

## NOTICE OF SALE OF IMMOVABLE PROPERTY UNDER PRIVATE TREATY

Sale Notice for sale of immovable properties by way of Private Treaty in exercise of the powers under the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 (SRFAESI Act) and pursuant to the possession taken by the Authorised Officer under the said Act and Security Interest (Enforcement) Rules, 2002 ("Rules") for recovery of the secured debts. Whereas, the undersigned being the Authorized Officer of the Vastu Housing Finance Corporation Limited., under the SRFAESI Act, 2002 and in exercise of powers conferred under section 13(2) read with rule 9 of the Security Interest (Enforcement) Rules, 2002, issued a date of demand notice calling upon the borrowers to repay the amount and discharge their loan liability in full as mentioned in the notice within 60 days from the date of said notice.

As the borrowers failed to repay the loan amount within stipulated time, the Authorized Officer of Vastu Housing Finance Corporation Limited has taken physical possession of the immovable property mentioned below and proceeded to sell the said secured asset, by adopting methods as mentioned in Rule 8(5) read with rule 9 of the Rules.

The Authorized Officer of Vastu Housing Finance Corporation Limited, had already conducted Auctions for selling the said secured, but the same were unsuccessful. As such, the Authorized officer has now received an offer from buyer(s) who is/are interested to buy the secured asset for the price mentioned as Reserve Price in the table below. Hence, notice is hereby given to the public in general and in particular to the borrower (s), that if the total outstanding dues in the aforesaid loan account are not paid within Fifteen (15) Days from the date of this publication of this notice, the below mentioned secured asset mortgaged in favour of Vastu Housing Finance Corporation Limited shall be sold on 10-03-2025 on "as is where is", "as is what is" and "whatever there is", basis, by way of "Private Treaty" for recovery of dues in terms of the provisions of SRFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002).

Sr. No	Loan A/c. No and Branch	Name of Borrower(s) / Co-borrower(s) Legal Heir(s) / Legal Representative/ Guarantor(s)	Amount as per Demand Notice & Date of Demand Notice	Reserve Price	Earnest Money	Description of the Immovable Property
1	LP000000 0062177	Ramdas Bapurao Chaudhari (Borrower), Shalini R Chaudhari (Co-Borrower), Yogesh Ramesh Fuse (Guarantor)	Rs.1466521/- as on 05-11-2022  Date: 17-11-2022	Rs.1500000/- (Rupees Fifteen Lakh Only)	Rs. 150000/- (Rupees One Lakh Fifty Thousand Only)	House no 228 , ward no 3, Mouza Salaldabha Kanholbar Road Tah Hingna grampanchayat Salaldabha, Nagpur, Maharashtra, 441122.

The attention of the above-mentioned borrowers are invited to the provisions of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured assets.

### Terms & Condition for sale of property through private treaty are as under:

1. Sale shall be strictly conducted in accordance with the provisions of SRFAESI Act/ Rules. The Sale under Private Treaty shall be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".
2. The purchaser shall be required to deposit earnest money deposit of the sale consideration on the next working day of receipt of VHFCL's acceptance of offer for purchase of property and the remaining amount shall be paid within 15 days thereafter.
3. The purchaser shall deposit 10% of the offered amount along with application which shall be adjusted against earnest money deposit to be made as per clause (2) above.
4. Failure to remit the amount as required under clause (2) above, shall cause forfeiture of amount already paid including 10% of the amount paid along with application.
5. In case of non-acceptance of offer of purchase by VHFCL, the amount of 10% paid along with the application shall be refunded without any interest.
6. The property is being sold with all the existing and future encumbrances whether known or unknown to VHFCL. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues.
7. The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorised Officer/ Secured Creditor in this regard at a later date.
8. VHFCL reserves the right to reject any offer of purchase without assigning any reason.
9. In case of more than one offer, VHFCL shall accept the highest offer, if highest bidder fails to deposit the remaining amount; then VHFCL may request & accept the second highest offer.
10. The interested buyers can approach the Authorised Officer: Mr. Nasim Ahmed, Mobile No.: 9021077786 during working hours (10 am to 6 pm) from Monday to Saturday)
11. The purchaser shall bear the applicable TDS, stamp duties/additional stamp duty /transfer charges, etc and also all the statutory/non-statutory dues, taxes, rates, assessment charges, fees, etc owing to anybody.
12. Last date of receipt of offer shall be 08-03-2025 by 05.00 pm. Offers can be submitted at Branch Office.

Place: Nagpur  
Date- 22-02-2025

Sd/- Authorized Officer  
Vastu Housing Finance Corporation Limited