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BAJAJ HOUSING FINANCE LIMITED

Corporate Office: Cerebrum It Park B2 Building, 5th Floor, Kalyani Nagar, Pune, Maharashtra-411014,
Branch Add. 3rd Floor Plot No 5 Lotus Building Gorepeth Layout Whc Road Dharmapeth Nagpur-
 440010 Maharashtra Authorized Officer's Details: Name Siddhartha Hundekari / Email Id:
 "Siddhartha Hundekari" siddhartha.hundekari@bajajhousing.co.in MOB NO. 9823717114

APPENDIX IV -A [Rule 8(6)] SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of the 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 Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken over by the Authorized Officer of the Bajaj Housing Finance Ltd (Secured Creditor), will be sold on "As is where is", "As is what is", "Whatever there is" and "Without Recourse Basis" for recovery of the loan dues, applicable interest, charges and costs etc., payable to Bajaj Housing Finance Ltd as detailed below.

DETAILS OF BORROWER/CO BORROWERS/ GUARANTOR(S) AND LOAN DETAILS	DESCRIPTION OF THE IMMOVABLE PROPERTY	DETAILS OF E AUCTION
LAN:- H4W1FLP0333070 1. NARESH GANPAT CHOPKAR (Borrower) 2. LAXMI GANPAT CHOPKAR (Co-Borrower) 3. NITU NARESH CHOPKAR (Co-Borrower) All At Neharu Ward Kondhi Po Javahar Nagar Near Budha Vihar, Bhandara, Maharashtra- 441906 Outstanding amount - Rs. 20,44,017/- (Rupees Twenty Lakhs Forty Four Thousand Seventeen Only) as on 15/10/2025 along with future interest and charges accrued w.e.f. 15/10/2025	All that piece and parcel of the immovable property bearing Plot No. 31, Property No. 488/1, total area 1500 Sq.Ft. i.e. 142.30 Sq. Mtrs. T.S. No. 95 TH. No. 60, Gat No. 109/25, Situated at Mouza - Kondhi, (Jawaharnagar), Tah. Bhandara, Dist. Bhandara, Maharashtra -441906, Butted & Bounded on East-Land of Kusha Kotwal, West- 20ft Road, North-Plot No. 34 & South-Plot No. 25	E-AUCTION DATE :-13/11/2025 BETWEEN 11:00 AM TO 12:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES LAST DATE OF SUBMISSION OF EARNEST MONEY DEPOSIT (EMD) WITH KYC IS :- 12/11/2025 UP TO 5:00P.M. (IST.) DATE OF INSPECTION:- 25/10/2025 to 12/11/2025 BETWEEN 11:00 AM TO 4:00 PM (IST). RESERVE PRICE: For Immovable property Rs. 18,84,211/- (Rupees Eighteen Lakhs Eighty Four Thousand Two Hundred Eleven Only) THE EARNEST MONEY DEPOSIT WILL BE Rs. 1,88,421/- (Rupees One Lakh Eighty Eight Thousand Four Hundred Twenty One Only) 10% of Reserve Price. BID INCREMENT -RS. 25,000/- (RUPEES TWENTY FIVE THOUSAND ONLY) & IN SUCH MULTIPLES.

Terms and Conditions of the Public Auction are as under:

1. The Secured asset will not be sold below the Reserve price.
2. The Auction Sale will be online through e-auction portal.
3. The e-Auction will take place through portal <https://bankauctions.in>, on **13/11/2025 from 11:00 AM to 12:00 PM** with unlimited auto extension of 5 minutes each.
4. For detailed terms and conditions please refer company website URL <https://www.bajajhousingfinance.in/auction-notices> or for any clarification please connect with Authorized officer.

Date: 27-Oct-2025 Place: Bhandara Authorized Officer (Siddhartha Hundekari) Bajaj Housing Finance Limited