

Aadhar Housing Finance Ltd.



Corporate Office: Unit No.802, Natraj Rustomjee, Western Express Highway and M.V.Road, Andheri (East), Mumbai-400069

Akola Branch : House No.1450, Filled Survey No.10/2, Plot No.44, (Western part), Kale Sankul, Ward No.D-8, Near Emerald School, Ring Road, Keshav Nagar, Akola-444004, Maharashtra

Khamgaon Branch : Shop No. 212, Plot No. 2/2/2, old Field Survey No. 27, Nazul sheet no.21B, Swani samarth Sankul Near Hero showroom Nandura road Khamgaon, Dist Buldhana - 444303, (Maharashtra)

Bhandara Branch : Rahagadale, 2nd Floor, Hanuman Ward, Above Canara Bank, Near Bus Stand, Main Road, Bhandara - 441904, (Maharashtra)

Amravati Branch : Property No. 23/4, Rajapeth, Landmark Ghundiwal Hospital, Amravati - 444605, (Maharashtra) District - Amravati

E- AUCTION - SALE NOTICE

E-Auction Sale Notice for Sale of immovable Properties under the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of Security Interest (Enforcement) Rules, 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, possession of which has been taken by the Authorised Officer of Aadhar Housing Finance Limited will be sold on "As is where is", "As is what is", and "Whatever there is" with no known encumbrances Particulars of which are given below:

| Sl No. | Borrower(s) / Co-Borrower(s)/ Guarantor(s) | Demand Notice Date & Amount | Description of the Immovable property | Reserve Price (RP) | EMD (10% of RP) | Nature of possession |
|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------------|----------------------|
| 1 | (Loan Code No. 08200000261 / Akola Branch) Sunil Madhukar Fartade (Borrower), Rakhi Sunil Fartade (Co-Borrower) | 08-10-2018 & ₹ 4,80,965/- | All that part & parcel of property bearing, Layout Plot No. 9 Part at Ranpise Nagar Behind Tathod Mangal Karyalaya At Akola, Maharashtra 444001. Boundaries: East- Plot of Mr. Fartade, West- Plot of Mr. Suradkar, North- Service Lane, South- Road | Rs. 15,69,845/- | Rs. 1,56,984/- | Physical |
| 2 | (Loan Code No. 29810000001 / Khamgaon Branch) Dhammapal Namdevrao Bhagat (Borrower) Sujata Bhashkar Bhide (Co-Borrower) | 18-07-2022 & ₹ 4,48,810/- | All that part & parcel of property bearing, Property No. 69 Near Maruti Temple Groun Jalgon Jamod Road Wadshinghi Near Maru Wadshinghi, Buldhana, Maharashtra, 443402 Boundaries: East: Land of Gopal Wagh, West: Plot of Jagdeo Bhagat, North: Road, South: Plot of Mankar | Rs. 2,91,600/- | Rs. 29,160/- | Physical |
| 3 | (Loan Code No. 30300000014/ Bhandara Branch) Omchand Ramdas Mahule (Borrower), Ranjan Omchand Mahule (Co-Borrower) Raju Linedas Uke (Guarantor) | 13-09-2022 & ₹ 9,92,614/- | All that Piece and Parcel of the property bearing, Property No 909 Gat No 662 T S No 29 Mouza Dewhadi Tumsar, Bhandara, Maharashtra, 441912. Boundaries: East: Land of Bajirao Selokar, West: Road, North: Plot of Chandrakalabai Parihar, South: Land of Selokar | Rs. 1,116,288/- | Rs. 1,11,629/- | Physical |
| 4 | (Loan Code No. 25710000165 / Amravati Branch) Prashik Manohar Wankhade (Borrower) Nazuka Prashik Wankhade (Co-Borrower) | 10-12-2023 & ₹ 5,06,539/- | All that Piece and Parcel of the property bearing, Ground and First Floor 856 Achaipur Road ward No.1 Shirajgaon Amravati, Maharashtra, 444723. Boundaries: East: Plot of Wankhade, West: Road, North: House of Ganpat Solankhe, South: House of Manohar Solankhe | Rs. 4,75,920/- | Rs. 47,592/- | Physical |
| 5 | (Loan Code No. 08210000248/ Akola Branch) Babanappa Nathaappa Kashte (Borrower), Kaveri Babanaapapa Kashte (Co-Borrower) | 13-05-2024 & ₹ 6,30,385/- | All that pieces and parcels of property bearing, Ground And First Floor Property No.559 Asan Galli, Aappaaswami Mandir Road Ward No 6 Nazul Plot No 1181, Plot No 6 Risod Washim Maharashtra 444506. Boundaries: East: Govt Road, West: Plot of Vijay Deshpande, North : Property of Dattaappa Shankarappa Malekar, South: Govt. Road | Rs. 4,50,000/- | Rs. 45,000/- | Physical |
| 6 | (Loan Code No. 25700000007 / Amravati Branch) Pradip Satyavan Gambhir (Borrower) Sarthi Pradip Gambhir (Co-Borrower) Sunil Devidas Dhole (Guarantor) | 10-07-2024 & ₹ 5,25,354/- | All that part & parcel of property bearing, House No 4 Mouja No 138 Shalewan Nagar Mouje Deoli Ward No 17 Miranath Mandir Road MZ No138 At Deoli Tq Deoli Dist Wardha, Maharashtra-442101. Boundaries: East: House of Ramteke, West : Samaj Mandir, North : House of Dipak Gambhir, South: Road | Rs. 7,73,712/- | Rs. 77,371/- | Physical |

- Last Date of Submission of DD of Earnest Money Deposit along with KYC, Tender Form and accepted Terms and conditions (Tender Documents) is 27-09-2025 within 5:00 PM at the Branch Office address mentioned herein above or uploaded on <https://bankeauctions.com>. Tenders documents received beyond last date will be considered as invalid tender and shall accordingly be rejected. No interest shall be paid on the EMD.
- Date of Opening of the Bid/Offer (Auction Date) for Property is 29-09-2025 on <https://bankeauctions.com> at 03:00 PM to 04:00 PM.
- AHFL is not responsible for any liabilities whatsoever pending upon the property as mentioned above. The Property shall be auctioned on 'As is Where Is Basis', 'As is What is Basis' and 'Whatever is There is Basis'.
- The Demand Draft Should be made in favor of 'Aadhar Housing Finance Limited' Only.
- Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://bankeauctions.com>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- The intending bidders should register their names at portal M/s C 1 INDIA PVT LTD through the link <https://bankeauctions.com/registration/signup>, and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider M/s C 1 INDIA PVT LTD through the website <https://bankeauctions.com>
- For further details contact Authorised Officer of Aadhar Housing Finance Limited, Gaurav Kangune Chouhan Mob. 9922355820 OR the service provider M/s C1 INDIA PVT LTD, Mr. Prabhakaran, Mobile No: +91-74182-81709, E-mail: tc@1india.com & support@bankeauctions.com, Phone No. +917291981124/25/26. As on date, there is no order restraining and/or court injunction AHFL/the authorized Officer of AHFL from selling, alienating and/or disposing of the above immovable properties/secured assets.
- For detailed terms and conditions of the sale, please refer to the link provided in Aadhar Housing Finance Limited (AHFL), secured creditor's website i.e. www.aadharhousing.com.
- The Bid incremental amount for auction is Rs.10,000/-.
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Place : Maharashtra
Date : 12.09.2025

Sd/- Authorised Officer
Aadhar Housing Finance Limited

NAGPUR