

**APPENDIX- IV-A [See proviso to rule 8 (6)]  
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

**E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002**

Notice is hereby given to the public in general and in particular to the Borrower (s) and Co-Borrower (s) as per column (ii) that the below described immovable properties as per column (iii) mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Home First Finance Company India Limited for realization of its dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(2) of the said Act proposes to realize dues by sale of the said property/ies and it will be sold on "As is where is", "As is what is", and "Whatever there is" as described hereunder. The auction will be conducted "On Line", for the recovery of amount due from Borrower (s) and Co-Borrower (s) as per column (i), due to Home First Finance Company India Limited.

Sr. No.	Name Borrower (s) and Co-Borrower (s)	PROPERTY ADDRESS	Date of Demand Notice	Demand Notice Amount	Date of Possession	Reserve Price	EMD Amount	Date and Time of Auction	Last Date & Time of Submission Of Emd & Documents	Number of Authorised officer
1.	Manoj Narayan Meshram, RITA MESHARAM	House-Sheet No.6, Nagar Bhumapan No. 259/1[As per old saledeed plot no.8] , admeasuring Total Area 92.89 Sq. Mt. i.e. 1000.00 Sq. Ft., Property No. 4529, situated at Mouza - Warthi, P. H. No.23, with in the local limits of Gram Panchayat Warthi, Tah.- Mohadi, Bhandara, Maharashtra-441905. Bounded By: East by - Road, West by - Open plot of Bansode, North by - Open plot of Shailendra Bansode, South by - House of Shri Namdeo Gajbiye.	04-07-2025	5,29,312	06-09-2025	10,36,240	1,03,624	13-10-2025 (11am-2pm)	11-10-2025 (upto 5pm)	8600219911
2.	Ahmad Khan Muzaffar Khan, Salma Parveen Muzaffar Khan	Flat-202, Crown Palace, Mouza Bhilgaon, P.H No-15, Plot No 1&2, KH No-123, Nagpur, Maharashtra-440034. Bounded By: Plot No. 1 Boundarise - East by - Plot No. 2, West by - Kharsa No. 126. North by - Plot No. 5&6, South by - 15 Mtr. wide road / Plot No. 2 Boundarise - East by - 7.5 Mtr. wide road, West by - Plot No.1, North by - Plot No.3 &4, South by - 15 Mtr. wide road.	04-07-2025	23,66,484	06-09-2025	21,09,000	2,10,900	13-10-2025 (11am-2pm)	11-10-2025 (upto 5pm)	8624837775
3.	Jay ramesh tahilyani, Anjali Jay Tahilyani	Flat-401, P.H No 12-A, Khasra No 207/3, Ward No 1, Plot No 37 and 38 layout known as "Maa Jagadamba Nagan", Apartment Scheme know as "GALAXY -1", Flat No 401 On fourth floor, Grampanchayat Bokhara, Thasil and Dist. N,Nagpur, Maharashtra-441108. Bounded By: East by - 9.0 Mtr. Wide Road, West by - Plot No. 26, 25, 24, North by - Plot No 39, South by - Plot No. 36.	04-07-2025	14,56,347	06-09-2025	25,73,740	2,57,374	13-10-2025 (11am-2pm)	11-10-2025 (upto 5pm)	9730775533
4.	UTTAM SURYABHAN RANGARI, KAJAL UTTAM RANGARI	House-Plot 55 North, Kh. No. (Old)48/4 and (New)21, P.H. No. 54, B. No. 77, Grampanchayat House No. 1342, Ward No.3, Mouza Chicholi (Kha), Near Hanuman Mandir, Borkar Layout, Khaparkheda (Chicholi), Within the Limit of Grampanchayat Chicholi (Kha), Tah. Saoner & Dist Nagpur, Nagpur, Maharashtra-441111. Bounded By: East by - Plot No. 58, West by - 25.00 Ft. Wide Road, North by - Plot No. 54, South by - Remaining portion of Plot No. 55 belongs to Mrs. Yashodabai Rangari.	04-07-2025	13,59,836	06-09-2025	18,90,000	1,89,000	13-10-2025 (11am-2pm)	11-10-2025 (upto 5pm)	9689503304

<b>E-Auction Service Provider</b>	<b>E-Auction Website/For Details, Other terms &amp; conditions</b>	<b>A/c No: for depositing EMD/other amount</b>	<b>Branch IFSC Code</b>	<b>Name of Beneficiary</b>
Company Name : e-Procurement Technologies Ltd. (Auction Tiger), Help Line No :079-35022160 / 149 / 182 Contact Person : Ram Sharma -8000023297 e-Mail id : ramprasad@auctiontiger.net and support@auctiontiger.net.	<a href="http://www.homefirstindia.com">http://www.homefirstindia.com</a> <a href="https://homefirst.auctiontiger.net">https://homefirst.auctiontiger.net</a>	912020036268117- Home First Finance Company India Limited - Axis Bank Ltd., MIDC, Andheri East.	UTIB0000395	Authorized Officer, Home First Finance Company India Limited

**Bid Increment Amount – Rs. 10,000/-.** The sale will be done by the undersigned through e-auction platform provided at the Web Portal (<https://homefirst.auctiontiger.net>). E-Auction Tender Document containing online e-auction bid form, declaration, General Terms & Conditions of online auction sale are available at Portal Site. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of Home First. The property is being sold with all the existing and future encumbrances whether known or unknown to Home First. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues. The sale shall be subject to rules/conditions prescribed under the securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. **In case of any discrepancy English Version of the Notice will be treated as authentic.**

**STATUTORY 30 days SALE NOTICE UNDER THE SARFAESI ACT, 2002**

The borrower/ guarantors are hereby notified to pay the sum as mentioned in the demand notice along with upto date interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

Date: 12-09-2025  
Place: Nagpur, Bhandara

Signed by Authorized Officer,  
Home First Finance Company India Limited