

NOTICE OF FOURTH 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 (as per below column) 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 Mortgages/ Noticee are given last chance to redemption by paying the total dues with further interest within 15 days i.e. (as per below column) 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 (as per below column)

Name and Address of the Borrower & Co-Borrower	DESCRIPTION OF THE IMMOVABLE PROPERTY	Secured Debit (Rs.)	Reserve Price fixed for the Property	Last Date of Bid Submission
1.Mr. Sandeep Vijaykumar Karwa (Borrower) 2.M/s. Karwa Interior (Co-Borrower) 3.Mrs. Ahuti Sandeep Karwa (Co-Borrower) 4.Mrs. Vimal Vijaykumar Karwa (Co-Borrower) 5.Mr. Vijay Narayandas Karwa (Co-Borrower) Address(Residence): Janardanpath (Chuna Bhatti), Opp. Oswal. Bhawan, Ambadevi Road, Amravati, Tah. & Dist. Amravati - 444601. Address(Commercial): Karwa Arcade, Khaparde Bagicha, Amravati - 444606	Property 1: - All that piece and parcel of land bearing Nazul Plot no. 33/1 out of which admeasuring 2904 sq. ft. from Nazul Sheet No. 67-B of Mouje-Gaothan Amravati, Tq. & Dist. Amravati and house constructed thereon within the limits of Municipal Corporation Amravati. Four Boundaries: EAST-Plot of Sau Godavari Nathmal Soni, WEST-Property of Others, NORTH-Service Lane, SOUTH-Government Road Property 2: -ALL THAT piece & parcel of rand bearing Nazul Plot no. 33/2 admeasuring 271.8 sq. mtr. out of which 880 sq. ft. from Nazul Sheet No.67-B of Mouje-Amravati, Tq. & Dist. Amravati and house constructed thereon within the limits of Municipal corporation Amravati. Four Boundaries: EAST-Plot of Sau Godavari Nathmal Soni, WEST-Property of Others, NORTH-Service Lane, SOUTH-Government Road	Rs. 6,23,24,593.47/- (Rupees Six Crores Twenty-Three Lakhs Twenty-Four Thousand Five Hundred Ninety-Three Rupees and Forty-Seven Paise Only) + Further Interest + Statutory Expenditure + Legal Expenses + Incidental Charges till the date of payment.	Rs. 2,44,25,442/- (Rupees Two Crore Forty-Four Lakhs Twenty-Five Thousand Four Hundred & Forty-Two Rupees Only) Earnest Money Deposit 10% of the Tender Amount Rs. 24,42,544/- Date and Time of Opening the Bid : 01/08/2025 @ 14.30 Hrs	28/07/2025 up to 16.00 hrs Inspection Date 26/07/2025 between 10:00 AM to 06:00 PM Redemption Date 24/07/2025 before 4 PM Demand Date 17/09/2021
1. Mr. Sanjay Kundanmal Bayad (Borrower) 2. Mr. Rajiv Kundanmal Bayad (Co-Borrower) 3. Mr. Shyam Kundanmal Bayad (Co-Borrower) 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 Jawahar road Amravati, Tal & Dist- Amravati - 444601.	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 - Gaothan, 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.	Rs. 4,34,30,965.97/- (Rupees Four Crore Thirty-Four Lakhs Thirty Thousand Nine Hundred Sixty-Five Rupees & Ninety-Seven Paise only) as on 26.07.2024 + Further Interest + Statutory Expenditure + Legal Expenses + Incidental Charges	Rs. 1,58,09,179/- (Rupees One Crore Fifty-Eight Lakh Nine Thousand One Hundred Seventy-Nine Rupees Only) Earnest Money Deposit 10% of the Tender Amount Rs.15,80,917/- Date and Time of Opening the Bid : 02/08/2025 @ 16.30 Hrs	30/07/2025 up to 16.00 hrs Inspection Date 28/07/2025 between 10:00 AM to 06:00 PM Redemption Date 24/07/2025 before 4 PM Demand Date 27/08/2020
MS. SNEHA GARMENTS (Borrower) Mr. Ravi Puralanl Khemchandani (Co-Borrower) Mrs. Sanjana Ravi Khemchandani (Co-Borrower) Address 1 (Residence): Back side of Holycross School, Sindi Camp, New Town, Badnera, Dist. - Amravati, Maharashtra - 444701. Address 2 (Commercial): Shop No. E-134 & 135, Block No. E, Busynal Complex, Amravati Nagpur Road, Nandgaon peth, Amravati - 444901.	All That Piece and Parcel of The Land Bearing Shop No E 134 & 135 Block No E, "Busy land Complex", Standing on Get No 18 & 19, Survey No 441/1,441/1-B, 441/2, 441/3, 442/1-A, 442/1-B, 442/1-C & 442/2, Mouje- Degaon and Nandgaon Peth-2, Pragan & G.P, Nandgaon Peth, Tah And Dist. Amravati and the subject property is bounded as under: North: Shop No. E-133, South: Shop No. E-136, East: Shop No. E-56, West: Road of Complex.	Rs. 84,67,488.42 (Rupees Eighty-Four Lakh Sixty-Seven Thousand Four Hundred Eighty-Eight Rupees and Forty-Two Paise only) as on 26.07.2024 + Further Interest + Statutory Expenditure + Legal Expenses + Incidental Charges till the date of payment.	Rs. 25,52,677/- (Twenty-Five Lakhs Fifty-Two Thousand Six Hundred Seventy-Seven Rupees Only) Earnest Money Deposit 10% of the Tender Amount Rs. 2,55,267/- Date and Time of Opening the Bid : 01/08/2025 @ 16.30 Hrs	28/07/2025 up to 16.00 hrs Inspection Date 26/07/2025 between 10:00 AM to 06:00 PM Redemption Date 24/07/2025 before 4 PM Demand Date 15/03/2022

Place for Title Verification : M/s. Hinduja Leyland Finance Ltd. Ground floor, Gawande Layout, Near Hotel Kanhaiya Kunj, Saturna Road, Amravati- 444605

Place for Opening of Bid : M/s. Hinduja Leyland Finance Ltd. Ground floor, Gawande Layout, Near Hotel Kanhaiya Kunj, Saturna Road, Amravati- 444605

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 4th Auction Sale of Property mentioned above, 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 (as per above Column) 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 (as per above Column) only and the same will be opened (as per above Column) 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 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 for inspection of the property on the date mentioned above. This sale notice is also uploaded / published on website (www.hindujaleylandfinance.com)

Date: 07/07/2025

Place: Amravati

Authorised Officer
For Hinduja Leyland Finance Limited