

APPENDIX- IV-A [See proviso to rule 8 (6)] SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (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 (ii) that the below described immovable properties as per column (iii) mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised 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 property/ies 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.	Govind Kabra, Sneha Govind Kabra	Flat-Shrinathji, Vatsalya Bhumi, Khasra No.24/3, City Survey No.34, Sheet No.324/19,566(17),565/18, Mauza Wathoda, Nagpur, Maharashtra-440035. Bounded by : East by - Flat No 604, West by - Passage, North by - Gattu Road, South by - Flat No 602.	3-Sep-25	1,392,313	6-Nov-25	3,667,200	366,720	13-12-2025 (11am-2pm)	11-12-2025 (upto 5pm)	9689503304
2.	Jitendra Ashok Dhole, UMESH ASHOKJI DHOLE, Ashok Sheshrao Dhole	Plot-Mouza Shirul, P H No 71, Khasra No 136/1-A/2, Plot No 97 in the sanctioned layout, Grampanchayat Shirul, Thasil Hingna, Dist. Nagpur, Maharashtra-441108. Bounded By : East by - R P Land of Kh. No 136/1, West by - Cement Road, North by - P U Land, South by - Khasra Boundary.	3-Sep-25	1,849,611	6-Nov-25	2,210,000	221,000	13-12-2025 (11am-2pm)	11-12-2025 (upto 5pm)	9689503304
3.	Rajendra Pundlikrao Koche, Varsha Rajendra Koche	House-14, Mouza Kandri, P H NO 15, Revenue Circle Kanhan Pipari, Old Khasra No 241/1/Ka/2, New Khasra No 24/1/Ka/2/14, Plot No 14, Grampanchayat Kandri, Thasil Parseoni, Dist. Nagpur, Mouza Kandri, P H NO 15, Revenue Circle Kanhan Pipari, Old Khasra No 241/1/Ka/2, New Khasra No 24/1/Ka/2/14, Plot No 14, Grampanchayat Kandri, Thasil Parseoni, Dist. Nagpur, Nagpur, Maharashtra, 441401. Bounded By : East by - Plot No. 23, West by - 25.00 Ft. Wide Road, North by - Plot No. 15, South by - Plot No. 13.	3-Sep-2024	1,865,768	28-Oct-25	2,120,000	212,000	13-12-2025 (11am-2pm)	11-12-2025 (upto 5pm)	9730775533

TERMS & CONDITIONS:

E-Auction Service Provider	E-Auction Website/For Details, Other terms & conditions	A/c No: for depositing EMD/other amounts	Branch IFSC Code	Name of Beneficiary
Company Name : - e-Procurement Technologies Ltd. (Auction Tiger). Help Line No:- 079-35022160 / 149 / 812 Contact Person : Ram Sharma – 8000023297 e-mail id:- ramprasad@auctiontiger.net and Support@auctiontiger.net.	http://www.homefirstindia.com https://homefirst.auctiontiger.net	912020036268117- Home First Finance Company India Limited - Axis Bank Ltd., MIDC, Andheri East.	UTIB0000395	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 property/ies 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 Authorised 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: 12-11-2025

Place: Nagpur

Signed by Authorized Officer,
Home First Finance Company India Limited