Unit No. C-8-B, Floor No. Grd, Flat Type - 1 BHK of Building called Wing C in the Project Gulmohar Vastu situated at Gat No. 163, Plot No. 1, At-Tisgaon, Taluka And District-Aurangabad- 431001	Rs.20.00 Lacs Rs.2,00,000/-
Mr. Abdul Khadar Mrs. Shaheen Bagwan	08-01-2025 Rs.1,97,523/- (Rupees One Lakh Ninty Seven Thousand Five Hundred Twenty Three only) Possession Date: - 03-04-2025	Municipal House No. 4-1-1178, Plot No. 19 out of Survey No. 335, at Udgir , Latur, Maharashtra,413517	Rs.15.00 Lacs Rs.1,50,000 /-
Mr. Dharendra Singh Mrs. Deepa Singh	09/12/2024 Rs.5,68,174/- (Rupees Five Lakh Sixty Eight Thousand One Hundred Seventy Four only) Possession Date: - 05-04-2025	Flat/Unit No. 004, Floor No. Grd, Flat Type - 1 RK of Building called B Wing in the Project Shree Tisai Heritage Phase 1 situated at Survey No. 20, Hissa No. 2, at Adivali Dhokli, Taluka-Ambarnath, District-Thane,Maharashtra - 421306	Rs.10.00 Lacs Rs.1,00,000/-
Mr. Sachin Bhalerao Mrs.Reshma Bhalerao Mrs.Vimal Bhalerao	09/12/2024 Rs.15,46,714/- (Rupees Fifteen Lakh Forty Six Thousand Seven Hundred Fourteen Only) Possession Date: - 03-04-2025	Flat/Unit No. 201, Floor No. 2nd, Flat Type - 1 BHK of Building called A Wing in the Project Signature Desire situated at 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.12.00 Lacs Rs.1,20,000 /-
Mr. Javed Khalifa Mrs. Rizwana Khalifa	08/01/2025 Rs.17,02,563/- (Rupees Seventeen Lakh Two Thousand Five Hundred Sixty Three only) Possession Date: - 02-04-2025	Flat/Unit No. 302, Floor No. 3rd, Flat Type - 1 BHK of Building called Building No. 2 in the Project Green Park (palghar) situated at Gat No. 367, Plot No. 3 & 4, At -Kudus, Taluka - Wada, District -Palghar, Maharashtra. - 421312	Rs.10.00 Lacs Rs.1,00,000/-
Mr. Dharmendra Tiwari Mrs. Nilam Tiwari	09/11/2024 Rs.13,10,190/- (Rupees Thirteen Lakh Ten Thousand One Hundred Ninty only) Possession Date: - 04-04-2025	Flat/Unit No. 302, Floor No. 3rd, Flat Type - 1 RK of Building called Building -A5 in the Project Prem Narayan Residency situated at Survey Nos. 46/5, 47/A, 47/B, At - Atagaon, Taluka - Shahapur, District - Thane,Maharashtra. - 421603	Rs.10.00 Lacs Rs.1,00,000/-
Mr. Girijesh Yadav Mrs. Soni Yadav	09/12/2024 Rs.12,91,714/- (Rupees Twelve Lakh Ninty One Thousand Seven Hundred Fourteen only) Possession Date: - 04-04-2025	Flat/Unit No. 601, Floor No. 3rd, Flat Type - 1 RK of Building called Building -A5 in the Project Prem Narayan Residency situated at Survey Nos. 46/5, 47/A, 47/B, At - Atagaon, Taluka -Shahapur, District - Thane, Maharashtra. - 421603	Rs.9.90 Lacs Rs.99,000 /-
Mr. Angad Dattatraya Shinde Mrs. Ujwala Angad Shinde	09/11/2024 Rs.4,46,889/- (Rupees Four Lakh Forty Six Thousand Eight Hundred Eighty Nine only) Possession Date: - 03-04-2025	Flat/Unit No. 303, Floor No. 3rd, Flat Type - 1 BHK of Building called C Wing in the Project Spring Village situated at Survey No. 207 (Part), Tandulwadi, Ring-Road, Near Krushnai Lawns (Sawant Vishva), MIDC Tandulwadi Road, Taluka- Baramati, District-Pune. -413102	Rs.11.00 Lacs Rs.1,10,000/-

Mr. Chandrashekhar Mule Mrs. Archana Mule	<u>09/12/2024</u> Rs.9,36,665/- (Rupees Nine Lakh Thirty Six Thousand Six Hundred Sixty Five only) Possession Date: - 05-04-2025	Flat/Unit No. 312, Floor No. 3rd, Flat Type - 1 BHK of Building called A 2 - (RAJGURU NAGAR) in the Project Playtor Rajgurunagar situated at Gut No. 189, 190 /1/A/2 at Saatkar Sthal , Rajgurunagar, Taluka Khed, Dist - Pune - 410505 Maharashtra	Rs.10.00 Lacs Rs.1,00,000/-
Mr. Javed Shaikh Mrs. Sumera Shaikh	<u>09/11/2024</u> Rs.12,71,710/- (Rupees Twelve Lakh Seventy One Thousand Seven Hundred Ten only) Possession Date: - 04-04-2025	Flat/Unit No. Plot No 26, Floor No. Grd, Flat Type - Plot of Building called Plot No. 26 in the Project Nisarg Aangan situated at Survey No. 41/2/C/1, At Gopalwadi, Taluka Daund, District Pune. -413801	Rs.9.00 Lacs Rs.90,000/-
Mr. Amit Tiwari Mrs. Upasna Tiwari	<u>09/11/2024</u> Rs.14,55,071/- (Rupees Fourteen Lakh Fifty Five Thousand Seventy One only) Possession Date: - 05-04-2025	Flat/Unit No. 401, Floor No. 3rd, Flat Type - 1 BHK of Building called Soniya Shreemai Classic in the Project Soniya Shreemai Classic situated at Survey No. 54, Hissa No. 2B, At Kondhwa Khurd, Taluka Haveli, District Pune - 411048	Rs.13.00 Lacs Rs.1,30,000/-
Mr. Sandip Avhad Mrs. Sima Avhad	<u>08/01/2025</u> Rs.16,09,986/- (Rupees Sixteen Lakh Nine Thousand Nine Hundred Eighty Six only) Possession Date: - 03-04-2025	Flat/Unit No. Plot No 19, Floor No. Grd, Flat Type - Plot of Building called Plot No. 19 in the Project Chandan Park situated at Gat No.54, At Lakadi, Taluka Indapur, District Pune. - 413105	Rs.16.50 Lacs Rs.1,65,000/-
Mr. Rajkumar Pawar Mrs. Surekha Pawar	<u>09/12/2024</u> Rs.16,02,839/- (Rupees Sixteen Lakh Two Thousand Eight Hundred Thirty Nine only) Possession Date: - 04-04-2025	Flat/Unit No. 06, Floor No. Grd, Flat Type - 1 BHK of Building called A in the Project Mantri Heights situated at City Survey No. 565/C And 565/D, At Daund, Taluka: Daund, District: Pune, 413801	Rs.13.00Lacs Rs.1,30,000 /-

Date and Time of Inspection: 10-06-2025 - 11.00 AM to 1.00 PM **Last date & time of deposit of EMD :13-06-2025 up to 5.00 PM**

Date and Time of Auction: 16-06-2025 - 11.00 AM to 12.00 PM

TERMS AND CONDITIONS OF 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 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**, IFSCI 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: 16-05-2025

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