

**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 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 **20.08.2024** issued by its authorized officer under section 13(2) of the SARFAESI ACT 2002.

The Physical possession of the below mentioned mortgaged property was taken by the Authorized Officer of **NeoGrowth Credit Private Limited** on **26.06.2025** 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 1239429, 1243314 & 1248991 of **Rs.43,23,100.00/- (Rupees Forty Three Lakh Twenty Three Thousand Ninety Nine Paise Fifty Six Only)** due as on **14.08.2024** 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. SIDDHTEK MEDICAL AND GENERAL STORES** (A Proprietorship Firm Through Its Proprietors/Authorised Signatory) **At:- H.No. 374/A Shop No. 10 Ward No 10 Ground Floor H.K.M.C Complex Medical Squar Hanuman Nagar, Nagpur - 440009 Maharashtra, Also At:- Flat No. 301, 3rd Floor, Vyankatesh Kirti Plaza, Parvati Nagar, Near Aavale Floor Mill, Lane No. 4 Rameshwari, Nagpur - 440027 Maharashtra, 2. LAXMAN GOPALRAO CHANMANWAR** (Since Deceased Through His Lr's **Mrs. Kalpana Laxman Chanmanwar (Wife) & Ms. Vajbhavi Chanmanwar (Daughter)**), **3. KALPANA LAXMAN CHANMANWAR W/o Late Sh. Laxman Gopalrao Chanmanwar, And (4) Vaibhavi Chanmanwar**, (Minor D/o Late Sh. Laxman Gopalrao Chanmanwar Through Her Mother & Natural Guardian **Mrs. Kalpana Laxman Chanmanwar**), **All R/o Flat No. 301, 3rd Floor Vyankatesh Kirti Plaza Parvati Nagar, Nagpur - 440027 Maharashtra**

Description of Secured Assets (Immovable Property)	Reserve Price	EMD
All that piece and parcel of property consisting of R.C.C. Superstructure Bearing Apartment No. 301 Admeasuring About 30.900 Sq. Mtrs. Carpet Area/63.534 Sq. Mtrs. super built up area on third floor of the building named and styled as "Vyankatesh Kirti Plaza" constructed on the land bearing Plot No. 20 (Twenty) Admeasuring About 278.71 Sq. Mt. (3000 Sq. Ft.) being the part of entire land bearing Khasra No. 53/2, Thak No. 180, Mouza No. 175, Patwari Halka No. 39, City Survey No. 5992, Sheet No. 46 Of Mouza Babulkheda, Municipal Corporation House No. 1597 Situated at Parvati Nagar, Nagpur, Tehsil & District Nagpur within the limits of Nagpur Municipal Corporation Ward No. 15 and Nagpur Improvement Trust Together With 12.486% undivided share and interest in the said piece of land and all other easementary rights appurtenant and belonging thereto, and also including the proportionate share in the common areas and facilities provided to the said scheme, Nagpur - 440027 Maharashtra and <b>Bounded by:- East:- Road, West:- 6 Ft. Lane, North:- Plot No. 21, South:- Plot No. 19.</b>	<b>Rs. 33,00,000/- (Rupees Thirty Three Lakh Only)</b>	<b>Rs. 3,30,000/- (Rupees Three Lakh Thirty Thousand Only)</b>

- (a) **Last date of submission of bids: 23.10.2025 at 5:00 PM** at E-auction Website Address <https://www.bankeauctions.com>, office at NeoGrowth Credit Private Limited, Unit No-503, 5th floor, Indu Yash -II, 186, Cement Road, Dharampeth, Extensions, Nagpur 440010
- (b) **Time & Place of opening of bids/auction: 24.10.2025 at 10:00 AM** at E-auction Website Address <https://www.bankeauctions.com>, office at NeoGrowth Credit Private Limited, Unit No-503, 5th floor, Indu Yash -II, 186, Cement Road, Dharampeth, Extensions, Nagpur-440010

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

**STAUTORY 15 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: 07-10-2025

Place: Nagpur, Maharashtra

**Authorised Officer**  
**M/s NeoGrowth Credit Private Limited**