

NOTICE OF SECOND SALE OF IMMOVABLE PROPERTY TO BORROWER UNDER RULES 8(5) AND 9(1) proviso OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Whereas the Authorized Officer of M/s Hinduja Leyland Finance, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(12) read with Section 13(2), issued a demand notice dated **22.03.2024** calling upon the Borrower and Co-Borrowers to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

The Borrower and Co-Borrowers having failed to repay the amount within the statutory period, the Authorised Officer in exercise of the powers conferred under Section 13(4) of the said Act in accordance with Rule 8 of the Security Interest (Enforcement) Rules, 2002, had taken the possession of the property described herein below.

The Mortgagors/ Noticee are given last chance to redemption by paying the total dues with further interest within 15 days i.e. **04/11/2025** before **4 PM** failing which of the secured asset will be sold as per schedule.

Public are hereby informed that the property more fully described in the table hereunder will be sold under Rule 8(5) & 9(1) proviso of Security Interest (Enforcement) Rules 2002 in "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" CONDITION, without any recourse basis by inviting sealed Bids from the public up to 16.00 hrs on **08/11/2025**.

Name and Address of the Borrower & Co-Borrower	Secured Debt (Rs.)	Reserve Price fixed for the Property	Place for Title Verification
1.M/S Regent Trading Company (Borrower) 2.M/s Regent Fasteners Industries (Co-Borrower) 3.Mr. Shashank Ravindra Pal Shrivastava (Co-Borrower) 4.Mrs. Hemlata Shashank Shrivastava (Co-Borrower) Commercial Address: H. No. – 313, Plot No. 73, Gajanan Nagar, Hingna MIDC, Nagpur - 440016 Residential Address: Apartment No. D2/52, Gorkhede Complex, Mouza – Hazaripahad, Nagpur - 440009	Rs. 94,22,486.27/- (Rupees Ninety-Four Lakhs Twenty-Two Thousand Four Hundred Eighty-Six Rupees and Twenty-Seven Paise Only/- as on 24/03/2025) + Further Interest + Statutory Expenditure + Legal Expenses + Incidental Charges till the date of payment.	Rs. 27,90,028/- (Twenty-Seven Lakhs Ninety Thousand & Twenty-Eight Rupees Only) Earnest Money Deposit 10% of the Tender Amount Rs. 2,79,002/-	M/s. Hinduja Leyland Finance Ltd. Branch office at Buty Building, Plot No.317, First Floor, Office Block No. 101, Civil Line, Beside M.G. House, Nagpur - 440001. Place for Opening of Bid M/s. Hinduja Leyland Finance Ltd. Branch office at Buty Building, Plot No.317, First Floor, Office Block No. 101, Civil Line, Beside M.G. House, Nagpur - 440001. Date and Time of Opening the Bid 09/11/2025 @ 16.30 Hrs

DESCRIPTION OF THE IMMOVABLE PROPERTY: All That R.C.C. superstructure bearing Flat No. S-2 admeasuring 80 Sq. Mt. on the Second Floor of the building No. D-2 together with 0.144% undivided share and interest in piece and parcel of land bearing Kh. No. 91/1 admeasuring 48846 Sq. Mt. and the entire scheme is known and styled as "Govinda Gourkhede Complex" Mouza: Hajaripahad, Corporation House No. 624/D2/S-2, Ward No. 68, CTS No. 205/465, Sheet No. 35 within the limit of Nagpur Municipal Corporation Tah. & Dist. Nagpur: - East - G. S. R, West - Building No-D1, North - Road, South - Flat No-S1

Terms and Conditions of Auction:

- 1) Interested parties may send their tenders addressed to the Authorised Officer (AO) Mr. Kirtiraj Deshmukh M/s. Hinduja Leyland Finance Limited., by Post RPAD / Hand Delivery for purchasing the said property in a sealed cover superscribed as "Offer for 2nd Auction Sale of Property A/c. M/S Regent Trading Company, Contract No. "CRNGNG000604" along with a D.D for 10% of the tender amount being the EMD (Earnest Money Deposit) favoring M/s. Hinduja Leyland Finance Limited., payable at Nagpur, which is refundable if the tender is not successful. The tender should reach us latest by **08/11/2025** before 16:00 hours at M/s. Hinduja Leyland Finance Ltd., Branch office at Buty Building, Plot No. 317, 1st Floor, Office Block No.101, Civil Line, Beside M.G. House, Nagpur – 440001
- 2) Sealed quotations by Post RPAD / Hand delivery shall be accepted till **08/11/2025** till 16:00 hrs only and the same will be opened at **16:30 hours on the 09/11/2025** at: **M/s. Hinduja Leyland Finance Ltd., Branch office at Buty Building, Plot No. 317, 1st Floor, Office Block No.101, Civil Line, Beside M.G. House, Nagpur – 440001**
- 3) The prospective bidders may satisfy themselves about condition of assets /value / title / measurements etc., by visiting the property before submitting their offer. All the details of the property provided are as per information received by the A.O and so the A.O is not responsible for any deviation in the information, responsible for any charge, lien, encumbrance, property tax or any other dues to the Govt., or anybody in respect of the property under sale.
- 4) Immovable property shall not sold below Reserve Price. Tenders received below the Reserve Price will be rejected.
- 5) The highest tender will be announced after the covers are opened and sale is subject to final approval of Hinduja Leyland Finance.
- 6) The Authorized Officer reserves the right to conduct Inter-se bidding / further negotiations amongst the bidders. The highest bidder amongst them after Inter-se bidding / negotiations shall be declared as successful bidder. The Bidders may improve their further offers in multiple of Rs. 1,00,000/- (Rupees One Lakh only).
- 7) In case the successful bidder fails to pay the balance amount of the Sale consideration within 15 days after the intimation that the sale has been knocked down in his favor, the entire deposit of EMD made by him/her shall be forfeited by the Authorized Officer without any further notice.
- 8) The successful bidder would bear the Charges / Fee payable for conveyance such as Stamp Duty Registration Fee etc., as applicable as per law.
- 9) The Authorized Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/auction and also modify any terms and conditions of the sale without any prior notice and /or assigning any reasons.
- 10) Successful bidder/purchaser will deduct TDS @1% on sale proceeds as per Sec. 194 (1-A) of the Income Tax, 1961 & deposit the same by furnishing the challan in Form 26QB and submit the original receipt of TDS Certificate to Hinduja Leyland Finance Ltd. (Rs.50.00 Lacs and above property).
- 11) Intending bidders may contact Mr. Kirtiraj Deshmukh on Mobile no. 7208001876 or Collection Manager Mr. Karnlesh Ukey on Mobile no. 7720033882 on **06/11/2025** between **10:00 AM to 06:00 PM** for inspection of property. This sale notice is also uploaded / published on website (www.hindujaleylandfinance.com)

**HINDUJA LEYLAND FINANCE LIMITED**

Corporate Office: 27 A, Developed Industrial Estate, Guindy, Chennai – 600032. CIN: U65993MH2008PLC384221.

Branch Office: Buty Building, Plot No. 317, 1st Floor, Office Block No.101, Civil Line, Beside M.G. House, Nagpur - 440001

NOTICE OF SECOND SALE OF IMMOVABLE PROPERTY TO BORROWER UNDER RULES 8(5) AND 9(1) proviso OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Whereas the Authorized Officer of M/s Hinduja Leyland Finance, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(12) read with Section 13(2), issued a demand notice dated 20.09.2019 calling upon the Borrower and Co-Borrowers to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

The Borrower and Co-Borrowers having failed to repay the amount within the statutory period, the Authorised Officer in exercise of the powers conferred under Section 13(4) of the said Act in accordance with Rule 8 of the Security Interest (Enforcement) Rules, 2002, had taken the possession of the property described herein below.

The Mortgagors/ Noticee are given last chance to redemption by paying the total dues with further interest within 15 days i.e. 04/11/2025 before 4 PM failing which of the secured asset will be sold as per schedule.

Public are hereby informed that the property more fully described in the table hereunder will be sold under Rule 8(5) & 9(1) proviso of Security Interest (Enforcement) Rules 2002 in "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" CONDITION, without any recourse basis by inviting sealed Bids from the public up to 16.00 hrs on 08/11/2025.

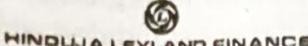
Name and Address of the Borrower & Co-Borrower	Secured Debt (Rs.)	Reserve Price fixed for the Property	Place for Title Verification
1. Mr. Ravishkumar Chouriya (Borrower) 2. Mr. Roshan Ravish Chouriya (Co-Borrower) 3. M/s Jwala Enterprises and Traders (Co-Borrower) 4. Mr. Rakesh Ravish Chouriya (Co-Borrower) 5. Mr. Alaka Ravish Chouriya (Co-Borrower)	Rs. 4,11,42,457.48/- (Rupees Four Crores Eleven Lakhs Forty-Two Thousand Four Hundred Fifty-Seven Rupees and Forty-Eight Paise Only/- as on 22/05/2025) + Further Interest + Statutory Expenditure + Legal Expenses + Incidental Charges till the date of payment.	Rs. 51,40,800/- (Fifty-One Lakhs Forty Thousand & Eight Hundred Rupees Only)	<p>M/s. Hinduja Leyland Finance Ltd. Branch office at Buty Building, Plot No.317, First Floor, Office Block No. 101, Civil Line, Beside M.G. House, Nagpur - 440001.</p> <p>Place for Opening of Bid M/s. Hinduja Leyland Finance Ltd. Branch office at Buty Building, Plot No.317, First Floor, Office Block No. 101, Civil Line, Beside M.G. House, Nagpur - 440001.</p> <p>Date and Time of Opening the Bid 10/11/2025 @ 16.30 Hrs</p>
		Earnest Money Deposit	
		10% of the Tender Amount Rs.5,14,080/-	

DESCRIPTION OF THE IMMOVABLE PROEPRTY: All that part and parcel of the property bearing No. Plot No. 68 admeasuring 3200 Sq. Ft. in Circle No. 7/12, Mouza: Nagpur. Division No. 2, Gandhibag Central Road Section I, Ward No. 30, CTS No. 464, Sheet No. 161, Corporation House No. 65 within the limit of Nagpur Municipal Corporation Tah. & Dist. Nagpur. Four Boundaries: North : Road, South : Road, East : Plot No. 69, West : Plot No. 67

Terms and Conditions of Auction:

- 1) Interested parties may send their tenders addressed to the Authorised Officer (AO) Mr. Kirtiraj Deshmukh M/s. Hinduja Leyland Finance Limited., by Post RPAD / Hand Delivery for purchasing the said property in a sealed cover superscribed as "Offer for 2nd Auction Sale of Property A/c. Mr. Ravishkumar Chouriya, Contract No. "CRNGNG01065" along with a D.D for 10% of the tender amount being the EMD (Earnest Money Deposit) favoring M/s. Hinduja Leyland Finance Limited., payable at Nagpur, which is refundable if the tender is not successful. The tender should reach us latest by 08/11/2025 before 16:00 hours at M/s. Hinduja Leyland Finance Ltd., Branch office at Buty Building, Plot No. 317, 1st Floor, Office Block No.101, Civil Line, Beside M.G. House, Nagpur – 440001
- 2) Sealed quotations by Post RPAD / Hand delivery shall be accepted till 08/11/2025 till 16:00 hrs only and the same will be opened at 16:30 hours on the 10/11/2025 at: M/s. Hinduja Leyland Finance Ltd., Branch office at Buty Building, Plot No. 317, 1st Floor, Office Block No.101, Civil Line, Beside M.G. House, Nagpur – 440001
- 3) The prospective bidders may satisfy themselves about condition of assets /value / title / measurements etc., by visiting the property before submitting their offer. All the details of the property provided are as per information received by the A.O and so the A.O is not responsible for any deviation in the information, responsible for any charge, lien, encumbrance, property tax or any other dues to the Govt., or anybody in respect of the property under sale.
- 4) Immovable property shall not sold below Reserve Price. Tenders received below the Reserve Price will be rejected.
- 5) The highest tender will be announced after the covers are opened and sale is subject to final approval of Hinduja Leyland Finance.
- 6) The Authorized Officer reserves the right to conduct Inter-se bidding / further negotiations amongst the bidders. The highest bidder amongst them after Inter-se bidding / negotiations shall be declared as successful bidder. The Bidders may improve their further offers in multiple of Rs. 1,00,000/- (Rupees One Lakh only).
- 7) In case the successful bidder fails to pay the balance amount of the Sale consideration within 15 days after the intimation that the sale has been knocked down in his favor, the entire deposit of EMD made by him/her shall be forfeited by the Authorized Officer without any further notice.
- 8) The successful bidder would bear the Charges / Fee payable for conveyance such as Stamp Duty Registration Fee etc., as applicable as per law.
- 9) The Authorized Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/auction and also modify any terms and conditions of the sale without any prior notice and /or assigning any reasons.
- 10) Successful bidder/purchaser will deduct TDS @1% on sale proceeds as per Sec. 194 (1-A) of the Income Tax, 1961 & deposit the same by furnishing the challan in Form 26QB and submit the original receipt of TDS Certificate to Hinduja Leyland Finance Ltd. (Rs.50.00 Lacs and above property).
- 11) Intending bidders may contact Mr. Kirtiraj Deshmukh on Mobile no. 7208001876 or Collection Manager Mr. Kamlesh Ukey on Mobile no. 7720033882 on 06/11/2025 between 10:00 AM to 06:00 PM for inspection of property. This sale notice is also uploaded / published on website (www.hindujaleylandfinance.com)

Date: 20/10/2025, Place: Nagpur



HINDUJA LEYLAND FINANCE LIMITED

Corporate Office: 27 A, Developed Industrial Estate, Guindy, Chennai – 600032. CIN: U65993MH2008PLC384221. Branch Office: Branch office at Ground floor, Gawande Layout, Near Hotel Kanhaiya Kunj, Saturna Road, Amravati- 444605.

NOTICE OF FIFTH SALE OF IMMOVABLE PROPERTY TO BORROWER UNDER RULES 8(5) AND 9(1) proviso OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Whereas the Authorized Officer of M/s Hinduja Leyland Finance, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(12) read with Section 13(2), issued a demand notice dated 27/08/2020 calling upon the Borrower and Co-Borrowers to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

The Borrower and Co-Borrowers having failed to repay the amount within the statutory period, the Authorised Officer in exercise of the powers conferred under Section 13(4) of the said Act in accordance with Rule 8 of the Security Interest (Enforcement) Rules, 2002, had taken the possession of the property described herein below.

The Mortgagors/ Noticee are given last chance to redemption by paying the total dues with further interest within 15 days i.e. 04/11/2025 before 4 PM failing which of the secured asset will be sold as per schedule.

Public are hereby informed that the property more fully described in the table hereunder will be sold under Rule 8(5) & 9(1) proviso of Security Interest (Enforcement) Rules 2002 in "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" CONDITION, without any recourse basis by inviting sealed Bids from the public up to 16.00 hrs on 08/11/2025.

Name and Address of the Borrower & Co-Borrower	Secured Debt (Rs.)	Reserve Price fixed for the Property	Place for Title Verification
1. Mr. Sanjay Kundanmal Bayad (Borrower) 2. M/s Kundan Foot Wear (Co-Borrower)	Rs. 4,34,30,965.97/- (Rupees Four Crore Thirty-Four Lakhs Thirty Thousand Nine Hundred Sixty-Five Rupees & Ninety-Seven Paise only)	Rs. 1,34,37,802/- (Rupees One Crore Thirty-Four Lakh Thirty-Seven Thousand Eight Hundred & Two Rupees Only)	M/s. Hinduja Leyland Finance Ltd. Ground floor, Gawande Layout, Near Hotel Kanhaiya Kunj, Saturna Road, Amravati- 444605
3. Mr. Kundanmal Shivprasad Bayad (Co-Borrower)	5. M/s Magic Shoes Point (Co-Borrower)	Earnest Money Deposit	Place for Opening of Bid M/s. Hinduja Leyland Finance Ltd. Ground floor, Gawande Layout, Near Hotel Kanhaiya Kunj, Saturna Road, Amravati- 444605
4. Mrs. Shakuntala Kundanmal Bayad (Co-Borrower) 6. Mr. Rajivkumar Kundanmal Bayad (Co-Borrower) 7. Mr. Shyam Kundanmal Bayad (Co-Borrower) 8. M/s Sanjay Foot Wear (Co-Borrower)		10% of the Tender Amount Rs.13,43,780/-	Date and Time of Opening the Bid 11/11/2025 @ 16.30 Hrs
Address: Plot No-59/4, Mouza- Gawthan Amt, Pragne-Badnera, Nazul Sheet No-68A, Plot No-59/4, "Magic Shoe Point", At: Mochi Galli Main City Javahar road Amravati, Tal & Dist- Amravati – 444601.			

DESCRIPTION OF THE IMMOVABLE PROPERTY: ALL THAT piece & parcel of land admeasuring 400 sq. ft. (37.16 sq. mt.) bearing Nazul Plot No. 59/4 from Nazul Sheet No. 68-A of Mouje - Gaotheran, Pragane-Badnera, Tq. & Dist. Amravati. A Shop situated on the Ground floor of having built up area 13.10 sq. mt., area situated on the First-Floor admeasuring 24.06 sq. mtr. and area situated on the Second-Floor admeasuring 22.37 sq. mtr. total admeasuring 59.53 sq. mtr. within the limits Municipal Corporation Amravati (Hereinafter called as the subject property) and the subject property is bounded as under: North: Berar Soda Factory, South : Mochi Galli, East : Road, West : Shop of Mr. Abdul Kadar

Terms and Conditions of Auction:

- Interested parties may send their tenders addressed to the Authorised Officer (AO) Mr. Kirtiraj Deshmukh M/s. Hinduja Leyland Finance Limited., by Post RPAD / Hand Delivery for purchasing the said property in a sealed cover superscribed as "Offer for 5th Auction Sale of Property A/c. Mr. Sanjay Kundanmal Bayad, Contract No. "CRAOAM00339" along with a D.D for 10% of the tender amount being the EMD (Earnest Money Deposit) favoring M/s. Hinduja Leyland Finance Limited., payable at Amravati, which is refundable if the tender is not successful. The tender should reach us latest by 08/11/2025 before 16:00 hours at M/s. Hinduja Leyland Finance Ltd., Branch office at Ground floor, Gawande Layout, Near Hotel Kanhaiya Kunj, Saturna Road, Amravati- 444605.
- Sealed quotations by Post RPAD / Hand delivery shall be accepted till 08/11/2025 till 16:00 hrs only and the same will be opened at 16:30 hours on the 11/11/2025 at: M/s. Hinduja Leyland Finance Ltd., Ground floor, Gawande Layout, Near Hotel Kanhaiya Kunj, Saturna Road, Amravati- 444605.
- The prospective bidders may satisfy themselves about condition of assets /value / title / measurements etc., by visiting the property before submitting their offer. All the details of the property provided are as per information received by the A.O and so the A.O is not responsible for any deviation in the information, responsible for any charge, lien, encumbrance, property tax or any other dues to the Govt., or anybody in respect of the property under sale.
- Immovable property shall not be sold below Reserve Price. Tenders received below the Reserve Price will be rejected.
- The highest tender will be announced after the covers are opened and sale is subject to final approval of Hinduja Leyland Finance.
- The Authorized Officer reserves the right to conduct Inter-se bidding / further negotiations amongst the bidders. The highest bidder amongst them after Inter-se bidding / negotiations shall be declared as successful bidder. The Bidders may improve their further offers in multiple of Rs. 1,00,000/- (Rupees One Lakh only).
- In case the successful bidder fails to pay the balance amount of the Sale consideration within 15 days after the intimation that the sale has been knocked down in his favor, the entire deposit of EMD made by him/her shall be forfeited by the Authorized Officer without any further notice.
- The successful bidder would bear the Charges / Fee payable for conveyance such as Stamp Duty Registration Fee etc., as applicable as per law.
- The Authorized Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/auction and also modify any terms and conditions of the sale without any prior notice and/or assigning any reasons.
- Successful bidder/purchaser will deduct TDS @1% on sale proceeds as per Sec. 194 (1-A) of the Income Tax, 1961 & deposit the same by furnishing the challan in Form 26QB and submit the original receipt of TDS Certificate to Hinduja Leyland Finance Ltd. (Rs.50.00 Lacs and above property).
- Intending bidders may contact Mr. Kirtiraj Deshmukh on Mobile no. 7208001876 or Collection Manager Mr. Ashish Tayde on Mobile no. 7020931485 on 06/11/2025 between 10:00 AM to 06:00 PM for inspection of property. This sale notice is also uploaded / published on website (www.hindujaleylandfinance.com)

Date: 20/10/2025, Place: Amravati

Authorised Officer, For Hinduja Leyland Finance Limited