NEOGROWTH
Lending simplified. Growth amplified.

BY COURIER/E-MAIL

Date:-12.11.2026

To,

1. **SOHAMS ENTERPRISES (Merchant)**
(A Proprietorship Firm through its Proprietors/Authorised Signatory)
SHOP NO 02 E3 & E4 SUMERU TOWER LOKDHARA PHASE 3 LOKHDARA TISGAON KALYAN MUMBAI, THANE - 421306 MAHARASHTRA

ALSO AT:-FLAT NO. 301, 3RD FLOOR, C WING, SHREE SAI SANKUL CHSL, OFF MALANGAD ROAD, NEAR CHANDRABHAGA MARRIA, SURVEY NO. 29, H. NO. 5 A 3 OF VILLAGE PISAVALI, TALUKA KALYAN &AMP, DIST. THANE, NEAR CHANDIABHAGA MARRIAGE MALL, THANE-421306 MAHARASHTRA, Mob. No.:- +91-8652528999/TPATIL765@GMAIL.COM

2. **TANAJI SADASHIV PATIL (Borrower/ Proprietor/Authorised Signatory)**
F/301, C-WING, SHRI SAI SANKUL APARTMENT, SHREE MALANG ROAD, PISWALI GAON, KALYAN EAST, NEAR ANMOL GARDEN, OPP. RANGEELA HOTEL, KALYAN, KATEMANIVALI, THANE - 421306 MAHARASHTRA

SUBJECT: INTIMATION OF SALE OF PROPERTY

REF.: NOTICE UNDER RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002 ISSUED ON 17.10.2025 OF LOAN ACCOUNT NO. 1281592, 1322874 & 1325247 OF SOHAM ENTERPRISES

Dear Madam/ Sir,

This has reference to above mentioned subject and reference to Notice sent to you under Rule 8 (6) dated 17.10.2025, under Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act 2002, we wish to inform you as under.

1. That NeoGrowth Credit Private Limited has issued Notice dated 17.10.2025 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: Maharashtra

Date: 12.11.2026

(Authorised Officer)

For NeoGrowth Credit Pvt. Ltd.

NeoGrowth Credit Private Limited Delhi

Enclosed:

Copy of Auction notice

NEOGROWTH
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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 **12.03.2026** 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 **30.11.2026** for recovery of the outstanding amount of **Rs. 28,85,101.44/- (Rupees Twenty Eight Lakh Eighty Five Thousand One Hundred One Paise Forty Four Only) as on dated 14.05.2025**of APP ID **1281592, 1322874 & 1325247**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 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. SOHAMS ENTERPRISES (Merchant)** (A Proprietorship Firm through its Proprietors/Authorised Signatory) SHOP NO 02 E3 & E4 SUMERU TOWER LOKDHARA PHASE 3 LOKHDARA TISGAON KALYAN MUMBAI, THANE - 421306 MAHARASHTRA **ALSO AT:**-FLAT NO. 301, 3RD FLOOR, C WING, SHREE SAI SANKUL CHSL, OFF MALANGAD ROAD, NEAR CHANDRABHAGA MARRIA, SURVEY NO. 29, H. NO. 5 A 3 OF VILLAGE PISAVALI, TALUKA KALYAN &AMP, DIST. THANE, NEAR CHANDIABHAGA MARRIAGE MALL, THANE-421306 MAHARASHTRA, Mob. No.:- +91-8652528999/TPATIL765@GMAIL.COM

NeoGrowth Credit Private Limited Delhi

	2. TANAJI SADASHIV PATIL (Borrower/ Proprietor/Authorised Signatory) F/301, C-WING, SHRI SAI SANKUL APARTMENT, SHREE MALANG ROAD, PISWALI GAON, KALYAN EAST, NEAR ANMOL GARDEN, OPP. RANGEELA HOTEL, KALYAN, KATEMANIVALI, THANE - 421306 MAHARASHTRA
Loan Account Numbers	1281592, 1322874 & 1325247
Reserve Price	Rs. 22,95,000/- (Rupees Twenty Two lakh and Ninety Five Thousand Only)
Earnest Money Deposit (EMD)	Rs. 2,29,500/- (Rupees Two Lakh Twenty Nine Thousands and Five hundred Only)
Date & Time of E-auction	30.11.2026 from 11:00 AM to 1:00 PM
Last date of submission of bids along with EMD	28.11.2026 up to 5:00 PM
Minimum bid Increment amount	Rs.5,000/- (Rupees Five Thousand Only)
Date & Time of Inspection of property	27.11.2026 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 FLAT NO 301, C WING ON 3RD FLOOR, ADMEASURING 645 SQ. FT, BUILT-UP AREA (INCLUDING COMMON AREAS) (I.E. 59.94 SQ. METERS), IN THE BUILDING KNOWN AS "SHREE SAI SANKUL", OF THE SOCIETY KNOWN AS "SHREE SAI SANKUL CO-OPERATIVE HOUSING SOCIETY LIMITED" CONSTRUCTED ON THE LAND ADMEASURING 2950 SQ. METERS ON THE LAND BEARING SURVEY NO. 29 HISSA NO.5A3, SITUATED AT HAJI MALANG ROAD, NEAR ANMOL GARDEN, PISAVALI, KALYAN EAST, TALUKA KALYAN, DIST. THANE-421306, MAHARASHTRA AND BOUNDED BY: EAST:-MAIN ROAD/CHANDRABHAGA MARIAGE HALL, WEST:-GANESH DARSHAN APARTMENT/ BUILDING, NORTH:-MAIN ROAD/INTERNAL ROAD, SOUTH:-EKVIRA COMPLEX.

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. +91-7977701080Support e-mail ID: support@bankeauctions.com and for any property related query may contact the Authorised person Mr. Pratik Varma- 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: 12.11.2026
Place: Maharashtra

Authorised Officer
NeoGrowth Credit Private Limited

