



Home First Finance Company India Limited
 CIN: L65990MH2010PLC240703, Website: homefirstindia.com
 Phone No.: 180030008425 Email ID: loanfirst@homefirstindia.com

**APPENDIX- IV-A [See proviso to rule B (6)]
 SALE NOTICE FOR SALE OF IMMOVABLE
 PROPERTIES**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule B (6) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower (s) and Co-Borrower (s) as per column (i) that the below described immovable properties as per column (ii) mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of Home First Finance Company India Limited for realization of its dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(2) of the said Act proposes to realize dues by sale of the said properties and it will be sold on "As is where is", "As is what is", and "Whatever there is" as described hereunder. The auction will be conducted "On Line", for the recovery of amount due from Borrower (s) and Co-Borrower (s) as per column (i), due to Home First Finance Company India Limited.

Sr. No.	Name Borrower (s) and Co-Borrower (s)	PROPERTY ADDRESS	Date of Demand Notice	Demand Notice Amount	Date of Possession	Reserve Price	EMD Amount	Date and Time of Auction	Last Date & Time of Submission Of Emd & Documents	Number of Authorised officer
1.	Rajesh Rambhau Umale, Santa Rajesh Umale	House-Ward No 1, Malmatta No 3, Old House No 9, New House No 3, Grampanchayat Bharatwada, Post Mahurzan, Thasul and Dist. Nagpur, Nagpur, Maharashtra-440013. Bounded By - North by - Main Road-Nagpur Road, South by - Cement Road, East by - H/o malibai rambhau Umale, West by - Cement Road.	03-01-2026	6,92,796	05-09-2026	2,46,400	24,640	10-10-2026 (11am-6pm)	08-10-2026 (upto 5pm)	9730775533
2.	Vilas Rameshji Bahekar, manisha vilas bahekar	Plot No. 22, Plot area 55.74 SQM, Kh. No 123/3, P.H. No 17, Sheet No 844/50, City Survey No. 406, Mouza Wanra. Situated at New Laxmi Nagar, Wanra Kalamna Road, Wanra. Within the limits of NMC & NIT, Tah. & Dist. Nagpur Nagpur, Maharashtra 440026 Bounded by East-Road, West-Plot No. 23, North-Plot No. 21, South-Other layout.	03-11-2025	10,00,556	12-08-2026	18,45,000	1,84,500	10-10-2026 (11am-6pm)	08-10-2026 (upto 5pm)	9730775533
3.	Aditya Dipak Dabule, Abhishek Dipak Dabule, Dipak Shamrao Dabule, Kusum Dipak Dabule	House-Ward No 2, Malmatta / House No 202, Grampanchayat Sonegaon Bon, Thasul and Dist. Nagpur. Gaythan Property, Nagpur, Maharashtra-441108. Bounded By : East by - House of Mr. Manohar Madekar, West by - Road, North by - Road, South by - House of Mr. Babarao Mankar.	03-09-2025	6,49,574	21-08-2026	12,00,000	1,20,000	10-10-2026 (11am-6pm)	08-10-2026 (upto 5pm)	9730775533

E-Auction Service Provider	E-Auction Website/For Details, Other terms & conditions	A/c No: for depositing EMD/other amount	Branch IFSC Code	Name of Beneficiary
Company Name : e-Procurement Technologies Ltd. (Auction Tiger). Help Line No : 075-35022160 / 149 / 182. Contact Person : Ram Sharma -8000023297 e-Mail id : ramsharma@auctiontiger.net and support@auctiontiger.net .	http://www.homefirstindia.com https://homefirst.auctiontiger.net	911020005835824- Home First Finance Company India Ltd Axis Bank Ltd., Bangalore KT	UTIB0000009	Authorized Officer, Home First Finance Company India Limited

Bid Increment Amount - Rs. 10,000/-. The sale will be done by the undersigned through e-auction platform provided at the Web Portal (<https://homefirst.auctiontiger.net>). E-Auction Tender Document containing online e-auction bid form, declaration, General Terms & Conditions of online auction sale are available at Portal Site. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of properties put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of Home First. The property is being sold with all the existing and future encumbrances whether known or unknown to Home First. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues. The sale shall be subject to rules/conditions prescribed under the securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. In case of any discrepancy English Version of the Notice will be treated as authentic.

STATUTORY 30 days SALE NOTICE UNDER THE SARFAESI ACT, 2002

The borrower/ guarantors are hereby notified to pay the sum as mentioned in the demand notice along with upto date interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

Date: 10-09-2026 Place: Nagpur

Signed by Authorized Officer, Home First Finance Company India Limited

