NEOGROWTH
Lending simplified. Growth amplified.

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

Date:-05.11.2026

To,

1. **M R PARAKH ELECTRONICS (Merchant)**
(A Proprietorship Firm through its Proprietors/Authorised Signatory)
GROUND FLOOR, SHOP NO 1/2, STEDIUM COMPLEX BUILDING NO 5, MG ROAD, NASHIK - 422002 MAHARASHTRA

ALSO AT:-ROW HOUSE NO. 08, THAKKAR ROW HOUSES, BASEMENT + GROUND + 01 FLOOR, PLOT NO. B, GANGAPUR ROAD, NASHIK -422005 MAHARASHTRA,
Mob. No.:- +91-9604095680/PARAKHPOOJA129@GMAIL.COM

2. **POOJA MAYUR PARAKH (Borrower/Proprietor/Authorised Signatory)**
SUVARNARAJ BUNGLOW, PLOT NO.27, BUNGLOW 9, SWAMI VIVEKANAND MARG, MAI LELE SCHOOL, GOKULWADI, SHRINAGAR, GANGAPUR ROAD NASHIK - 422013 MAHARASHTRA

ALSO AT:- ROW HOUSE NO. 08, THAKKAR ROW HOUSES, BASEMENT + GROUND + 01 FLOOR, PLOT NO. B, GANGAPUR ROAD, NASHIK -422005 MAHARASHTRA
Mob. No.:- +91-9604095680/PARAKHPOOJA129@GMAIL.COM

3. **MAYUR RAJENDRA PARAKH (Co-Applicant/Co-Borrower/Proprietor/Authorised Signatory)**
SUVARNRAJ BANGALOW PLOT NO 27 BANGALOW 9 SWAMI VIVEKANAND MARG OPP MAI LELE SCHOOL GOKULWADI SHRIRANG NAGAR GANGAPUR ROAD NASHIK, NASHIK - 422002 MAHARASHTRA

ALSO AT:- ROW HOUSE NO. 08, THAKKAR ROW HOUSES, BASEMENT + GROUND + 01 FLOOR, PLOT NO. B, GANGAPUR ROAD, NASHIK -422005 MAHARASHTRA
Mob. No.:- +91-9604095680/PARAKHPOOJA129@GMAIL.COM

SUBJECT: INTIMATION OF SALE OF PROPERTY

REF.: NOTICE UNDER RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002 ISSUED ON 17.06.2026 OF LOAN ACCOUNT NO. 1279580 – 1319621 OF M R PARAKH ELECTRONICS

Dear Madam/ Sir,

This has reference to above mentioned subject and reference to Notice sent to you under Rule 8 (6) read with rule 9(1) dated 17.06.2026, 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 17.06.2026 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.

NeoGrowth Credit Private Limited Delhi

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.
3. That it is further brought to your notice that a Civil Suit No. 286/2025, titled "Shalki Suresh Shinde v. Pooja Mayur Parakh & Ors.", concerning the secured property, is pending before the Court of Civil Judge, Senior Division, Nashik. The said proceedings and the orders passed therein are hereby brought to your notice, and all further actions in respect of the mortgaged property shall be undertaken in accordance with applicable law and orders of the competent courts/tribunals.

Place: Nashik, Maharashtra

Date: 05.11.2026

NeoGrowth Credit Private Limited

(Authorised Officer)

For NeoGrowth Credit Pvt. Ltd.

Enclosed: Copy of Auction notice

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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 **25.05.2026** 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 **23.11.2026** for recovery of the outstanding amount of **Rs. 99,50,357.44/- (Rupees Ninety Nine Lakh Fifty Thousand Three Hundred Fifty Seven Paise Forty Four Only)** of APP ID **1279580 & 1319621** 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 Pvt. Ltd. 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. M R PARAKH ELECTRONICS (Merchant)** (A Proprietorship Firm through its Proprietors/Authorised Signatory) GROUND FLOOR, SHOP NO 1/2, STEDIUM COMPLEX BUILDING NO 5, MG ROAD, NASHIK - 422002 MAHARASHTRA, Mob. No.:- +91-9604095680/PARAKHPOOJA129@GMAIL.COM **2. POOJA MAYUR PARAKH** **(Borrower/Proprietor/Authorised Signatory)** **3. MAYUR RAJENDRA PARAKH (Co-Applicant/Co-Borrower/Proprietor/Authorised Signatory)** BOTH 2 & 3 R/O SUVARNARAJ BUNGLOW, PLOT NO.27, BUNGLOW 9, SWAMI VIVEKANAND MARG, MAI LELE SCHOOL, GOKULWADI, SHRINAGAR, GANGAPUR ROAD NASHIK - 422013 MAHARASHTRA

NeoGrowth Credit Private Limited

	ALL 1 TO 3 ALSO AT:-ROW HOUSE NO. 08, THAKKAR ROW HOUSES, BASEMENT + GROUND + 01 FLOOR, PLOT NO. B, GANGAPUR ROAD, NASHIK -422005 MAHARASHTRA
Loan Account Numbers	1279580 - 1319621
Reserve Price	Rs. 81,25,920/- (Rupees Eighty One Lakh Twenty Five Thousand Nine Hundred Twenty Only)
Earnest Money Deposit (EMD)	Rs. 8,12,592/- (Rupees Eight Lakh Twelve Thousand Five Hundred Ninety Two Only)
Date & Time of E-auction	23.11.2026 from 11:00 AM to 1:00 PM
Last date of submission of bids along with EMD	21.11.2026 up to 5:00 PM
Minimum bid Increment amount	Rs.5,000/- (Rupees Five Thousand Only)
Date & Time of Inspection of property	20.11.2026 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 PROPERTY BEARING ROW HOUSE NO. 8 HAVING AREA OF BASEMENT ADMEASURING 24.62 SQ. MTR. + GROUND FLOOR AREA ADM. 47.00 SQ. MTR. AND FIRST FLOOR AREA ADM. 44.88 SQ. MTR. THUS TOTAL AREA ADM. 116.50 SQ. MTR. IN THE SCHEME KNOWN AS "THAKKAR ROW HOUSES" CONSTRUCTED ON PLOT NO. B OUT OF SURVEY NO. 655/1/1/1 AND 655/1/1/9/2 SITUATED AT VILLAGE NASHIK, TALUKA, & DISTRICT: NASHIK WITHIN THE LIMITS OF NASHIK MUNICIPAL CORPORATION, NASHIK-422005 MAHARASHTRA AND BOUNDED BY:-EAST:-PLOT NO. C, WEST:-ROAD, NORTH:-ROW HOUSE NO. 7, SOUTH:-SURVEY NO. 655/1/1 /9/2 PART.

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.

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

NeoGrowth Credit Private Limited

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 Mr. 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.

9) It is hereby informed that a Civil Suit No. 286/2025, titled "Shalki Suresh Shinde v. Pooja Mayur Parakh & Ors.", concerning the aforesaid secured property, is pending before the Court of Civil Judge, Senior Division, Nashik. The intending bidders are advised to independently verify the status of the said litigation and satisfy themselves regarding the title, claims and rights affecting the property before participating in the e-auction. The sale shall be subject to applicable orders of the competent Court/Tribunal and provisions of law.

STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002 (AS AMENDED UPTO).

Date: 05.11.2026
Place: Nashik, Maharashtra

NeoGrowth Credit Private Limited

Authorised Officer
NeoGrowth Credit Private Limited