

NEOGROWTH

Lending simplified. Growth amplified.

NEOGROWTH CREDIT PRIVATE LIMITED

Registered office: Times Square, Tower E, 9th Floor, Andheri Kurla Road, Marol, Andheri East 400059; T: 91 22 4921 9999 www.neogrowth.in CIN: U51504MH1993PTC251544

E-AUCTION/SALE NOTICE APPENDIX- IV- A [See proviso to rule 8(6)]**E-AUCTION 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) Rules, 2002**

Notice is hereby given for conducting E-Auction sale under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI ACT) and Rules 8(6) & 9 of the Security Interest (Enforcement) Rules 2002 of the immovable properties, mortgaged to the NeoGrowth Credit Private Limited (hereinafter referred to as the "Secured Creditor". Whereas the below mentioned borrower failed to repay the loan amount to the Secured Creditor within 60 days from the date of the notice dated **28.03.2025** issued by its authorized officer under section 13(2) of the SARFAESI ACT 2002.

The symbolic possession of the below mentioned mortgaged property was taken by the Authorized Officer of NeoGrowth Credit Private Limited on **12.06.2025** pursuant to the powers vested in it under the provisions of Rule 8(1) of the Security Interest (Enforcement) Rules 2002 and under the provisions of section 13 (4) and in exercise of the powers conferred there under.

The under signed being the Authorized Officer of NeoGrowth Credit Private Limited has decided to sell the scheduled property on "AS IS WHERE IS", "AS IS WHAT IS", and "WHATEVER THERE IS" basis for recovery of Loan Account/App ID 1224586, 1315082 & 1322323 of Rs. **36,86,555.11/-** (Rupees Thirty Six Lakh Eighty Six Thousand Five Hundred Fifty Five Paise Eleven Only) due as on 18.03.2025 along with the applicable interest and other charges together with interest and other contractual dues due to the Secured Creditor from Borrowers and Guarantors i.e. **1. SHUBH DAILY FRESH** (A Proprietorship Firm through its Proprietors/Authorised Signatory) at Plot No. 20-A Dattawadi Near Seva Medical Nagpur, Nagpur - 440023 Maharashtra, Mob. No.:- +91-9168788887/shubhamkhade785@yahoo.com, **2. SHUBHAM BHAURAO KHADE**, **3. BHAURAO GEANDUJI KAHDE**, **All 1 to 3 R/o** Plot No. 24, Ward No. 15, Mouza-Wadi Near Lok Manya Tilak School, Dattawadi Trilok Nagar, Nagpur 440023 Maharashtra.

Description of Secured Assets (Immovable Property)	Reserve Price	EMD
All That Piece And Parcel of Plot No. 24, Total Area Admeasuring 1500 Sq. Ft. Is Divided By North South Wise & Western Portion, Area Admeasuring. 750 Sq. Ft., City Survey No. 190/191 (As Per 7/12 Records And Kh No 50 And 52 As Per Sale Deed), Being A Portion of Entire Land At Kh. No. 50 & 52 of Mouza Wadi, P. H. No. 5, Situated In The Layout of Deepkamal Gruh Nirman Sahakari Sanstha Maryadit Nagpur, Within The Limits of Nagar Parishad Wadi, Tahsil Nagpur Gramin & District Nagpur-440023 Maharashtra And Bounded By:- East:-Remaining Part of Dhanraj Kumbhare, West:-Plot No. 25, North:-Road, South:-Plot No. 18.	Rs. 34,50,000/- (Rupees Thirty Four Lakh and Fifty Thousand Only)	Rs. 3,45,000/- (Rupees Three Lakh and Forty Five Thousand only)

(a) **Last date of submission of bids: 24.09.2025 at 5:00 PM**, at E auction Website Address <https://www.bankeauctions.com>, NeoGrowth Credit Private Limited, at Times Square, Tower E, 9th Floor, Andheri Kurla Road, Marol, Andheri East 400059.

(b) **Time & Place of opening of bids/auction: 25.09.2025 at 10:00 AM**, at E auction Website Address <https://www.bankeauctions.com>, NeoGrowth Credit Private Limited, at Times Square, Tower E, 9th Floor, Andheri Kurla Road, Marol, Andheri East 400059.

For any other information, Mr. Pratik Verma, Authorized Officer (Mobile No. +91-9819325685) may be contacted at the above address.

STAUTORY 30 DAYS NOTICE UNDER RULE 8(6) & 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002.

The Borrower/Co-Borrowers/guarantors /mortgagers are hereby notified to pay the sum as mentioned above along, with up-to-date interest and ancillary expenses before auction, failing which the auction of mortgaged property mentioned above shall take place and balance dues if any shall be recovered with interest/cost.

Date: **26.08.2025**Place: **Nagpur, Maharashtra**

Authorised Officer
M/s NeoGrowth Credit Private Limited