

Corporate Office: ESAF Small Finance Bank, ESAF Bhavan, Mannuthy, Thrissur-680651

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

Sale 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) Rule, 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 by the Authorized Officer of M/s ESAF Small Finance Bank, Secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is" and "without recourse basis for recovery of below mentioned amount along with further interest as applicable, incidental expenses, costs, charges etc until actual payment and/or realization) due to the secured creditor from below mentioned borrower/co-borrower. The reserve price and the earnest money deposit are mentioned below.

Name of borrower/co-borrower: (1) Parul Jatin Sarkar, (2) Jatin Satish Sarkar (3) Deepak Jatin Sarkar

Account Number & Branch
71230000001319
Nagpur

Amount as on 14.12.2025: Rs. 45,56,265/- (Rupees Fourty-Five Lakhs Fifty-Six Thousand Two Hundred and Sixty-Five Only) along with interest accrued, future interest, charges and costs thereon till realization.

Reserve Price: Rs. 47,49,522/-

Earnest Money Deposit: Rs. 4,74,952/-

Encumbrances, If Any Known To The Bank: Nil

Sold on 25/02/2026, at 11.30 A.M

Last date for submission of tender 24/02/2026 till 2 PM.

**Location / Details of the Immovable Property /
Secured Assets possessed and put for sale**

Location / Details of the Immovable Property / Secured Assets possessed and put for sale: All that piece and parcel of land and property including building constructed or to be constructed with undivided share of 1.85% in House No.218, Ward No.5, admeasuring 1579.925 Sq. Mtrs. (17000 Sq. Ft.), being the portion of entire land bearing Khasra No. 61-B (Old Survey No.122), of Mouza-Mahadula, P.H.No.13, together with the entire R.C.C Superstructure comprising Apartment No.206, having super built up area 107.62 Sq. Mtrs, on the second Floor of the building known and styled Kambhale Tower situated at Mahadula Village within the limits of Nagar Panchayat Mahadula, in Kamptee Tahsil, Nagpur district. **Boundaries: EAST: Flat NO. 205, WEST: Road, NORTH: Flat No.207, SOUTH: Nalla.**

For detailed terms and conditions of the sale, please refer to the link provided in the secured creditor's website i.e., www.esafbank.com

Date: 14/01/2026

Place: Nagpur

Authorised Officer
M/s ESAF Small Finance Bank Ltd.