

Aadhar Housing Finance Ltd.



Corporate Office: Unit No.802, Natraj Rustomjee, Western Express Highway and M.V.Road, Andheri (East), Mumbai-400069

Akola Branch: House No.1450, Filled Survey No.10/2, Plot No.44, (Western part), Kale Sankul, Ward No.D-8, Near Emerald School, Ring Road, Keshav Nagar, Akola-444004,

Nagpur-Suyog Nagar Branch: Block-B,2nd Floor, Vishnu Narayan Heights, Above Punjab National Bank, Suyog Nagar, Nagpur-440015, MH

Amravati Branch: Property No. 23/4, Rajapeth, Landmark Ghundiwal Hospital, Amravati – 444605. (Maharashtra)

E- AUCTION – SALE NOTICE

E-Auction Sale Notice for Sale of immovable Properties under the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of Security Interest (Enforcement) Rules, 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, possession of which has been taken by the Authorised Officer of **Aadhar Housing Finance Limited** will be sold on "As is where is", "As is what is", and "Whatever there is" with no known encumbrances Particulars of which are given below:

Sl No.	Borrower(s) / Co-Borrower(s)/ Guarantor(s)	Demand Notice Date & Amount	Description of the Immovable property	Reserve Price (RP)	EMD (10% of RP)	Nature of possession
1	(Loan Code No. 08200000289 / Akola Branch) Ramdas Govind Malokar (Borrower) Dipak Ramdas Malokar (Co-Borrower) Sudhir Sudhakar Anasane (Guarantor)	13-05-2024 & ₹ 5,46,703/-	All that piece & parcel of land F S No 32 2 Layout Plot No.10 B at Fattepur Baba Wadi Behind Datta Mandir Guddhi Road Umripa Balapur Akola, Akola, Maharashtra, 444005. Boundaries:- East -Plot of Shegokar, West - Plot of mr Bhagwan Palhade, North - 12 ft Road, South - 12 ft Road	Rs. 16,40,610/-	Rs. 1,64,061/-	Physical
2	(Loan Code No. 08210000494 / Akola Branch) Rajkumar Ganesh Chavhan (Borrower) Ganesh Tapejit Chavhan & Taibai Ganesh Chavhan (Co-Borrower)	10-07-2024 & ₹ 4,22,364/-	All that piece and parcel of the land bearing Sr No. 50, Property No 50, House No 50, Ground Floor, Dhanora Road, Palodi, Washim, Maharashtra - 444403. Boundaries:- East -Road, West - Property of Bhikani Pawar, North - Property of Dilip Chavan, South - Road	Rs. 7,25,760/-	Rs. 72,576/-	Physical
3	(Loan Code No. 37310000226 / Nagpur-Suyog Nagar Branch) Sanoj Singh Tirathsingh Thakur (Borrower) Shyamlat Sanoj Singh Thakur (Co-Borrower)	12-04-2025 & ₹ 9,38,628/-	All that piece and parcel of the land bearing House No. 17 Admeasuring About 139.40 Sq. Mtr. I.E. 1500.00 Sq. Ft. of Mouza - Chankapur, B. No. 71 Ph No. 53A, Ward No. 4 Which Is Within The Limits of The Gram Panchayat Pota (Chankapur) Tahasil Saoner And District Nagpur, Maharashtra - 441102. Boundaries:- East -Open Land of Dhole, West - Road, North - Malmatta No 16, South - Malmatta No 18	Rs. 7,02,000/-	Rs. 70,200/-	Physical
4	(Loan Code No. 37310000300 / Nagpur-Suyog Nagar Branch) Amarjit Hira Sav (Borrower) Priyanka Amarjit Sao (Co-Borrower)	12-04-2025 & ₹ 7,07,098/-	All that piece and parcel of the land bearing Gaothan/ Gram Panchayat Malmatta/ House No. 38 Admeasuring About 1200 Sq. Fts. I.E. 111.52 Sq. Mtrs. of Mouza Chankapur, B. No. 71, Ph No. 53A Ward No. 4 Which is within the limits of the Gram Panchayat Pota (Chankapur) In Tahasil Saoner And District Nagpur, Maharashtra-441102. Boundaries:- East -Road, West - Maalmatta No 39, North - Road, South - Maalmatta No 37	Rs. 5,61,600/-	Rs. 56,160/-	Physical
5	(Loan Code No. 25710000251 / Amravati Branch) Rekha Gajananrao Solanke (Borrower) Vishal Gajananrao Solanke & Praful Gajanan Solanke (Co-Borrowers)	12-05-2025 & ₹ 9,58,347/-	All that piece & parcel of land I.E. Plot No. 2 Total Area Admeasuring 150 Sq. Mtr. From Field Survey No. 9/2-A, Situated At Mouje- Banosa, Tq. Daryapur Dist. Amravati, Within The Limits Of Nagar Parishad, Daryapur. (Hereinafter Called As The Subject Property). Boundaries:- East -Layout Plot No 01, West - Layout Plot No 03, North - Layour Road, South - Layour Open Space	Rs. 22,20,480/-	Rs. 2,22,048/-	Physical
6	(Loan Code No. 25710000024 / Amravati Branch) Savita Pandit Ingale (Borrower) Sakshi Pandit Ingale (Co-Borrower)	12-04-2025 & ₹ 5,71,509/-	All that piece & parcel of land bearing Nazul Plot No.1152 Admeasuring 20 Sq. Mtr. & Nazul Plot No. 1153 Total Admeasuring 80 Sq. Mtr. Out Of Which Area Admeasuring 30 Sq. Mtr. Both Plot Total Area Admeasuring 50 Sq. Mtr. And House Constructed Thereon From Nazul Sheet No. 44 At Mouje-Banosa Tq. Daryapur Dist. Amravati - 444803 Within The Limits Of Nagar Parishad Daryapur (Hereinafter Called As The Subject Property). Boundaries:- East - Government Road, West - Government Road, North - House of Hemraj Shamrao Dhonde, South - House of Vinod Baburao Chavhan	Rs. 3,06,000/-	Rs. 30,600/-	Physical

- Last Date of Submission of DD of Earnest Money Deposit along with KYC, Tender Form and accepted Terms and conditions (Tender Documents) is **30-10-2025 within 5:00 PM** at the Branch Office address mentioned herein above or uploaded on <https://bankeauctions.com>. Tenders documents received beyond last date will be considered as invalid tender and shall accordingly be rejected. No interest shall be paid on the EMD.
- Date of Opening of the Bid/Offer (Auction Date) for Property is **31-10-2025 on https://bankeauctions.com at 10:00 AM to 11:00 AM.**
- AHFL is not responsible for any liabilities whatsoever pending upon the property as mentioned above. The Property shall be auctioned on 'As is Where is Basis', 'As is What is Basis' and 'Whatever is There is Basis'.
- The Demand Draft Should be made in favor of 'Aadhar Housing Finance Limited' Only.
- Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://bankeauctions.com>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- The intending bidders should register their names at portal **M/s C 1 INDIA PVT LTD** through the link <https://bankeauctions.com/registration/signup>, and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider **M/s C 1 INDIA PVT LTD** through the website <https://bankeauctions.com>
- For further details contact Authorised Officer of **Aadhar Housing Finance Limited, Gaurav Kangune, Mob. 9922355820** OR the service provider **M/s C1 INDIA PVT LTD, Mr. Prabhakaran, Mobile No: +91-74182-81709, E-mail: tn@c1india.com & support@bankeauctions.com, Phone No. +917291981124 /25 /26**. As on date, there is no order restraining and/or court injunction AHFL/the authorized Officer of AHFL from selling, alienating and/or disposing of the above immovable properties/secured assets.
- For detailed terms and conditions of the sale, please refer to the link provided in Aadhar Housing Finance Limited (AHFL), secured creditor's website i.e. www.aadharhousing.com.
- The Bid Incremental amount for auction is **Rs. 10,000/-**.
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Place : Maharashtra
Date : 11.10.2025

Sd/- Authorised Officer
Aadhar Housing Finance Limited