



GRIHUM HOUSING FINANCE LIMITED

(FORMERLY KNOWN AS POONAWALLA HOUSING FINANCE LTD)

Registered Office: 6th Floor, B Building, Ganga Truena, Lohegaon, Pune, Maharashtra 411014
 Branch Off Unit FF11, Fourth Floor, Girish Heights, Near LIC Square, Kaptee Road, Khasra No. 101/2, City Survey No. 1870, Sheet No. 137/29, Mouza Sitabuldi, Nagpur, Maharashtra

E-AUCTION - SALE NOTICE
 Sale of secured immovable asset under SARFAESI Act

E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (the "Act") read with Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower/ Co-Borrower/ Mortgagor (s)/Guarantor(s) that the below described immovable properties mortgaged to Grihum Housing Finance Limited (formerly known as Poonawalla Housing Finance Limited as the name Poonawalla Housing Finance Limited changed to Grihum Housing Finance Limited with effect from 17 Nov 2023 (Previously known as Magma Housing Finance Limited and originally incorporated with name of GE Money Housing Finance Public Unlimited Company) (hereinafter referred to as the "Secured Creditor" as per the Act) the possession of which has been taken by the Authorised Officer of Secured Creditor in exercise of powers conferred under section 13(12) of the Act read with Rules 8 and 9 of the security interest (Enforcement) Rule pursuant to notice under section 13(2) of the Act. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 30/08/2025 through E-Auction. It is hereby informed to General public that we are going to conduct public through E-Auction platform provided at the website: <https://www.bankauctions.com>. For detailed T&Cs of sale, please refer to link provided in GHFL s/Secured Creditor's website i.e. www.grihumhousing.com

Sl. No.	Proposal No. Customer Name (A)	Demand Notice Date and Outstanding Amount (B)	Nature of Possession (C)	Description of Property (D)	Reserve Price (E)	EMD (10% of RP) (F)	EMD Submission date (G)	Incremental Bid (H)	Property Inspection Date & Time (I)	Date and time of Auction (J)	Known encumbrances/ Court cases if any (K)
1	Loan No. LAP062020000005006174 Imran Usaman Sheikh (Borrower) 2. Ashpak Usman Sheikh (Co Borrower) 3. Farjana Usaman Sheikh (Co Borrower)	Notice date: 06/02/2025 Total Dues: Rs. . 584315/- (Rupees Five Lakh EightyFour Thousand Three Hundred Fifteen Only) payable as on 06/02/2025 along with interest @16.35% p.a. till the realization.	Physical	All That Piece And Parcel Of The Land Bearing Gat No. 216/2 Admeasuring About 532 Sq Fts (49.44 Sq Mts (Of Mouza Kharbi (Naka) Which Is Within The Limits Of The Tahasil Bhandra And District Bhandara And The Same Is Bounded As Under. On The East: In House Of Sangeeta Bavskar On The West: In House Of Umesh Bhasme On The North: In House Of Purn Bavlekar On The South: Road Admeasuring Area - 49.44 Sq Mts	RS. 822500/- (Rupees Eight Lakh Twenty Two Thousand Five Hundred Only)	Rs. 82250/- (Rupees Eighty Two Thousand Two hundred Fifty Only)	29/08/2025 Before 5 PM	10,000/-	23/08/2025 (11AM - 4PM)	30/08/2025 (11 AM- 2PM)	NIL

The intending bidders/purchasers are advised to visit Secured Creditor Branch and the auction properties, and make his own enquiry and ascertain additional charges, encumbrances and any third-party interests and satisfy himself/herself/itself in all aspects thereto before submitting the bids. All statutory dues like property taxes, electricity/water dues and any other dues, if any, attached to the property to be ascertained and paid by the successful bidder. The interested bidders are required to register themselves with the portal and obtain login ID and Password well in advance, which is mandatory for e-bidding, from auction service provider) C1 India PVT LTD. Address- Plot No-68 3rd floor Gurgaon Haryana-122003. Helpline Number- 7291981124,25,26 Support Email id - Support@bankauctions.com Contact Person -Dharni P, Email id- dharani.p@c1india.com Contact No- 9948182222. Contact No- 9813887931. Please note that Prospective bidders may avail online training on e-auction from them only. The intending purchaser/bidder is required to submit amount of the Earnest Money Deposit (EMD) by way of by way of NEFT/RTGS /DD in the account of "GRIHUM HOUSING FINANCE LIMITED - AUCTION PROCEEDS A/C", Bank-ICICI BANK LTD. Account No-091551000028 and IFSC Code- ICIC0000915 ICICI Bank Ltd. Panchshil Tech Park, Near Ganapathi Chowk, 43/44 Viman Nagar - 411014 drawn on any nationalized or scheduled Bank on or before 29/08/2025 and register their name at <https://www.bankauctions.com> and get user ID and password free of cost and get training on e-Auction from the service provider. After their Registration on the website, the intending purchaser/bidder is required to get the copies of the following documents uploaded, e-mail and sent self-attested hard copy FF11, Fourth Floor, Girish Heights, Near LIC Square, Kaptee Road, Khasra No. 101/2, City Survey No. 1870, Sheet No. 137/29, Mouza Sitabuldi, Nagpur, Maharashtra Mobile no. +91 9567626050 e-mail ID rahul.r1@grihumhousing.com For further details on terms and conditions please visit <https://www.bankauctions.com> & www.grihumhousing.com to take part in e-auction. **This notice should also be considered as 30 days' notice to Borrower / Co-Borrower/ Mortgagor (s)/Guarantor(s) under Rule 8(6) of the Security Interest (Enforcement) Rule-2002**

In any case if there is any difference between the contents of local language publication and English newspaper publication, the content, of the English newspaper language published in The Indian Express shall be prevail
 Date: 30.07.2025 Place: NAGPUR
 Sd/- Authorised Officer, Grihum Housing Finance Limited (Formerly Known as Poonawalla Housing finance Ltd)