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Svatantra Housing Finance

AUCTION-CUM-TENDER 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 cum Tender, for recovery of the secured debt due to Svatantra Micro Housing Finance Corporation Ltd., (SMHFC). The General Public is invited to bid either personally or by a duly authorised agent.

Details of borrowers/amount outstanding/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. Janinder Mrs. Santosh	**11/03/2026** Rs.10,73,423/- (Rupees Ten Lakh Seventy-Three Thousand Four Hundred Twenty-Three Only) **Possession Date: - 14/07/2026**	Flat/Unit No. 117F, Floor No. 1, Flat Type - 2 BHK of Building called 117 in the Project Ananda Greens situated at Khasra Nos. 83, 84 and 85, Plot Nos. 7 to 10, 29 to 44, 102, 103, 105 to 107 and 124 to 137, at Huseengpur - Tapukara, Near Alwar Bhiwadi Expressway, Tehsil-Tijara, District-Alwar, Rajasthan - 301018	**Rs.10.25 Lacs** **Rs.1,02,500/-**
Mrs. Reena Devi Mr. Sohan Lal	**11/03/2026** Rs.8,09,561/- (Rupees Eight Lakh Nine Thousand Five Hundred Sixty-One Only) **Possession Date: - 14/07/2026**	Flat/Unit No. L55-401, Floor No. 4, Flat Type - 2 BHK of Building called L55 in the Project Green Park situated at Khasra Nos. 1381, 1395, 1398 & 46 other Khasras, Bhiwadi Alwar Bye Pass Road, Chikani, Tehsil & District:Alwar, Pin Code:301028	**Rs. 6.00 Lacs** **Rs. 60,000 /-**
Mr. Naveen Shrivastva Mr. Sachin	**11/03/2026** Rs.6,34,492/- (Rupees Six Lakh Thirty-Four Thousand Four Hundred Ninty Two Only) **Possession Date: - 14/07/2026**	Flat/Unit No. 201, Floor No. 2, Flat Type - 1 BHK of Building called E-25 in the Project Green Park situated at Khasra Nos. 1381, 1395, 1398 & 46 other Khasras, Bhiwadi Alwar Bye Pass Road, Chikani, Tehsil & District:Alwar, Pin Code:301028	**Rs. 3.99 Lacs** **Rs. 39,900/-**
Mr. Sachin Mr. Naveen Shrivastva	**11/03/2026** Rs. 5,11,340/- (Rupees Five Lakh Eleven Thousand Three Hundred Forty Only) **Possession Date: - 14/07/2026**	Flat/Unit No. 401, Floor No. 4, Flat Type - 1 BHK of Building called E27 in the Project Green Park situated at Khasra Nos. 1381, 1395, 1398 & 46 other Khasras, Bhiwadi Alwar Bye Pass Road, Chikani, Tehsil & District:Alwar, Pin Code:301028	**Rs. 3.99 Lacs** **Rs. 39,900/-**
Mrs. Archana Rai Mr. Parameshwar	**11/03/2026** Rs. 1,67,116/- (Rupees One Lakh Sixty-Seven Thousand One Hundred Sixteen Only) & Rs. 1,18,679/- (Rupees One Lakh Eighteen Thousand Six Hundred Seventy-Nine Only) **Possession Date: - 15/07/2026**	Flat/Unit No. 7, Floor No. 5, Flat Type - 1 BHK of Building called 1 in the Project Jda -nijikhatedar Nindar- Zone 12 situated at Ashiana Greens - EWS Block, Khasra Nos. 519, 520, 521, 522, 523, 525, 527, 529, Nindar, Sikar Road, Tehsil: Amber, Jaipur, Rajasthan - 302013	**Rs. 5.40 Lacs** **Rs. 54,000/-**
Mr. Manoj Kumar Mrs. Meenu Kumawat	**09/04/2026** Rs. 10,28,178/- (Rupees Ten Lakh Twenty-Eight Thousand One Hundred Seventy-Eight Only) **Possession Date: - 17/07/2026**	Flat/Unit No. L 09, Floor No. 1, Flat Type - 2 BHK of Building called L-09 in the Project Laxmi Vilas situated at Khasra No./ Plot No.791, 792, Village-Sri Madhopur , Prithvipura road, Sikar - 332715	**Rs. 10.20 Lacs** **Rs. 1,02,000/-**
Mr. Pokhar Lal Mr. Bhagu	**11/03/2026** Rs.3,39,644/- (Rupees Three Lakh Thirty-Nine Thousand Six Hundred Forty-Four Only) **Possession Date: - 17/07/2026**	Patta No. 30, Gram Panchayat - Rampura, Panchayat Samiti - Badnore, Badnore, Bhilwara, Rajasthan, 311302	**Rs. 5.00 Lacs** **Rs. 50,000/-**
Om Prakash Mrs. Laxmi	**11/03/2026** Rs. 4,39,651/- (Rupees Four Lakh Thirty-Nine Thousand Six Hundred Fifty-One Only) **Possession Date: - 14/07/2026**	Plot with Patta Vilekh No. 40, Book No. 118, Situated at Gram Ravniyana, Gram Panchayat Ravniyana, Pipar City, Jodhpur, Rajasthan, 342601	**Rs. 7.25 Lacs** **Rs. 72,500/-**
Mr. Labu Ram Mrs. Dhakhu	**09/04/2026** Rs. 5,46,981/- (Rupees Five Lakh Forty-Six Thousand Nine Hundred Eighty-One Only **Possession Date: - 15/07/2026**	Patta No.18 Situated at Gram Panchayat Samdari, Samdri, Balotra, Rajasthan, 344021	**Rs. 7.60 Lacs** **Rs. 76,000 /-**

Mr. Vishan Kumar	**07/01/2026** Rs. 13,69,017/- (Rupees Thirteen Lakh Sixty-Nine Thousand Seventeen Only) **Possession Date: - 18/07/2026**	Flat/Unit No. 04, Floor No. 0, Flat Type - 2 BHK of Building called Block B in the Project Rajshree Neel Residency situated at Khasra No. 1278/332, at Khatwara, 200ft Khatwara Sez Road, Tehsil - Sanganer, District - Jaipur, Rajasthan - 302026	**Rs. 8.50 Lacs** **Rs. 85,000/-**
Mrs. Sharda Mr. Rajkumar	**13/05/2025** Rs. 31,19,172/- (Rupees Thirty-One Lakh Nineteen Thousand One Hundred Seventy-Two Only) **Possession Date: - 19/08/2025**	Patta No. 1190, Deepak Nagar in Khasra No. 961, Rajaredi, Madanganj, Kishangarh, Ajmer, Rajasthan, 305801	**Rs. 36.40 Lacs** **Rs. 3,64,000/-**
Mr.Prabhat Ramkaran Mrs. Debu Prabhat	**09/04/2026** Rs. 3,98,031/- (Rupees Three Lacs Ninety Eight Thousand Thirty One Only) **Possession Date: - 13/07/2026**	Patta No. 39, Gram Panchayat Sargaon , Kishangarh, Ajmer, Rajasthan, 305802	**Rs. 2.50 Lacs** **Rs. 25,000/-**
Mr. Kanhaiya Lal Mrs. Pooja Swami	**11/03/2026** Rs. 10,33,606/- (Rupees Ten Lacs Thirty Three Thousand Six Hundred Six Only) **Possession Date: - 16/07/2026**	Patta No. 953, Peepli Bazar, Tehsil Nawa, Nawa, Nagaur, Rajasthan, 341509	**Rs. 7.25 Lacs** **Rs.72,500/-**

Date and Time of Inspection: -14-11-2026 - 11.00 AM to 1.00 PM Last date & time of deposit of EMD: -18-11-2026 up to 5.00 PM

Date and Time of Auction: 20-11-2026 - 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 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 18.11.2026 up to 5.00 PM to the following Account – Bid in the A/C (ACCOUNT NO. **00608940000020**, IFSCI CODE- **HDFC0002838.**

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 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 be 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. Suresh Harpalani (+91 8306017800) Mr. Devraj Shekhawat (+91 9783100123) & Mr. Sharik Saudagar (+91 8879666943) or 18001234427 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 appropriate 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: Rajasthan
Date: -04-11-2026

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