



HINDUJA LEYLAND FINANCE LIMITED

Corporate Office: 27 A, Developed Industrial Estate, Guindy, Chennai – 600032. CIN: U65993MH2008PLC384221.
Branch Office: Buty Building, Plot No. 317, 1st Floor, Office Block No.101, Civil Line, Beside M.G. House, Nagpur - 440001

NOTICE OF FOURTH SALE OF IMMOVABLE PROPERTY TO BORROWER UNDER RULES 8(5) AND 9(1) proviso OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Whereas the Authorized Officer of M/s Hinduja Leyland Finance, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(12) read with Section 13(2), issued a demand notice dated (as per below column) calling upon the Borrower and Co-Borrowers to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The Borrower and Co-Borrowers having failed to repay the amount within the statutory period, the Authorised Officer in exercise of the powers conferred under Section 13(4) of the said Act in accordance with Rule 8 of the Security Interest (Enforcement) Rules, 2002, had taken the possession of the property described herein below. The Mortgagors/ Noticee are given last chance to redemption by paying the total dues with further interest within 15 days i.e. (as per below column) failing which of the secured asset will be sold as per schedule. Public are hereby informed that the property more fully described in the table hereunder will be sold under Rule 8(5) & 9(1) proviso of Security Interest (Enforcement) Rules 2002 in "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" CONDITION, without any recourse basis by inviting sealed bids from the public up to (as per below column)

| Name and Address of the Borrower & Co-Borrower | DESCRIPTION OF THE IMMOVABLE PROPERTY | Secured Debt (Rs.) | Reserve Price fixed for the Property | Last Date of Bid Submission |
|---|--|---|---|---|
| 1. Mr. Yogesh Padole (Borrower) 2. M/s Star Key Point Resorts Pvt. Ltd. (Co-borrower) 3. Mr. Keshavrao D. Padole (Co-Borrower) 4. Mr. Manish Padole (Co-Borrower) Address: - Plot No. 159, Flat No. 502, Nirmal Pooja Apartment, Shivaji Nagar, Near Shivaji Nagar Garden, Nagpur, Maharashtra - 440010 | All that piece and parcel of the land bearing - Ward No.11, Kh No. 498,499, Sheet No. 293, City Survey No. 106, 107, Plot No. 347, 348, House No. 1605, 1606, total admeasuring 1284.199Sq.mt. there on constructed R.C.C. superstructure known and styled as "PADOLE CORNER" comprising Flat No. 701 situated at Seventh Floor in having Super Build up area total admeasuring 96.890 sq. mt. Tahsil & Dist – Nagpur. Property bounded as under: North- Great Nag Road, South - Plot No. 346, East- Rajabaksha Road, West - 30' Wide Road | Rs. 2,49,51,813.13/- (Rupees Two Crore Forty-Nine Lakhs Fifty-One Thousand Eight Hundred Thirteen Rupees and Thirteen Paise only) as on 21.07.2025 + Further Interest + Statutory Expenditure + Legal Expenses + Incidental Charges till the date of payment. | Rs. 63,04,898/- (Sixty-Three Lakhs Four Thousand Eight Hundred Ninety-Eight Rupees Only) Earnest Money Deposit 10% of the Tender Amount Rs. 6,30,489/- Date and Time of Opening the Bid : 29/09/2025 @ 16.30 Hrs | 26/09/2025 up to 16.00 hrs Inspection Date 25/09/2025 between 10:00 AM to 06:00 PM Redemption Date 24/09/2025 before 4 PM Demand Date 09/10/2019 |
| 1. M/s. KRISHH PHARMACEUTICALS AND DISTRIBUTORS (Borrower) 2. Mr. KAMLESH PRITHIANI (Co-Borrower) 3. MRS. MANISHA PRITHIANI (Co-Borrower) 4. M/S OM SCAN (Co-Borrower) Address: - Amey Building, Plot No. 02, Ground Floor, Digvijay CHS Ltd., Nandivali Road, Dombivali (East), Thane - 421201 | : All that piece and parcel of the land bearing Plot No. 14 admeasuring 543.535 Sq.Mt. in the layout of Kho No. 219, 220 & 221, Mouza: Wadi, P.H.No 5, House No.829, Ward No 5 within the limit of Municipal Council Wadi Tah. & Dist. Nagpur - 440023 Property bounded as under: North - Land of Phadanvis, South – Road, East - Plot No. 15, West - Plot No. 13. | Rs. 4,90,80,105.65/- (Rupees Four Crore Ninety Lakhs Eighty Thousand One Hundred Five and Sixty-Five Paise only) as on 21/07/2025 + Further Interest + Statutory Expenditure + Legal Expenses + Incidental Charges till the date of payment. | Rs. 1,92,64,995/- (One Crore Ninety-Two Lakhs Sixty-Four Thousand Nine Hundred & Ninety-Five Only) Earnest Money Deposit 10% of the Tender Amount Rs. 19,26,499/- Date and Time of Opening the Bid : 27.09.2025 @ 16.30 Hrs | 26/09/2025 up to 16.00 hrs Inspection Date 25/09/2025 between 10:00 AM to 06:00 PM Redemption Date 24/09/2025 before 4 PM Demand Date 19/09/2019 |

Place for Title Verification : M/s. Hinduja Leyland Finance Ltd. Branch office at Buty Building, Plot No.317, First Floor, Office Block No. 101, Civil Line, Beside M.G. House, Nagpur - 440001.

Place for Opening of Bid : M/s. Hinduja Leyland Finance Ltd. Branch office at Buty Building, Plot No.317, First Floor, Office Block No. 101, Civil Line, Beside M.G. House, Nagpur - 440001.

Terms and Conditions of Auction:

- Interested parties may send their tenders addressed to the Authorised Officer (AO) Mr. Kirtiraj Deshmukh M/s. Hinduja Leyland Finance Limited., by Post RPAD / Hand Delivery for purchasing the said property in a sealed cover superscribed as "Offer for 4th Auction Sale of Property A/c. Mr. Yogesh Padole, Contract No. "CRNGNG01185" & A/c. M/s. KRISHH PHARMACEUTICALS AND DIS, Contract No. "CRNGNG00771" along with a D.D for 10% of the tender amount being the EMD (Earnest Money Deposit) favoring M/s. Hinduja Leyland Finance Limited., payable at Nagpur, which is refundable if the tender is not successful. The tender should reach us latest by (as per above Column) at M/s. Hinduja Leyland Finance Ltd., Branch office at Buty Building, Plot No. 317, 1st Floor, Office Block No.101, Civil Line, Beside M.G. House, Nagpur – 440001
- Sealed quotations by Post RPAD / Hand delivery shall be accepted till (as per above Column) only and the same will be opened (as per above Column) Branch office at Buty Building, Plot No.317, First Floor, Office Block No. 101, Civil Line, Beside M.G. House, Nagpur - 440001. &
- The prospective bidders may satisfy themselves about condition of assets /value / title / measurements etc., by visiting the property before submitting their offer. All the details of the property provided are as per information received by the A.O and so the A.O is not responsible for any deviation in the information, responsible for any charge, lien, encumbrance, property tax or any other dues to the Govt., or anybody in respect of the property under sale.
- Immovable property shall not sold below Reserve Price. Tenders received below the Reserve Price will be rejected.
- The highest tender will be announced after the covers are opened and sale is subject to final approval of Hinduja Leyland Finance.
- The Authorized Officer reserves the right to conduct Inter-se bidding / further negotiations amongst the bidders. The highest bidder amongst them after Inter-se bidding / negotiations shall be declared as successful bidder. The Bidders may improve their further offers in multiple of Rs. 1,00,000/- (Rupees One Lakh only).
- In case the successful bidder fails to pay the balance amount of the Sale consideration within 15 days after the intimation that the sale has been knocked down in his favor, the entire deposit of EMD made by him/her shall be forfeited by the Authorized Officer without any further notice.
- The successful bidder would bear the Charges / Fee payable for conveyance such as Stamp Duty Registration Fee etc., as applicable as per law.
- The Authorized Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/auction and also modify any terms and conditions of the sale without any prior notice and/or assigning any reasons.
- Successful bidder/purchaser will deduct TDS @1% on sale proceeds as per Sec. 194 (1-A) of the Income Tax, 1961 & deposit the same by furnishing the challan in Form 26QB and submit the original receipt of TDS Certificate to Hinduja Leyland Finance Ltd. (Rs.50.00 Lacs and above property).
- Intending bidders may contact Mr. Kirtiraj Deshmukh on Mobile no. 7208001876 or Collection Manager Mr. Kamlesh Ukey on Mobile no. 7720033882 for inspection of the property on the date mentioned above. This sale notice is also uploaded / published on website (www.hindujaleylandfinance.com)

Date: 11/08/2025,
Place: Nagpur

Authorised Officer,
For Hinduja Leyland Finance Limited

NAGPUR