

Aadhar Housing Finance Ltd.

Corporate Office: Office Nos. 501 & 503, 5th Floor, Lightbridge, Sakinaka Road,
Andheri East, Mumbai Suburban (Dist:- E.M.H. 400072)

Nagpur-Sue Nagar Suburban : Block-D, 2nd Floor, Vishnu Narayan Heights, Above Panchaj National Bank, Suey Nagar,
Nagpur -440015 MH

Branches: 1st Floor, Megastay Layout, Plot No. 39, Nazari Street No.17, Bhukhand No.902, Arni Naka, Yavatmal-
445011,MH

DEMAND NOTICE

UNDER SECTION 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULE 3 (I) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

We hereby notified the Authorised Officer of the Securitisation Trust (AHTF), under Securitisation And Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002 (the said Act). In exercise of powers conferred under Section 13(2) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, the Authorised Officer has issued Demand Notice under section 13(2) of the said Act, calling upon the Borrower(s) (The said Borrower(s)) to repay the amounts mentioned in the respective Demand Notice(s) issued to them that are also given below. In connection with above, Notice is hereby given, once again, to the said Borrower(s) to pay to AHTF, within 60 days from the publication of this notice, the amounts indicated herein below, together with further interest as detailed in the said Demand Notice(s), from the date mentioned in the said Act of payment, until actual realisation, payable under the loan agreement read with other documents/writings, if any, executed by the said Borrower(s). As security for the repayment of the loan, the following assets have been mortgaged to AHTF by the said Borrower(s) respectively.

Name of the Borrower / Co-Borrower & Guarantor	Demand Notice	Description of secured assets (Immovable Property)
1 Loan Code No. 37310000175	All that piece and parcel of land bearing Survey No. 32 (Old) & 39 (New)	

16.687/-

07-2026

38,793/-

having road fronting about 662.66 Sq. Ft. (i.e., 66' 58" Sg. Wkly) situated in Ward No. 76 of Mouza - Hukhshehar (Bd), within the limits of Nagar Municipal Council in Tahsil Nagarpahar Rural and District Nagaon (Assam). **Boundaries:** East: Road, West: Open Ward House of Shri Shrinobha Dehenkar, North: House of Shri Nathe Jagannath Dehenkar & House of Shri Rambhan Narayan & Shri Govindnath Dehenkar

All That Piece And Parcel Of Filed Gt No. 591, Plot No. 35, Addressing Area Of The Plot 178.64 Sq. Mt. Mouza Raigedon In Within Local Limits of Nagar Panchayati Raigedon Teo, Raigedon Dist. Jyadval, 445492. **Bounded by:** East: Road, West: Open Ward No. 34, North: Layout Plot No. 36, South: Layout Plot No. 34

said, AHP, shall proceed against the above secured assets under Section 13(4) of the said Act as the said borrowers are to the costs and consequences. The said Borrowers are to be deemed to have agreed to the terms and conditions of the said loan and to be bound by the said provisions of the said Act or Rules made thereunder and/or perally as provided under the Act.

SA: Authorised Officer
For : Ashudh Housing Finance Limited

Asset Recovery Management Branch
PNB House, Kingsway, Nagpur – 440001
Email: sc6795@pnbank.in

SCHEDULE FOR SALE OF SECURED ASSETS									
Name of Branch		A/D of Demand Notice u/s 13(1) of SARFAESI Act		(A) Reserve Price		Details of the encumbrances known to and secured creditors			
Amount of Account		B) Outstanding Amount		(B)EMD Amount					
Sr. No.	Name of Borrower (Individual / Joint / Firm) / Co. Name of Proprietor / Partners / Director / Guarantor (s)	Details of Immovable Properties Mortgaged / Owner's Name (Mortgagors of properties)	C) Date of Issuance of Demand Notice u/s 13(1) of SARFAESI Act	D) Date of Possession Symbolic/physical/Constructive	E) Last date of EMD Deposit	Date/Time of E-Auction			
				G) Estimated Date u/s 13(1) of SARFAESI Act					
				H) Date of Possession Symbolic/physical/Constructive					
				I) Estimated Date u/s 13(1) of SARFAESI Act					
				J) Date of Possession Symbolic/physical/Constructive					
				K) Estimated Date u/s 13(1) of SARFAESI Act					
				L) Date of Possession Symbolic/physical/Constructive					
				M) Estimated Date u/s 13(1) of SARFAESI Act					
				N) Date of Possession Symbolic/physical/Constructive					
				O) Estimated Date u/s 13(1) of SARFAESI Act					
				P) Date of Possession Symbolic/physical/Constructive					
				Q) Estimated Date u/s 13(1) of SARFAESI Act					
				R) Date of Possession Symbolic/physical/Constructive					
				S) Estimated Date u/s 13(1) of SARFAESI Act					
				T) Date of Possession Symbolic/physical/Constructive					
				U) Estimated Date u/s 13(1) of SARFAESI Act					
				V) Date of Possession Symbolic/physical/Constructive					
				W) Estimated Date u/s 13(1) of SARFAESI Act					
				X) Date of Possession Symbolic/physical/Constructive					
				Y) Estimated Date u/s 13(1) of SARFAESI Act					
				Z) Date of Possession Symbolic/physical/Constructive					
				AA) Estimated Date u/s 13(1) of SARFAESI Act					
				BB) Date of Possession Symbolic/physical/Constructive					
				CC) Estimated Date u/s 13(1) of SARFAESI Act					
				DD) Date of Possession Symbolic/physical/Constructive					
				EE) Estimated Date u/s 13(1) of SARFAESI Act					
				FF) Date of Possession Symbolic/physical/Constructive					
				GG) Estimated Date u/s 13(1) of SARFAESI Act					
				HH) Date of Possession Symbolic/physical/Constructive					
				II) Estimated Date u/s 13(1) of SARFAESI Act					
				JJ) Date of Possession Symbolic/physical/Constructive					
				KK) Estimated Date u/s 13(1) of SARFAESI Act					
				LL) Date of Possession Symbolic/physical/Constructive					
				MM) Estimated Date u/s 13(1) of SARFAESI Act					
				NN) Date of Possession Symbolic/physical/Constructive					
				OO) Estimated Date u/s 13(1) of SARFAESI Act					
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		East: Khazura No. 33, West: 1200 Meter Wide Road, North: 100 M. S. belonging to Smt. Seema Jakharu Saboo South: 12.00 Mtrs Wide Road Owner: Smt. Anila Jhawarda Prasad	D) PHYSICAL Possession			
3.	Kingsway, Nagpur M. Valsi Shivgar G (Borrower/Mortgagee)	All that piece and parcel of land bearing Kh.No. 42 containing admeasuring 2,021 Mtrs. 20 Cts. 29 Sq. Ft. situate together with all that piece and parcel of plot No. 42 together with all that piece and parcel of plot No. 42 containing 576.21 Sq. Ft. (16' 54" X 34' 6" X 10' 6" Smt.), situated in Layout of - known and sitting in "Santal" Nagar and standing on the East: 420 Talandi Khata and Dirat, Nagpur Bounded on East: Road, South boundary Naiba, West 5' Mtr Road, North: Plot No. 5; 3' Mtr Road Owner: M. Valsi Shivgar G	A) 24.06.2025 B) Rs. 47,66,979/- plus interest and other charges w.e.f. 09.06.2025 C) 23.06.2025 D) 10000.00	A) 04.08.2026 B) Rs. 34,40,000/- C) 03.08.2026 D) 10000.00	Not Known	
	Surya Nagar Shri Sheekh Mohiuddin Hali Jahsumian Alam (Borrower/Mortgagee) Sh. Nazim Mohiuddin Hali (Guarantor)	All that Piece and Parcel of residential block comprising House No. 3550, having area of 62.93 Sq. Mtrs. built on the first floor of building situated in Maskashu close to Cakradhri Road, 157/5, Div. 14, Ward No. 496, South-2, District No. 131 Mouda, Nalgonda District and Nagpur & Bounded as under: East: Sambarh Kaxar Road, West: House of Shri Dewidas Nandani, East: Samra Road, North: House of Shri Dewidas Nandi. Owner: Shri Sheekh Mohiuddin Hali Jahsumian Alam	A) 13.07.2017 B) Rs. 27,65,707.50 as on 30.05.2017 + int. & charges w.e.f. 01.07.2017 C) 03.08.2026 D) 10000.00	A) 04.08.2026 B) Rs. 27,45,000/- C) 03.08.2026 D) 10000.00	Not Known	
	Kingsway, Nagpur Mr. Madhusudan Nagarpasad Shams (Borrower/Mortgagee) Smt. Sumitra Madhusudan Shams (Guarantor)	All that piece and parcel of Apartment having No. 202 on the Second Floor having its Super Built up area 96.002 Sq. Mtrs with 1.6314 undivided proportionate share and interest in the building of ATMA TREST, Plot No. 111, TREST, piece and parcel of plot No. 2 and 25 Both jointly admeasuring about 218.90 Sq. Mtr. E1: 285.93 Sq. Ft. in the lay out Popularly known as P Radance Complex of an ATMA TREST Planning and Collector Nagpur sanctioned lay out having Survey No. 147 admeasuring about 1.38 Hec. is: 138000 Sq. Mtr Situated at Mouzai: Sataldi (Gul) P.S. No. 45 Land Revenue Rs. 276, Tahsil: Hingna and District: Nagpur and All that Piece and parcel of Apartment having Survey No. 148 admeasuring about 1.81 Hec. is: 181000 Sq. Mtr Situated at Mouzai: Sataldi (Gul) P.S. No. 45 Tahsil: Hingna and District: Nagpur and Bounded as under: East: Flat no 212, West: Flat no 201, North: East South: Flat No 203. Owner: Mr Madhusudan Nagarpasad Shams	A) 29.11.2022 B) Rs. 22,07,873.00 + int. & charges w.e.f. 01.07.2017 C) 03.08.2026 D) 10000.00	A) 04.08.2026 B) Rs. 22,00,000/- C) 03.08.2026 D) 10000.00	Not Known	
	Surya Nagar Shri Satish Abhinav Borkar (Borrower/Mortgagee)	All that Piece and Parcel Apartment No 305, 3rd floor in the building of Viteeth Vihar - II, Plot No. 488/12, Mouja Benkanl, Ward No. 43, 43M.C. House No.1559/1572 & 1559/1573, Pachpoli Housing & Accommodation Scheme of NIT, Mahendra Nagar, Nagpur Bounded as under: East: Road - West: Plot 257-258, North - Plot No 251, South - Plot No 254, Owner: Shri Satish Abhinav Borkar	A) 13.07.2017 B) Rs. 26,10,000.00 + int. and other charges w.e.f. 01.07.2017 C) 03.08.2026 D) 10000.00	A) 04.08.2026 B) Rs. 19,15,000/- C) 03.08.2026 D) 10000.00	Not Known	

TERMS AND CONDITIONS*

- The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following conditions. The auction sale will be "on-line" through www.baanet.com
- The intending Bidders/Participants are requested to register on the website (www.baanet.com) using their email-id and mobile number. The process of eKYC to be done through Bidders/Participants shall be done online/challan/through the bank account. The Bidders/Participants shall be required to provide a bank mandate and time in the portal. The registration, verification of e-KYC, transfer of EMD in wallet and linking of wallet amount to Property must be completed well in advance, before auction.
- Earnest Money Deposit (EMD) amount as mentioned above shall be paid online/challan mode and will be credited in bidders e-Wallets, Bidders, not depositing the required EMD will not be eligible to bid in the auction.
- Platform (the website) for e-Auction will be provided by e-Auction provider **M/S P&S Alliance Pvt.Ltd.** having its registered office at 1st, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai-400037 (Helpdesk Number: 91 8291212020). Email: support.BAANET@pssalliance.com. The intending Bidders/Participants shall be required to register on the website (www.baanet.com) using their email-id and mobile number. The Bidders/Participants shall be required to provide online demonstration/training on e-Auctional portal.

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