

L&T Finance Limited
(Erstwhile, L&T Finance Holdings Limited)
Registered Office: L&T Finance Limited, Brindavan Building
Plot No. 177, Kalina, CST Road, Near Mercedes Showroom
Santacruz (East), Mumbai 400 098
CIN No.: L67120MH2008PLC181833
Branch office: Nagpur



PUBLIC AUCTION FOR SALE OF MORTGAGED PROPERTY

The Authorised Officer of L&T Finance Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 [54 OF 2002] and in exercise of powers conferred under the said Act is auctioning the following property on "**AS IS WHERE IS BASIS**" and "**AS IS WHAT IS CONDITION**" by way of "**PUBLIC AUCTION**" for recovery of its dues and further interest, charges and costs etc.

Name of Borrower and Co-Borrower	Secured Property Address	Loan Account Number(s)	Physical Possession Taken	Earnest Money Deposit 10% or more of RP (In ₹)	Secured Debt	Reserve Price (In ₹)	Date of Inspection	Date and Time of Auction								
1. Sachin Ramkrishna Duragkar 2. Krutika Sachin Duragkar	Property Address: Chamber No. 303, Admeasuring 37.37 Sq.mtrs i.e. 402.25 Sq.ft On The Third Floor In The Building "Khullar Chamber" Alongwith 1.845% Propörtionate Undivided Share And Interest In The N.I.T Lease Hold Plot Bearing Municipal Corporation House No. 145 In Ward 3 Sheet No. 10/81, City Survey No. 3109 Of Mouza-Sitabuldi, Nagpur <table border="1"> <tr> <td>East</td> <td>Abhyankar Road</td> </tr> <tr> <td>West</td> <td>Trust Serial No. 19/C</td> </tr> <tr> <td>North</td> <td>5 Feet Lane</td> </tr> <tr> <td>South</td> <td>Malviya Road</td> </tr> </table>	East	Abhyankar Road	West	Trust Serial No. 19/C	North	5 Feet Lane	South	Malviya Road	NGPHL15 000421, NGPHL15 000469	26th June, 2023	Rs. 2,40,000/-	As per Demand Notice dated 17-11-2018 Rs. 44,47,118.1/- as on 24/10/2018	Rs. 24,00,000/-	On all working day from 10.00 A.M to 5.30 P.M with Prior Appointment.	28/08/2025 from 12:30 P.M. to 2.00 P.M
East	Abhyankar Road															
West	Trust Serial No. 19/C															
North	5 Feet Lane															
South	Malviya Road															

Terms And Conditions Of Public Auction

- The E-auction Sale is being conducted online by the Authorised Officer through the website <https://sarfaesi.E-auctiontiger.net> under the provisions of SARFAESI Act with the aid and through public E-auction mode.
- The public E-auction will be conducted on the date and time mentioned herein above, when the secured asset/s mentioned above will be sold on "**AS IS WHERE IS**" BASIS & "**AS IS WHAT IT IS**" CONDITION.
- For participating in the public E-auction, intending purchasers/bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10 % of the reserve price of the secured assets along with copies of the PANCARD, Board Resolutions in case of company and Address Proof on or before **27/08/2025**.
- The EMD of all other bidders who did not succeed in the public E-auction will be refunded by LTF within 7 days of the closure of the public E-auction. The EMD will not carry any interest.
- The successful purchaser/bidder shall deposit the 25 % (inclusive of EMD) of his/its offer by way of by way of D.D./P. O favoring "L&T Finance Limited" payable at Mumbai on or before 18:00 hours on **28/08/2025** i.e., day of e-auction or on the next working day i.e., **29/08/2025**, which deposit will have to confirmed by L&T Finance Limited, failing which the sale will be deemed have been failed and the EMD of the said successful bidder shall be forfeited. The balance amount i.e., 75% of purchase price payable shall be paid by the purchaser to L&T Finance Limited on or before the fifteenth day of confirmation of sale of immovable property or such extended period as per provisions of law.
- For inspection of property or more information, the prospective bidders may contact the authorised officer, i.e., **Name - Shekhar Kale and Santosh Tiwari, L&T Finance Ltd, Office: 6th Floor, Brindavan Building, Plot No. 177, Kalina, CST Road, Near Mercedes Showroom, Santacruz (East), Mumbai - 400 098, Contact No. 0222-68076666**. At any stage of the E-auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-poner the E-auction without assigning any reason thereof and without any prior notice.
- The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favour as per the applicable law.
- The Borrower/Guarantors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 (6) of the Security Interest (Enforcement) Rules, about the holding of above-mentioned public E-auction sale.
- The Borrower (s)/Co-Borrower(s)/Guarantor(s)/Mortgagor(s) are hereby called up on to pay the entire loan outstanding dues as mentioned above before the said E-auction date failing which the L & T Finance Ltd shall sale the property as per the provisions laid down in the SARFAESI ACT, 2002.
- The Borrower (s) /Co-Borrower(s)/Guarantor(s)/Mortgagor(s) /public at large are hereby restrained from transferring by way of sale, lease or otherwise with the secured assets referred to in the notice without prior written consent of L&T Finance Limited.

Date: 08.08.2025
Place: Nagpur

Sd/-
Authorized Officer
For L&T FINANCE LIMITED