NEOGROWTH
Lending simplified. Growth amplified.

BY SPEED POST/REGD./COURIER/E-MAIL

Date:-02.11.2026

To,

1. **HARSH ENTERPRISES (Merchant)**
(A Proprietorship Firm through its Proprietor/Authorised Signatory)
SHOP NO. 3, MILKAT NUMBER 4/0151 GAT NUMBER 296/1 PUNE SOLAPUR ROAD BEHIND MAHESH MEDICAL LONI SATION KADAMVAK VASTI, PUNE, - 412201 MAHARASHTRA, Mob.:- +91-8459720312/PREETIHENDRE681@GMAIL.COM

ALSO AT:-FLAT NO. 21, 5TH FLOOR, SHALOM HEIGHTS, SURVEY NO. 25, HISSA NO. 6/12, VILLAGE-NANDED, TALUKA-HAVELI, PUNE-411041, MAHARASHTRA

2. **PREETI SACHIN HENDRE (Borrower/Co-Applicant/Proprietor/Authorised Signatory)**
FLAT NO. A301, 3 FLOOR, SAI SHRUSHTI GAT NUMBER 1724 BAJARMALA NR MAHADEV MANDIR LONIKALBHOR PUNE - 412201 MAHARASHTRA
Mob.:- +91-8459720312/PREETIHENDRE681@GMAIL.COM

ALSO AT:-KUNJIRWADI PUNE SOLAPUR RAOD NEAR MATHARIAAI TEMPLE. KUNJIRWADI KUNJIRWADI HAVELI PUNE, PUNE, - 412201 MAHARASHTRA

ALSO AT:-FLAT NO. 21, 5TH FLOOR, SHALOM HEIGHTS, SURVEY NO. 25, HISSA NO. 6/12, VILLAGE-NANDED, TALUKA-HAVELI, PUNE-411041, MAHARASHTRA

SUBJECT: INTIMATION OF SALE OF PROPERTY

REF.: NOTICE UNDER RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002 ISSUED ON 15.09.2025 OF LOAN ACCOUNT NO. 1180827 & 1183486 OF HARSH ENTERPRISES

Dear Madam/ Sir,

This has reference to above mentioned subject and reference to Notice sent to you under Rule 8 (6) dated 15.09.2025, under Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act 2002, we wish to inform you as under.

1. That the NeoGrowth Credit Private Limited has issued Notice dated 15.09.2025 asking you to repay the entire outstanding and close the loan but till date we have not received any response from you all despite multiple reminders.
2. The Notice hereby given to you, that undersigned being Authorized officer of NeoGrowth Credit Private Limited, now proceeds to sell the secured asset by adopting any one of the methods mentioned in Rule 8(5) of above Rules as you all have fail or neglect to pay the entire outstanding loan amount of NeoGrowth Credit Private Limited.

Place: Pune, Maharashtra

Date: 02.11.2026

(Authorised Officer)

For NeoGrowth Credit Pvt. Ltd.

Enclosed: Copy of Auction notice

NeoGrowth Credit Private Limited Delhi

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APPENDIX IV-A
Under Rule 9(1)
[See proviso to Rule 8(6)
Sale Notice for sale of Immovable Property

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 (SARFAESI Act).

Notice is hereby given to the public in general and in particular to the Borrower (s), Co-borrowers and Guarantor (s) that the below described immovable properties mortgaged to the Secured Creditor, the physical possession of which has been taken on **19.03.2024** by the Authorised Officer of NeoGrowth Credit Private Limited. The Secured assets, will be sold on "As and where is basis", "as is what is basis", whatever there is basis" and "No recourse Basis" on **19.11.2026,** for recovery of the outstanding amount of **Rs.20,07,903.46/- (Rupees Twenty Lakh Seven Thousand Nine Hundred Three & Paise Forty Six Only) as on 26.06.2023 of APP ID 1180827 & 1183486** together with further interest, cost & expenses etc; due to the Secured Creditor from following Merchant, Borrower, Co Borrower & Guarantor. The reserve price and earnest money to be deposited is mentioned below respectively.

That the **NeoGrowth Credit Private Limited** has fixed the reserve price and the Earnest Money Deposit (EMD) mentioned herein below, shall be deposited through IMPS/RTGS/ NEFT only in favour of **"NeoGrowth Credit Private Limited** having Account No.**032305004132**, **IFSC: ICIC0000323,** and Branch office at **ICICI Bank Ltd, Trade World, B Wing, Kamla Mill Compound, Senapati Bapat Marg, Lower Parel, Mumbai, Maharashtra 400013.**

Before submitting the tender document, the successful bidder(s) shall pay a deposit of 25% of the Sale Price (less 10% amount paid along with the Bid. The purchaser needs to pay remaining 15% on sale confirmation) on the date of e-Auction or not later than the next working day. The balance amount of 75% of the Sale Price is required to be deposited within 15 days from the date of Sale Confirmation Letter as contemplated under as per SARFAESI Act.

Name of Merchant, Borrower, Co Borrower, Guarantor with Address	**1. HARSH ENTERPRISES (Merchant)** (A Proprietorship Firm through its Proprietors/Authorised Signatory) SHOP NO. 3, MILKAT NUMBER 4/0151, GAT NUMBER 296/1, PUNE SOLAPUR ROAD, BEHIND MAHESH MEDICAL, LONI SATION,KADAMVAK VASTI, PUNE-412201, MAHARASHTRA, Mob. No.:- +91-8459720312/PREETIHENDRE681@GMAIL.COM **2. PREETI SACHIN HENDRE (Borrower/Co-Applicant /Proprietor/Authorised Signatory)** FLAT NO.A-301, 3RD FLOOR, SAI SHRUSHTI GAT NUMBER 1724, BAJARMALA, NR.MAHADEV MANDIR, LONIKALBHOR, PUNE, 412201,

NeoGrowth Credit Private Limited Delhi

	MAHARASHTRA **ALSO AT:**- KUNJIRWADI PUNE SOLAPUR ROAD, NEAR MATHARIAAI TEMPLE, KUNJIRWADI, KUNJIRWADI HAVELI PUNE, PUNE-412201, MAHARASHTRA, **BOTH ALSO AT:-** FLAT NO.21, 5TH FLOOR, SHALOM HEIGHTS, SURVEY NO.25, HISSA NO.6/12, VILLAGE NANDED, TALUKA HAVELI, PUNE-411041
Loan Account Numbers	1180827 & 1183486
Reserve Price	Rs. 6,00,000/- (Rupees Six Lakh Only)
Earnest Money Deposit (EMD)	Rs. 60,000/- (Rupees Sixty Thousand Only)
Date & Time of E-auction	19.11.2026 from 11:00 AM to 1:00 PM
Last date of submission of bids along with EMD	18.11.2026 up to 5:00 PM
Minimum bid Increment amount	Rs.5,000/- (Rupees Five Thousand Only)
Date & Time of Inspection of property	17.11.2026 from 10:00 AM to 2:00 PM (with pre appointment)
E auction Website Address	https://www.bankeauctions.com.
Description Of The Immovable Property/ Secured Asset	ALL THAT PIECE AND PARCEL OF PROPERTY BEARING PROPERTY BEARING FLAT NO. 21, ON 5TH FLOOR, ADMEASURING ABOUT 390 SQ. FT. I.E. 36.24 SQ. MTRS., IN THE BUILDING KNOWN AS "SHALOM HEIGHTS" CONSTRUCTED ON SURVEY NO. 25, HISSA NO. 6/12, OPP. SAWALI DHABA, SWAMI SAMARTH NAGAR, SINHGAD ROAD, SITUATED AT VILLAGE - NANDED, TALUKA – HAVELI, DIST. PUNE – 411041 WITHIN THE LIMITS OF ZILLAH PARISHAD PUNE, MAHARASHTRA AND WHICH IS BOUNDED AS FOLLOWS:-EAST BY – FLAT NO. 23, WEST BY – MARGINAL SPACE, NORTH BY – FLAT NO.22, SOUTH BY – MARGINAL SPACE.

Terms and Conditions:-

1) E-auction is being held on "AS IS WHERE IS","AS IS WHAT IS" and "WHATEVER THERE IS" basis and will be conducted "Online".

2) The auction will be conducted through NeoGrowth Credit Private Limited approved service provider M/s. C1 India Pvt. Ltd., at the web portal www.bankeauctions.com.

3) Bid Documents, Declaration, General Terms and Conditions of online auction sale are available at Secured Creditor's website i.e. https://www.neogrowth.in website of service provider i.e. https://www.bankeauctions.com.

NeoGrowth Credit Private Limited Delhi

4) 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 inquires regarding the encumbrances, title of properties put on auction and claims / rights / dues / affecting the property/ies, prior to submitting their bid, in this regard, the e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of NeoGrowth Credit Private Limited.

5) The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact M/s. C1 India Pvt. Ltd., Plot No 68, 3rd floor, Sector 44, Gurgaon-122003 Haryana. Support No.: 7291981124, 25, 26, & Contact Mr. M. Balaji, Mob. +91-7977701080 Support e-mail ID: support@bankeauctions.com and for any property related query may contact the authorised person Sh. Pratik Verma- Mob. +91-9819325685.

6) It may please be noted that in case of any discrepancy / inconsistency between e-auctions notices published in English and in vernacular then the contents of the notice published in English shall prevail.

7) The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.

8) The sale shall be subject to rules / conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002.

Date: 02.11.2026
Place: Pune, Maharashtra

Authorised Officer
NeoGrowth Credit Private Limited

