

## PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTY(IES)

Sale Notice for sale of immovable properties as per provision to Rule 8(6)/9(1) and Appendix-IV-A)  
(Under Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002)

Whereas the undersigned being one of the Authorized Officer of the Shubham Housing Development Finance Company Limited (hereinafter called the Company) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (The Act) and in exercise of powers conferred under Section 13(2) read with rule 9 of the Security Interest (Enforcement) Rules, 2002 (The Rules) issued demand notices calling upon the borrowers, whose names have been indicated in column (C) below on dates specified in column (D) written against each of them, calling upon them to repay the outstanding amount indicated in column (E) below with 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken voluntary surrendered/possession of the property mortgaged with the company, described column (F) herein below, to recover the said outstanding amount, in exercise of powers conferred on me under section 13(4) of the Act read with Rule 9 of the Rules on the date mentioned in column (H).

The Borrower in particular and the public in general be hereby cautioned not to deal with the properties mentioned in column (F) below and any dealings with these properties will be subject to the charge of the Shubham Housing Development Finance Company Limited for an amount mentioned in column (G)

Now, the borrower and the public in general is hereby also informed that the said properties would be sold by public auction on date, time and venue as specified in column (K) against each of the property by inviting bids in the sealed envelopes as per the procedure and terms and conditions stated below.

S. No.	Application Number	Name & Address of Applicant	Date of Notice u/sec13(2)	Demand Notice Amount	Property detail	Current due Amt (As on 05-01-2026)	Date of Possession & Possession Status	Reserve Price	EMD (Rs.) (10% of RP)	Date, Time & Place of Auction
1	OTNR2209 00000505 1638	Ravi Madhukar Asole, Kaushalya Madhukarrao Asolep No 1208 A 64 Adarsh Nagar Zopadpatti Bhandara Road Nagpur Jay Bhavani Complex Nagpur Maharashtra - 440008	10-06-2025	₹ 10,44,836/-	Block No.B 99, Sector B, Adarsh Nagar Zopadpatti, Corp House No 1208/A/64, Mouza Parli, Kh. No 59, 60, CTS No 420, 421, Tah. and Dist. Nagpur Maharashtra - 440008 / Area 281 Sq Ft / Boundary (East - Road, West - Block No. B-94, North - Block No. B-98, South - Block No. B-100)	₹ 11,76,592/-	18-11-2025 (Physical Possession)	₹ 13,47,248/-	₹ 1,34,724/-	13-02-2026 10:00 AM to 4:00 PM First Floor, Plot No.40 Gandhi Grain Market C.A. Road Beside Honda Showroom, Telephone Exchange Square Nagpur, Maharashtra 440008
2	ONGN2205 00000504 8789	Adeel Ahmed Choudhary, Amreen Adeelahmed Choudhary Flat No 231 Bldg No.A2 Sagam Road Roselon Krishna Landmark Wanadongri Nagpur Maharashtra -441110	14-07-2025	₹ 29,86,669/-	Flat No.122, Second Floor, Building-A-1 Krishna Landmark Kh. No.133, P.H. No.46, Mouza Wanadongari Nagar Parishad, Wanadongari, Tah. Hingna, Dist. Nagpur, Maharashtra- 440001 / Area 904 Sq Ft / Boundary (East - Khasra No. 131, 132 & Nagalwadi Pandhan, West - Khasra No. 128/3, 128/2, North - Khasra No. 135, 134, South - Khasra No.129 )	₹ 32,10,602/-	21-09-2025 (Physical Possession)	₹ 26,78,800/-	₹ 2,67,880/-	
3	ONAG2012 00000503 & ONAG2012 00000503 2135	Shyambihari Ramdular Pandey, Neelam-Shyambihari Pandey Plot No 31 Trilok Nagar Near Buddhavihar Gate Amrawati Road Dattawadi Nagpur Maharashtra -440023	22-05-2025	₹ 13,94,702/- & ₹ 13,78,743/-	Plot No.2, in unit -B and Plot No 6-B, Gram panchayat House No.146, in the layout of Sadachar Gruh Nirman Sahakar Sanstha Kh. No. 179/2(New) Old Kh No.158/5 & 158/3), Apartment No.2, on the First & Floor, of the building Known as Pooja Apartment, P H No.5, Ward No.4, M Mouza-Wadi, situated at Grampanchayat Wadi, Dattawadi, Near Dr. Tiwari Dental Clinic, Amravati Road, Tah. & Dist. Nagpur M.H. -440023 / Area (925.26 Sq Ft) / Boundary (East - Colony Road, West - Flat No. 3 (First Floor), North- Colony Road, South- Flat No.1 (First Floor))	₹ 30,80,582/-	31-07-2025 (Physical Possession)	₹ 36,96,000/-	₹ 3,69,600/-	
4	ONAG2311 00000507 2921	Rajan Krushnaji Gajbhiye, Naineet Gajbhiye Plot No. 292 Siddharth Nagar Teka Kamptee Road Nagpur Near Themburne Ata Chakki Nagpur M.H. -441102	22-11-2024	₹ 13,98,337/-	Plot No.38, G.P. House No.68, Ward No.1, Kh. No.28/6, Grampanchayat Chicholi -khaparkheda, Panchayat Samiti Saoner, Tah. Saoner, Dist. Nagpur Maharashtra-441111	₹ 17,45,325/-	11-11-2025 (Physical Possession)	₹ 15,01,440/-	₹ 1,50,144/-	31-01-2026, 10:00 AM to 4:00 PM First Floor, Plot No.40 Gandhi Grain Market C.A. Road Beside Honda Showroom, Telephone Exchange Square Nagpur, Maharashtra 440008

Note: To the knowledge of the company, there is no encumbrance on the above property.

Terms and conditions of auction sale notice

### PROCEDURE AND TERMS & CONDITIONS OF PUBLIC AUCTION BY INVITING BIDS:

- The property can be inspected For Sr. No. 1 to 3 on 11-02-2026, and For Sr. No. 4 on 28-01-2026, 10:00 AM to 4:00 PM.
- Sale is subject to the conditions prescribed in SARFAESI Act/Rules 2002 and the terms and conditions mentioned hereunder as also subject to conditions in the offer/bid documents to be submitted by the intending/participating bidders.
- The bids shall be submitted in a sealed envelope to the office of undersigned along with a Demand Draft/Pay Order towards the Earnest Money Deposit favouring Shubham Housing Development Finance Company Limited, payable locally. The Earnest money deposit shall not carry any interest. Along with Bid form the proposed bidder shall also attach his/her identity proof/ KYC norms and proof of residence such as copy of the passport, Aadhar Card, election commission card, ration card, driving license etc. and a copy of the PAN card issued by the Income tax department.
- Last date to submit the bid along with Earnest Money Deposit is For Sr. No. 1 to 3 on or before 12-02-2026, and For Sr. No. 4 on or before 30-01-2026, 10 AM to 4 PM
- In no eventually the property would be sold below the reserve price indicated against each of the property.
- On the date of sale all the bids so received would be opened and the bid of the highest bidder, provided it is above the reserve price, may be accepted by the company. However the bidders personally present at the auction site shall have the right to further enhance their bid price, subject to a minimum of Rs 5,000/- (Rupees Five Thousand Only) and in the event of higher bid price being offered the company shall have the right to accept the same. Thereafter, the Purchaser will be required to pay deposit of 25% (Twenty-Five percent) of the sale price, after adjusting the earnest money deposit, immediately at the fall of hammer with the undersigned upon receipt of said amount the company will confirm the acceptance of the bid. The request for extension of time may be allowed by the Authorised officer at his sole discretion subject to such terms and conditions as may be deemed fit and proper by him. In the event the highest bidder fails to tender 25% of the bid amount immediately at the fall of hammer then the earnest money deposited by the highest bidder will be forfeited and the property would be offered to the second highest bidder. The balance amount of the purchase price shall be paid by the Purchaser to the undersigned on or before the fifteenth day of confirmation of the sale of the said property or such extended period as maybe agreed upon in writing by the parties. In default of payment & within the time as mentioned above, the company shall be at liberty to forfeit the Earnest Money Deposit and/or any other deposit made by the purchaser and proceed with re-auction of the Property. That defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which may be subsequently sold.
- All the payments shall be made by the purchaser by means of the Demand Draft/Pay Order favouring Shubham Housing Development Finance Company Limited.
- On receipt of the sale in full, the company shall be issuing a Sale Certificate in favour of the Purchaser and would hand-over the possession of the property to the Purchaser.
- The said Immovable Property described in the Schedule shall remain and be at the sole risk of the Purchaser in all respects including loss or damage by fire or theft or other accidents, and other risk from the date of the Confirmation of the sale by the undersigned authorised officer. The Purchaser shall not be entitled to annul the sale on any ground whatsoever.
- The Demand Draft/Pay Order deposited towards the earnest money shall be returned to the unsuccessful bidders.
- For all the purposes sale of these Properties is strictly on 'AS IS WHERE IS BASIS' and 'AS IS WHAT IS BASIS' AND WITHOUT ANY RECOURSE BASIS". The company is not aware of any encumbrances of any nature whatsoever on the aforesaid properties.
- All expenses relating to Stamp Duty, Registration Charges, Transfer Charges, Mutation charges and any other charges in respect of the above referred property shall be borne by the Purchaser only.
- The Authorised officer is not bound to accept the highest offer or any or all offers/bid(s) and the company reserves its right to reject any or all bid(s) without assignment any reasons thereof.
- No person other than the bidders themselves or their duly authorised representative shall be allowed to participate in the sale proceedings on presentation of authority letter.
- In case all the dues together with all cost charges and expenses incurred by the company are tendered or settled by the above named borrowers at any time before the date fixed for sale for the property, under Sec13(8) of the Act, then the property will not be sold and all the bids received from the prospective bidders shall be returned to them without any liability/claim against the company.
- This notice is also a notice to above said Borrowers under Rule 8(6) and APPENDIX IV A of the security Interest Enforcement Rules 2002 to the Customer at their respective address as mentioned in column "C" & "F".
- For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. www.shubham.co.
- For further information, clarity or any assistance, same can be approached to Authorised Officer- Harish Tiwari at Mob. No. 9936366201.

Date : 12-01-2026  
Place: Gurgaon

Authorised Officer  
Shubham Housing Development Finance Company Limited