

Corporate Office: ESAF Small Finance Bank, ESAF Bhavan, Mannuthy, Thrissur-680651

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rule, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the secured creditor, the Physical Possession of which has been taken by the Authorized Officer of M/s **ESAF Small Finance Bank Ltd.**, Secured Creditor, will be sold on **"As is where is"**, **"As is what is"** and **"Whatever there is"** and **"Without recourse basis"** for recovery of **below mentioned amount** along with further interest as applicable, incidental expenses, costs, charges etc until actual payment and/or realization) due to the secured creditor from below mentioned borrower/co-borrower. The reserve price and the earnest money deposit are mentioned below.

SL.No.1	Account Number: 71220000005701, 71230000000461	Branch: Nagpur
Name of borrower / Co-borrower: (1) Abhishek Naresh Moon, (2) Sanjita Abhishek Moon		
Reserve Price: Rs. 30,70,401/-		Earnest Money Deposit: Rs. 3,07,040/-
AMOUNT as on 14.11.2025: Rs. 29,15,286.97/- (Rupees Twenty-Nine Lakhs Fifteen Thousand Two Hundred Eighty-Six and Ninety Seven Paise only) regarding account No. 71220000005701 and Rs.4,22,439/- (Rupees Four Lakhs Twenty-Two Thousand Four Hundred and Thirty-Nine Only) regarding account No. 71230000000461 along with interest accrued, future interest, charges and costs thereon till realization.		
Encumbrances, if any known to the Bank: As per search report dated 12.11.2025 property is free from encumbrance subject to charge of ESAF Small Finance Bank.		
SOLD ON: 15/12/2025, at 11.30 A.M LAST DATE FOR SUBMISSION OF TENDER: 12/12/2025 till 2 PM.		

Location / Details of the Immovable Property / Secured Assets possessed and put for sale:

FIRST SCHEDULE: All that piece and parcel of land bearing Plot No.No.5, comprising out of Survey No. 248,257/2,258/1-G & 258/1-K,258/2, P.H.No.42, admeasuring about 18,682.009 Sq. Mtrs. of Mouza of Jamtha, situated at Jamtha, Tahsil Nagpur (Rural) & District Nagpur. **Boundaries:** East: 12 Mtrs Road, West: Nalah, North: Other's Land, South: 12 Mtrs Road. **SECOND SCHEDULE:** All that piece and parcel of Apartment No. B9-B-408, on Fourth floor in Block No.B9, Building No. B, having carpet area admeasuring about 41.10 Sq.Mtrs, Built up area admeasuring 38.75 Sq.Mtrs & Super Built up area admeasuring 59.80 Sq.Mtrs, covered in 1 Bedroom, 1 Kitchen & 1 Hall along with Latrine & bath together with 0.143% undivided proportionate share and interest in Land on as is where is in a cluster known as SUDAMA being the portion of VRINDAVAN constructed on said property as more particularly described in the first schedule herein above written together with all common areas and facilities mentioned detailed in third schedule of the sale deed No. 13306/2021. **Boundaries:** East: Apartment No. B9-B-405, West: Tower 9 A, North: Apartment No. B9-B-403, South: Apartment No. B9-B-407.

For detailed terms and conditions of the sale, please refer to the link provided in the secured creditor's website i.e., www.esafbank.com

 Date: 20/11/2025
 Place: Nagpur

 Authorised Officer
 M/s **ESAF Small Finance Bank Ltd**