

**invent****INVENT ASSETS SECURITISATION & RECONSTRUCTION PRIVATE LIMITED.**Registered Office at Bakhtawar, Suite 'B', Ground Floor,  
Backbay Reclamation Scheme Block III, 229, Nariman Point, Mumbai - 400 021

[Appendix - IV-A] [See proviso to rule 8 r/w rule 9]

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES - DATE & TIME OF AUCTION 10-June-26 AT 10:00 AM**

PUBLIC AUCTION CUM SALE NOTICE (UNDER SWISS CHALLENGE METHOD) FOR SALE OF IMMOVABLE PROPERTIES ("SECURED ASSETS") OF **Gopichand Bapurav Gokhale** UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISIO TO RULE 8 AND RULE 9 OF THE SECURITY INTEREST ENFORCEMENT RULES, 2002.

Notice is hereby given to the public in general and to the Borrower(s), Co-Borrower(s) and/or Mortgagor(s) in particular that the under mentioned property(s) was mortgaged to Altum Credo Home Finance Limited. (hereinafter referred to as "ACHFL") and subsequently, the dues of the below mentioned Borrower(s), Co-Borrower(s) and/or Mortgagor(s) along with underlying security interest were assigned in favour of Invent Assets Securitisation & Reconstruction Private Limited (hereinafter referred to as "INVENT") by ALTUM vide registered Assignment Agreement dated 29.12.2025. Physical possession of under mentioned property(s) had been taken by the Authorised Officer of INVENT under section 13(4) of the SARFAESI Act, 2002 and now will be sold on "As is where is", "As is what is", and "Whatever there is" and "No recourse Basis" on **16.12.2024** for the recovery of dues detailed as under.

The public auction is through Swiss Challenge Method and based on an existing offer in hand (Existing Offeror/Anchor Bidder). Parties interested to buy the property may increase their bid by the Bid Increase Amount mentioned below than the existing offer in hand/Reserve Price. The first right to refusal to match the higher offer will be with the Anchor Bidder and in case the Anchor Bidder fails to match the higher price; the property may be sold to such bidder who has submitted a higher offer.

The description of Borrower(s), Co-Borrower(s) and/or Mortgagor(s) with description of the immovable property(s), known encumbrances and known liabilities (if any) are as under:

Sr./ Lot No.	Loan Code / Borrower(s) / Co-Borrower(s)/ Guarantor(s)	Description of Immovable Property(s) with known encumbrances and known liabilities, if any	Demand Notice Date and Amount	Total Outstanding Amount	Reserve Price (RP)	Property in Symbolic or Physical Possession	Date and Time of Property Inspection
					EMD (10% of RP)		
					Bid Increase Amt.		
1	Loan Code No. 1562020100012  Gopichand Bapurav Gokhale (Borrower),  RINA GOPICHAND GOKHALE (Co-Borrower 1).	Description: All that piece and parcel of area 1040 Sq. Ft. along with house to be constructed thereon, situated in Gaonthan Malmatta/ House No. 267, (New), 81 (Old), Area 1040 sq.ft. i.e. 96.62 Sq. mt. Mauza - Velsakhra, Ward No.3 (as per tax receipt), Hehsil Umred And District Nagpur, comes within the local limits of Taluka Umred and comes within the jurisdiction of the Sub Registrar Umred which is bounded as under- On and Towards East : Open Space, On and Towards West : Buddha Vihar, On and Towards South: Cement Road, On and Towards North: House of Ramchand Ramteke.	Date: 14-May-2024,  Rs 5,17,044/- as on 30-04-2024 together with further interest thereon from the date of default at contractual/ documented rates and other incidental expenses, etc.	Rs5,17,044/-	Rs.1052640/-  Rs.105264/-  Rs.10000/-	Physical	05-June-26 Between 12.00 Noon to 6.00 PM

**Last Date & Time for submission of 29A Declaration alongwith Self Attested KYC:** 08.05.2026, upto 4.00 PM

**Last Date & Time for submission of bid:** 08-June-26, upto 12.00 PM

**Date & Time of bid opening:** 24.05.2026, at 2.00 PM

**EMD Remittance Account Details:** Earnest Money Deposit (EMD) shall be paid either through Demand Draft/ Pay Order in favour of "Invent Assets Securitisation & Reconstruction Pvt. Ltd Payable at Mumbai" or deposited through RTGS/NEFT fund transfer to credit Account No. 0062009300142324. Name of the Beneficiary: Invent Assets Securitisation & Reconstruction Pvt. Ltd. Name of the Bank: Punjab National Bank, IFSC Code PUNB0006200.

**Address at which the tender to be Submitted and Place of Auction and Contact No.** Bakhtawar, Suite 'B', Ground Floor, Backbay Reclamation Scheme Block III, 229, Nariman Point, Mumbai - 400 021. E-Auction Contact No. 9049846113 Adv Shobhit Shetty.

The Authorised Officer reserves the right to reject any or all the bids without furnishing any further reasons.

For detailed terms and conditions of the sale, please refer to the link provided on [www.inventarc.com](http://www.inventarc.com) Secured Creditor's (INVENT) website.

Date: 24-05-2026

Place: Mumbai

For Invent Assets Securitisation & Reconstruction Private Limited  
Authorised Officer