

Aadhar Housing Finance Ltd.

Corporate Office: Office Nos. 501 & 503, 5th Floor, Lightbridge, Saki Vihar Road, Andheri East, Mumbai Suburban (Dist.) MH 400072

Sagar Branch: 1st Floor, Sakhi Baba Matrix, Makronia Road, Sagar-470004 (MP).

Guna Branch: P. H. No. 75, Building 1st Floor, In Front of Hero Showroom, Near ICICI Bank, Mahaveerपुरa, AB Road, Guna-473001 (MP).



E-AUCTION – SALE NOTICE

E-Auction Sale Notice for Sale of immovable Properties under the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged, possession of which has been taken by the Authorised Officer of Aadhar Housing Finance Limited will be sold on “**As is where is**”, “**As is what is**”, and “**Whatever there is**” with no known encumbrances Particulars of which are given below:

S. N.	Borrower(s) / Co-Borrower(s)/ Guarantor(s)	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price (RP)	Earnest Money Deposit (EMD) (10% of RP)	Nature of possession
1	(Loan Code No. 02310000172 / Sagar Branch) Ramswaroop Parashar (Borrower) Sandhya Parashar (Co-Borrower)	12-05-2025 & ₹ 14,06,770/-	All that piece and parcel of the property bearing, Khasra no. 138/25, 138/27, Mouja Tilifaami, Patwari Halka No. 63, Nagar Palika Ward No. 05, Shivaji Nagar Ward, Tehsil Sagar, Dist Sagar, Madhya Pradesh. Boundaries: East: Land of Irrigation Dept., West: Land of Kesharwani, North: 20 Ft Wide Way, South: Land of Jamna Prasad Chaurasiya	Rs. 40,56,000/-	Rs. 4,05,600/-	Physical
2	(Loan Code No. 05810000943 / Guna Branch) Shivraj Singh Mer (Borrower) Munni Bai Mer & Sonu (Co-Borrowers)	13-05-2026 & ₹ 4,29,161/-	All that piece and parcel of the property bearing, G.F. House No.74, Mer Mohalla, Tehsil Makshudangarh, Jamner, Guna, M.P.-473287. Boundaries: East: House of Imrat Singh Mer, West: House of Parmal Kewat, North: Common Road, South: House of Shivam Mer	Rs. 5,24,160/-	Rs. 52,416/-	Physical
3	(Loan Code No. 02300001703 / Sagar Branch) Gajendra Kumar Ahirwar (Borrower) Brajlal Ahirwar & Laxmi (Co-Borrowers)	08-06-2026 & ₹ 10,18,938/-	All that piece and parcel of the property bearing, Khasra No. 239/4, Patwari Halka No. 72, Ward No. 15, Gopeshwar Ward, Makroniya Bujurg, Tehsil Sagar, Dist. Sagar, Madhya Pradesh. Boundaries: East: Kaccha Rasta, West: Other's Plot, North: House of Hema Rawat, South: Plot of Pratap Singh	Rs. 14,70,000/-	Rs. 1,47,000/-	Physical
4	(Loan Code No. 05810000697 / Guna Branch) Rammu Ahirwar (Borrower) Sona Ahirwar (Co-Borrower)	14-04-2026 & ₹ 3,01,502/-	All that piece and parcel of the property bearing, Patwari Halka No. 11, Survey No. 265/2/3/1, Village Aamalya Gocha, Tehsil Maksudangarh, Dist. Guna, Madhya Pradesh. Boundaries: East: Common Way 10Ft Wide, West: Plot of Moolchand Bheel, North: Rest Part of the Sold Land, South: Janjali Maksudangarh Road	Rs. 4,06,800/-	Rs. 40,680/-	Physical

1. Last Date of Submission of DD of Earnest Money Deposit along with KYC, Tender Form and accepted Terms and conditions (Tender Documents) is **30.11.2026 within 05:00PM** at the Branch Office address mentioned herein above or uploaded on <https://bankeauctions.com>. Tenders documents received beyond last date will be considered as invalid tender and shall accordingly be rejected. No interest shall be paid on the EMD. 2. Date of Opening of the Bid/Offer (Auction Date) for Property is **01.12.2026 on https://bankeauctions.com at 03:00 PM to 04:00 PM**. 3. AHFL is not responsible for any liabilities whatsoever pending upon the property as mentioned above. The Property shall be auctioned on ‘**As Is Where Is Basis**’, ‘**As Is What Is Basis**’ and ‘**Whatever Is There Is Basis**’. 4. The Demand Draft Should be made in favor of ‘Aadhar Housing Finance Limited’ Only. 5. Auction/bidding shall be only through “Online Electronic Bidding” through the website <https://bankeauctions.com>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings. 6. The intending bidders should register their names at portal M/s C 1 INDIA PVT LTD through the link <https://bankeauctions.com/registration/ signup>, and get their User ID and password free of cost. Prospective bidder may avail online training on E-auction from the service provider M/s C 1 INDIA PVT LTD through the website <https://bankeauctions.com>. 7. For further details contact Authorised Officer of Aadhar Housing Finance Limited, **Lokendra Rathore, Contact : 9977783890** OR the service provider M/s C 1 INDIA PVT LTD, **Mr. Prabhakaran, Mobile No: +91-74182-81709, E-mail: tn@c1india.com & support@bankeauctions.com, Phone No. +917291981124 /25 /26** As on date, there is no order restraining and/or court injunction AHFL/the authorized Officer of AHFL from selling, alienating and/or disposing of the above immovable properties/secured assets. 8. For detailed terms and conditions of the sale, please refer to the link provided in Aadhar Housing Finance Limited (AHFL), secured creditor's website i.e. www.aadharhousing.com. 9. The Bid incremental amount for auction is **Rs.10,000/-**. 10. This newspaper publication and the data contained herein is intended for general public dissemination. Any reproduction, distribution, transmission, or republication of this content, in whole or in part, in any form or by any means, whether print, digital, electronic publication in any form, e-mail or web publications, or otherwise through any mode is strictly prohibited. Any unauthorized use of the above content through any mode may result in appropriate legal action by AHFL.

Place : Madhya Pradesh
Date : 26.10.2026

(Authorised Officer)
For Aadhar Housing Finance Limited