GRIHUM HOUSING FINANCE LIMITED

Registered Office: 6th Floor, B Building, Ganga Trueno, Lohegaon, Pune, Maharashtra 411014 Branch Off Unit: 2nd Floor, Poonam Chambers, Above PNB, Navipeth, Jalgaon – 425001, Maharashtra

E-AUCTION - SALE NOTICE
Sale of secured immovable asset under SARFAESI Act

E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (the "Act") read with Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.
Noticeisherebygiventothepublicingeneralandinparticulartothe Borrower/Co-Borrower/Mortgagor(s)/Guarantor(s)thatthebelowdescribedimmovablepropertiesmortgagedto Grihum Housing Finance Limited (hereinafter referred to as the "Secured Creditor" as per the Act) , the possession of which has been taken by the Authorised Officer of Secured Creditor in exercise of powers conferred under section 13(12) of the Act read with Rules 8 and 9 of the security interest (Enforcement) Rule pursuant to notice under section 13(2) of the Act.
The Secured Assets will be sold on **"Asiswhereis","Asiswhatis",and"Whateverthereis"** basis on **23-11-2026** through E-Auction. It is hereby informed to General public that we are going to conduct public through E-Auction platform provided at the **website: https://www.bankeauctions.com. For detailed T&Cs of sale, please refer to link provided in GHFL's/Secured Creditor's website i.e. www.grihumhousing.com**

Sl. No.	Proposal No. Customer Name {A}	Demand Notice Date and Outstanding Amount {B}	Nature of Possession {C}	Description of Property {D}	Reserve Price {E}	EMD (10% of RP) {F}	EMD Submission date {G}	Incremental Bid {H}	Property Inspection Date & Time {I}	Date and time of Auction {J}	Known encumbrances/ Court cases if any {K}
1	Loan No. HF0117H21100007 MUKESH ASHOK JADHAV (BORROWER) KALPANA ASHOK JADHAV (CO BORROWER)	Notice date: 09-01-2026 Total Dues: Rs. 882857/- (Rupees Eight Lakh EightyTwo Thousand Eight Hundred FiftySeven Only) payable as on 09-01-2026 along with interest @12.15% p.a. till the realization.	Physical	All That Piece And Parcel Of The West Side Block No. 2 Adm. 39 Sqr. Mtr. Having Build Up Area Adm. 31.50 Sqr. Mtr. Constructed On Plot No. 57 Adm. 78 Sqr. Mtr. Having Gat No. 27/1 Situated At Kusumbe Kh. Tal. & Dist. Jalgaon. East :-Other Block In Plot No. 57, West :-Plot No. 56, North:-Road & Usage Of Block No. 2, South:-Plot No. 60.	Rs. 611652.00/- (Rupees Six Lacs Eleven Thousand Six Hundred Fifty Two Only)	Rs. 61165.20/- (Rupees Sixty One Thousand One Hundred Sixty Five and Twenty Paisas Only)	20-11-2026 Before 5 PM	10,000/-	16-11-2026 (11AM – 4PM)	23-11-2026 (11 AM- 2PM)	NIL

The intending bidders/purchasers are advised to visit Secured Creditor Branch and the auction properties, and make his own enquiry and ascertain additional charges, encumbrances and any third-party interests and satisfy himself/herself/itself in all aspects thereto before submitting the bids. All statutory dues like property taxes, electricity/water dues and any other dues, if any, attached to the property to be ascertained and paid by the successful bidder.
The interested bidders are required to register themselves with the portal and obtain login ID and Password well in advance, which is mandatory for e-bidding, from auction service provider) C1 India PVT LTD. Address- Plot No-68 3rd floor Gurgaon Haryana-122003. Helpline Number- 7291981124,25,26 Support Email id – Support@bankeauctions.com. **Contact Person – Dharni P, Email id- dharani.p@c1india.com Contact No- 9948182222.** Please note that Prospective bidders may avail online training on e-auction from them only. The intending purchaser/bidder is required to submit amount of the Earnest Money Deposit (EMD) by way of by way of NEFT/RTGS /DD in the account of "GRIHUM HOUSING FINANCE LIMITED - AUCTION PROCEEDS A/C", Bank-ICICI BANK LTD. Account No-091551000028 and IFSC Code- ICIC0000915 , ICICI Bank Ltd, Panchshil Tech Park, Near Ganapathi Chowk, 43/44 Viman Nagar - 411014 drawn on any nationalized or scheduled Bank on or before **20-11-2026** and register their name at https://www.bankeauctions.com and get user ID and password free of cost and get training on e-Auction from the service provider. After their Registration on the website, the intending purchaser/bidder is required to get the copies of the following documents uploaded, e-mail and sent self-attested hard copy at **Address: 2nd Floor, Poonam Chambers, Above PNB, Navipeth, Jalgaon – 425001, Maharashtra. Mobile no. +91 8281138143 e-mail ID p.adith@grihumhousing.com For further details on terms and conditions please visit https://www.bankeauctions.com & www.grihumhousing.com to take part in e-auction.**
This notice should also be considered as 15 DAYS (Fifteen) notice to Borrower / Co-Borrower/ Mortgagor (s)/Guarantor(s) under Rule 8(6) of the Security Interest (Enforcement) Rule-2002

In any case if there is any difference between the contents of local language publication and English newspaper publication, the content, of the English newspaper language published in The Indian Express shall be prevail

Date: 07.11.2026
Place: AURANGABAD

Sd/- Authorised Officer,
Grihum Housing Finance Limited

SYMBOLIC POSSESSION NOTICE

ICICI Bank Branch Office : ICICI Bank Ltd., Office Number 201-B, 2nd Floor, Road No. 1 Plot No-B3, WIFI IT Park, Wagle Industrial Estate, Thane (West)- 400604

The Authorised ICICI Bank Officer under the Securitisation, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued Demand Notices to the borrower(s) mentioned below, to repay the amount mentioned in the Notice within 60 days from the date of receipt of the said Notice.
Having failed to repay the amount, the Notice is issued to the borrower and the public in general that the undersigned has taken symbolic possession of the property described below, by exercising powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned dates. The borrower in particular and the public in general are hereby cautioned not to deal with the property. Any dealings with the property will be subject to charges of ICICI Bank Limited.

Sr. No.	Name of the Borrower(s)/ Loan Account Number	Description of Property/ Date of Symbolic Possession	Date of Demand Notice/ Amount in Demand Notice (Rs)	Name of Branch
1.	Manwath Gas Agency/ Kishor Tulshiram Dake/ Nitu Kishor Dake/ 405305500100	New House No. 8-7-15 (New), (Old House No.6), Rajgruha Niwas, Rachana Colony, Near Pathri Naka, Village Kasbe and Taluka Manwat, District Parbhani, Maharashtra- 431505/ November 04, 2026	August 18, 2026 Rs. 8344781.00/-	Parbhani

The above-mentioned borrowers(s)/guarantors(s) is/are hereby issued a 30 day Notice to repay the amount, else the mortgaged properties will be sold after 30 days from the date of publishing this Notice, as per the provisions under Rules 8 and 9 of Security Interest (Enforcement) Rules 2002.
Date: November 07, 2026,
Place: Parbhani

Sincerely Authorised Officer
For ICICI Bank Ltd.

HDB Financial Services Limited

HDB FINANCIAL SERVICES

Registered Office: - Radhika, 2nd Floor, Law Garden Road, Navrangpura, Ahmedabad-380009
Regional Office:- 1st Floor, Wilson House, Old Nagardas Marg, Andheri (E) Mumbai-4000069
Branch Office:- 1st& 2nd Floor, Chabada Central, Vidya Nagar, Seven Hill, Jalna Road, Aurangabad-431001.

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

LAST DATE TIME OF SUBMISSION OF EMD AND DOCUMENTS 09/12/2026 up to 05.00 pm

Sale of immovable property mortgaged to **HDB FINANCIAL SERVICES LIMITED** under Securitization and Reconstruction of Financial assets and Enforcement of Security Interest (SARFAESI) Act, 2002 (No.54 of 2002)
Whereas, the Authorized Officer of **HDB FINANCIAL SERVICES LIMITED** had taken possession of the following property/ies pursuant to the notice issued under Sec 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002 in the following loan accounts with our Branch with a right to sell the same on **"AS IS WHERE IS", "AS IS WHAT IS" AND "WHATEVER THERE IS"** basis for realization of HDB FINANCIAL SERVICES LIMITED. The sale will be done by the undersigned through e-auction platform provided at the website: **https://bankeauctions.com**

DESCRIPTION OF IMMOVABLE PROPERTIES

Lot No.	Name of the Branch & Name of the Borrowers & Loan Account No.	Mortgage Property Description, Which is Under Auction Sale & Possession Status	Demand Notice Date Outstanding Amount (Secured debt)	Authorized Officer's Details	EMD Submission Account Details	Reserve Price EMD Amount Bid Increase Amount	Date/ Time of e-Auction & Last Date of EMD Submission
1	**HDB Financial Services Limited,** 2nd Floor Above Axis Bank Ausa Road Latur-413512 **Loan account No. 49137601** **1. M S World** M S World Sonai Complex 5 No. Chowk Latur Latur-413512 Maharashtr **And Also Sy. No.33/1/A Plot No.89 MH.NO.R1/4073/34 A2/3604 Khadgaon Latur Latur Latur-413512** **2. Damini Sidhant Bhalerao** Panchwati Nagar Latur-413512 **3. Siddhant Shankar Bhalerao** Panchwati Nagar Latur-413512	**SCHEDULE OF THE SECURITIES-I** All that piece and parcel of Plot Number :89, Survey Number :33/1/A, Admeasuring Area: 92.93 Sq.mt MCH NO OLD R-1/4073/34 AND NEW A-2/3604, Village/ City: Khadaganv, Taluka: Latur, District: Latur-413512 **Boundaries:-** North-20 ft. wide Road, South-Land of Dagadu, East-Plot of Polikar, West-Plot No.90	15.06.2026 **Rs.27,50,087/-** (Rupees Twenty Seven Lakhs Fifty Thousand Eighty Seven Only) as of 10.06.2026	Mr. Ajay Galphade, Mobile No: - 8788551655 E mail Id: lo.latur@hdbfs.com	A/c No. 00210310002748 A/c Name HDBFS GENERAL receipts, IFSC Code- HDFC0000021 Bank- HDFC BANK LTD Branch- HYDERABAD- LAKDIKAPUL MICR CODE- 500240002	Rs.49,44,000/- (Rupees Forty Nine Lacks Forty Four Thousand Only) EMD Rs.4,94,400/- (Rupees Four Lakhs Ninety Four Thousand Four Hundred Only) Rs.15,000/-	10-12-2026 At 11 am to 5 pm with unlimited Extensions of 5 Minutes After Highest Bid Open Bidding Given By The Participants. Last Date Of Emd Submission 09-12-2026 11am to 5 pm.
2	**HDB Financial Services Limited,** 2nd Floor Above Axis Bank Ausa Road Latur-413512 **1. Ranvir Multiservices** Ranvir Multiservices Kabir Pales Behind Grand Hotel Barshi Road Latur-413512. **And Also** Plot No.54, MCH NO.R-1/4085/113/2 Old And A3/2046 New, Eastern Portion Of Plot No58 MCH NO.R-1/4085/39/1 Old and A3/2045 New Latur-413512 **2. Ranvir Raghunath Waghmare** Awanti Nagar Latur-413512 Maharashtra **3.Sanjana Ranvir Waghmare** Awanti Nagar Latur-413512 Maharashtra	All the piece and parcel of A) Plot No.54 bearing MCH No.R-1/4085/113/3 (Old) and A3/2046 (New)20/1/A, adm. East West 10 meter and South North 15 meter total adm. 150 Sq. Meter BOUNDARIES:- North-30 Ft.wide Road and Railway line new Road, South-Plot No.55, East-Plot No.53, West-Plot No.58 and B) Eastern portion of Plot No.58 bearing MCH No.R-1/4085/39/1 (Old) and A3/2045 (New), adm. East West 7.66 meter and South North 10 meter total adm. 76.6 Sq. meter from and out of land Sy. No.20/1/A of Khadgaon Tq. & Dist. Latur, **Boundaries:** North-9 meter wide road, South-Plotm No.57, East-Plot No.54, West-Remaining part of 58	15/06/2026 **Rs.97,98,509.2/-** (Rupees Ninety Seven Lakhs Ninety Eight Thousand Five Hundred Nine and Paise Twenty Only)	Mr. Ajay Galphade, Mobile No: - 8788551655 E mail Id: lo.latur@hdbfs.com	A/c No. 00210310002748 A/c Name HDBFS GENERAL receipts , IFSC Code- HDFC0000021 Bank- HDFC BANK LTD Branch- HYDERABAD- LAKDIKAPUL MICR CODE- 500240002	Rs.3,13,15,600 /- (Rupees Three Crore Thirteen Lakhs Fifteen Thousand Six Hundred Only) EMD Rs.31,31,560/- (Rupees Thirty One Lakhs Thirty One Thousand Five Hundred Sixty Only) Rs.15,000/-	10-12-2026 At 11 am to 5 pm with unlimited Extensions of 5 Minutes After Highest Bid Open Bidding Given By The Participants. Last Date Of Emd Submission 09-12-2026 11am to 5 pm.
3	**HDB Financial Services Limited,** 2nd Floor Above Axis Bank Ausa Road.Latur-413512 **1. Mk Electronics And RK Scrap** Mk Electronics And Rk Scrap Tapadiya Market Latur Latur Latur-413512 Maharashtra **And Also :** MCH NO.R-7/4224/1(Old) And C-4/4041(New) City Sy No 9952, Anand Nagar Latur Latur-41351 **2. Rajendra Prafulkumar Kamtikar** Anand Nagar Latur-413512 Maharashtra **3. Meena Rajendra Kamtikar** Anand Nagar, Latur-413512 Maharashtra	All that piece and parcel of Plot Bearing Mch NO.R-7/4224/1(old) And C-4/4041(New) Adm.East-West South Side 23.2ft.and East-West North Side 18.8 Ft. And South-North East Side 78 Ft. and South North West Side 80ft. And Total Adm.1670.85 Sq.ft From and Out of Land City Sy.no.9952 Part,anand Nagar, Latur Taluka and District Latur-413512. **Boundaries:-** North- House of Mr. Prahlad More, South-Muncipal Council Road, East-House of Mr. Dhavale West- House of Mr.baldawa	27.05.2026 **Rs.37,96,818.89/-** (Rupees Thirty Seven Lakhs Ninety Six Thousand Eight Hundred Eighteen Paise Eigty Nine Only	Mr. Ajay Galphade, Mobile No: - 8788551655 E mail Id: lo.latur@hdbfs.com	A/c No. 00210310002748 A/c Name HDBFS GENERAL receipts , IFSC Code- HDFC0000021 Bank- HDFC BANK LTD Branch- HYDERABAD- LAKDIKAPUL MICR CODE- 500240002	Rs.81,69,048/- (Rupees Eighty One Lakhs Sixty Nine Thousand Forty Eight Only) EMD Rs.8,16,905/- (Rupees Eight Lakhs Sixteen Thousand Nine Hundred Five Only) Rs.15,000/-	10-12-2026 At 11 am to 5 pm with unlimited Extensions of 5 Minutes After Highest Bid Open Bidding Given By The Participants. Last Date Of Emd Submission 09-12-2026 11am to 5 pm.
4	**HDB Financial Services Limited,** First Floor, Genesis Apartment No.101-103, Mumbai Naka Cir, Mumbai Naka, Matoshree Nagar, Nashik-422002 **1.Swarajya Sale 100** Shop No 1002 Main Road Vande Mataram Chowk Nashik Nasik-422001 Maharashtra **And Also** House City Survey No 1541 Municipal Comity House No 804/019 Nashik Nasik-422001 **2. Yogita Mukesh** Pimple CTS No 1541 H No 1019 Dimote Lane Behind Kathiyawad Shop Nashik Nasik-422001 Maharashtra **3. Mukesh Sharadrao** Pimpale CTS No 1541 H No 1019 Dimote Lane Behind Kathiyawad Shop Nashik Nasik-422001	All that piece and parcel of the property bearing City Survey No. 1541 total area adm. 133.8 Sq. Mtrs.of these House area adm, 66.9 Sq. Mtrs. Thereon constructed having Muncipal Commitee House No.804/019 situated at Nashik within the limits of the Nashik Municipal Coporarion, Nashik Tal. & Dist, Nashik-422001 **Boundaries:-** North-City Sy No.1542, South-City Sy No.1540, East-Common wall and City Sy No.1541 of remaining part, West-Dimote Lane	20/07/2026 **Rs.1,55,74,003.67/-** (Rupees One Crore Fifty Five Lakhs Seventy Four Thousand Three and Paise Sixty Seven Only)	Mr. Ajay Galphade, Mobile No: - 8788551655 E mail Id: lo.latur@hdbfs.com	A/c No. 00210310002748 A/c Name HDBFS GENERAL receipts , IFSC Code- HDFC0000021 Bank- HDFC BANK LTD Branch- HYDERABAD- LAKDIKAPUL MICR CODE- 500240002	Rs.2,02,03,200/- (Rupees Two Crore Two Lakhs Three Thousand Two Hundred Only) EMD Rs.20,20,320/- (Rupees Twenty Lakhs Twenty Thousand Three Hundred Twenty Only) Rs.15,000/-	10-12-2026 At 11 am to 5 pm with unlimited Extensions of 5 Minutes After Highest Bid Open Bidding Given By The Participants. Last Date Of Emd Submission 09-12-2026 11am to 5 pm.
5	**HDB Financial Services Limited,** 1st & 2nd Floor Chhabda central ,Vidhya Nagar, Seven Hills, Jalna Road Aurangabad-431009 **1. Shree Sai Enterprises** Shrirang Arcade Shop No 05 Near Tata Service Center Pundalik Nagar Road Garkheda Aurangabad 431001 Maharashtra **And Also** Gut No 48 Plot No 102 Jay Gajanan Nagar Mauji Garkheda Aurangabad MH-431001 **2. Anita Datta Ghanghav** Plot No 102 S No 48 New Gajanan Nagar Aurangabad MH-431001 Maharashtra **3. Balaji Bhikanrao Ghanaghao** Plot No 102 Galli No 4 New Gajanan Nagar Garkheda Aurangabad MH-431001 **4. Sangita Balaji Ghanghav** Plot No 102 Galli No 4 New Gajanan Nagar Garkheda Aurangabad MH-431001 **5. Datta Bhikanrao Ghanghav** Plot No 102 S No 48 New Gajanan Nagar Aurangabad MH-431001	All That Piece And Parcel Property out of Gut No.48, Plot No.102, Admeasuring Area 65.55 Sq. Mtr. And constructed house thereon Situated at Jay Gajanan Nagar, RDBK No.3944 Mauje Garkheda, Tq. And District Aurangabad. Boundaries:- North-Others Property, South-Plot No.103, East-20 Ft. Road, West-Others Property	19/06/2026 **Rs.31,67,573.20/-** (Rupees Thirty One Lakhs Sixty Seven Thousand Five Hundred Seventy Three and Paise Twenty Only)	Mr. Ajay Galphade, Mobile No: - 8788551655 E mail Id: lo.latur@hdbfs.com	A/c No. 00210310002748 A/c Name HDBFS GENERAL receipts , IFSC Code- HDFC0000021 Bank- HDFC BANK LTD Branch- HYDERABAD- LAKDIKAPUL MICR CODE- 500240002	Rs.54,57,284/- (Rupees Fifty Four Lacks Fifty Seven Thousand Two Hundred Eighty Four Only) EMD Rs.5,45,729/- (Rupees Five Lakhs Forty Five Thousand Seven Hundred Twenty Nine Only) Rs.15,000/-	10-12-2026 At 11 am to 5 pm with unlimited Extensions of 5 Minutes After Highest Bid Open Bidding Given By The Participants. Last Date Of Emd Submission 09-12-2026 11am to 5 pm.
6	**HDB Financial Services Limited,** 1st & 2nd Floor Chhabda Central, Vidhya Nagar, Seven Hills, Jalna Road Aurangabad-431009 **1. Sourabh Engineering Works** Sourabh Engineering Works D52/29 MIDC Waluj Aurangabad MH-431001 **And Also** Plot No. D52/30 Waluj Industrial Area Waladgaon Aurangabad MH- 431001 **2. Rajendra Madhukar** Superm 85/03 Bajaj Nagar Midc Waluj Beside Ganpati Mandir Aurangabad Aurangabad MH-431001 **3. Seema Rajendra** Supe RM 85/03 Bajaj Nagar MIDC Waluj Beside Ganpati Mandir Aurangabad MH-431001	All That Piece And Parcel of property bearing Plot No. D-52/30 (Area admeasuring 130 Sq. Mtrs.) along with Build-up structure and premises, Situated at Waluj Industrial Area, within the limits of Waladgaon and outside the limits of Aurangabad Municipal Corporation, Tq. & Dist. Aurangabad -431001 **Boundaries:-** North-Plot No.D-52/33, South- Internal Road of society, East-Plot No. D-52/31, West-Plot No. D-52/29	20.07.2026 **Rs.20,12,163.67/-** (Rs. Twenty Lakhs Twelve Thousand One Hundred Sixty Three and Paise Sixty Seven Only)	Mr. Ajay Galphade, Mobile No: - 8788551655 E mail Id: lo.latur@hdbfs.com	A/c No. 00210310002748 A/c Name HDBFS GENERAL receipts , IFSC Code- HDFC0000021 Bank- HDFC BANK LTD Branch- HYDERABAD- LAKDIKAPUL MICR CODE- 500240002	Rs.43,77,340/- (Rupees Forty Three Lakhs Seventy Seven Thousand Three Hundred Forty Only) EMD Rs.4,37,734/- (Rupees Four Lakhs Thirty Seven Thousand Seven Thundred Thirty Four Only) Rs.15,000/-	10-12-2026 At 11 am to 5 pm with unlimited Extensions of 5 Minutes After Highest Bid Open Bidding Given By The Participants. Last Date Of Emd Submission 09-12-2026 11am to 5 pm.

TERMS & CONDITIONS: 1. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ ies put on auction and claims/ rights/ dues/ effecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the HDB FINANCIAL SERVICES LIMITED. The property is being sold with all the existing and future encumbrances whether known or unknown to the HDB FINANCIAL SERVICES LIMITED. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues. **2. The e-Auction is being held on " AS IS WHERE IS" "AS IS WHAT IS" AND "WHATEVER THERE IS"** after taking **symbolic possession** of the properties. Successful bidder/s shall have **to get physical possession of the properties at his/ their cost,risk & responsibility. Though the bank will facilitate in taking possession by obtaining orders from the competent authority. 3.** It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property/ies put on auction will be permitted to interested bidders on **25.11.2026 to 26.11.2026** (During Office Hours).The interested bidders shall submit their EMD through Web **Portal:https://bankeauctions.com** the user ID & Password can be obtained free of cost by registering name with **https://bankeauctions.com** through Login ID & Password. The EMD shall be payable through Demand Draft in the account mentioned above. After Registration (One Time) by the bidder in the Web Portal, the intending bidder/purchaser is required to get the copies of the following documents uploaded in the Web Portal before the Last Date & Time of submission of the Bid Documents viz. i) Copy of the NEFT/RTGS Challan or Demand Draft; ii) Copy of PAN Card; iii) Proof of Identification/ Address Proof (KYC) viz. self-attested copy of Voter ID Card/ Driving License/ Passport etc.; without which the Bid is liable to be rejected. UPLOADING SCANNED COPY OF ANNEXURE-I (can be downloaded from the Web Portal: https//www.bankeauctions.com) AFTER DULY FILLED UP & SIGNING IS ALSO REQUIRED. The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid Documents, Training/ Demonstration on Online Inter-se Bidding etc., may contact **M/s. C1 India Pvt Ltd, Plot no-68, 3rd Floor, Sec-44, Gurgaon, Haryana-122003, E-mail ID : support@bankeauctions.com, Support Helpline Numbers : 124-4302020/21/22/23, 7291981124 / 1125 / 1126, Sales Enquiries : Mr. Dharani krishna, email id - andhra@c1india.com; ph.no- 9948182222 and for any property related query may contact Authorised Officer: MR.Ajay Galphade, Mobile No: - 8788551655, Email Id: lo.latur@hdbfs.com** during the working hours from Monday to Saturday. **4.** The interested bidder has to submit their Bid Documents [EMD (not below the Reserve Price) and required documents (mentioned in Point No.4)] on/ before. **09/12/2026 up to 5.00 pm** and after going through the Registering Process (One time) and generating User ID & Password of their own, shall be eligible for participating the e-Auction Process, subject to due verification (of the documents) and/ or approval of the Authorised Officer. **5.** During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the 'Bid Increase Amount' (mentioned above) or its multiple and in case bid is placed during the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (each time till the closure of e-Auction process), otherwise, it'll automatically get closed. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the e-Auction Process shall be declared as a Successful Bidder by the Authorised Officer/ Secured Creditor, after required verification **6.** The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within 24 hours of the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting borrower shall have no claim/ right in respect of property/ amount. **7.** The prospective qualified bidders may avail online training on e-Auction from **https://bankeauctions.com** . prior to the date of e-Auction. Neither the Authorised Officer/ HDB FINANCIAL SERVICES LIMITED nor **https://bankeauctions.com** shall be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event. **8.** The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody. **9.** The Authorised Officer is not bound to accept the highest offer and the Authorised Officer has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction without assigning any reason thereof. **10.** The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of **https://bankeauctions.com ,support@bankeauctions.com** before submitting their bids and taking part in the e-Auction **11.**The publication is subject to the force major clause. **Special Instructions 12.** Bidding in the last moment should be avoided in the bidders own interest as neither the HDB FINANCIAL SERVICES LIMITED nor Service provider will be responsible for any lapse/failure(Internet failure/power failure etc.). in order to ward-off such contingent situations bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc, so that they are able to circumvent such situation and are able to participate in the auction successfully.

STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

13. The borrower/ guarantors are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

Place: Latur/Aurangabad/Nashik
Date: 07/11/2026

SD/- Authorised Officer
HDB Financial Services Limited

TATA CAPITAL HOUSING FINANCE LIMITED

TATA

Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai 400013.
Branch Address: 2nd Floor, Kandi Tower, C Wing, Jalna Road, Aurangabad - 431001

NOTICE FOR SALE OF IMMOVABLE PROPERTY

(Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

E-Auction Notice of 15 days for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below mentioned Borrower and/ Co- Borrower, or their legal heirs/representatives (Borrowers) that the below described immovable property mortgaged to Tata Capital Housing Finance Ltd. (TCHFL), the Possession of which has been taken by the Authorised Officer of TCHFL, will be sold on **26-11-2026 on "As is where is" & "As is what is" and "Whatever there is" and without any recourse basis"** for recovery of outstanding dues from below mentioned Borrower and Co-Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below. Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said secured asset / property shall be sold by E- Auction at 2.00 P.M. on the said **26-11-2026.** The sealed envelope containing Demand Draft of EMD for participating in E- Auction shall be submitted to the Authorised Officer of the TCHFL on or before **25-11-2026** till 5.00 PM at Branch address **TATA CAPITAL HOUSING FINANCE LIMITED,** 2nd Floor, Kandi Tower, C Wing, Jalna Road, Aurangabad - 431001

The sale of the Secured Asset/ Immovable Property will be on "as is where condition is" as per brief particulars described herein below ;

Sr. No.	Loan A/c. No	Name of Borrower(s) / Co-borrower(s) Legal Heir(s)/ Legal Representative/ Guarantor(s)	Date of Demand Notice	Reserve Price	Outstanding as on
1	9479797	MR. SHAM BABULAL BHUTADA MRS. SANGEETA SHAM BHUTADA	Rs. 12,82,716/- 22-10-2018	Rs.9,90,000/- Earnest Money Deposit (EMD): - Rs.99,000/- Type of possession:- Physical	Rs.36,79,037/- 31-10-2026
	Description of the Immovable Property: All that piece and parcel of the Flat No. E-1, Admeasuring 41.97 Sq. Mtrs. Situated at Sai Nagari, Gat No. 76, Shendraban Aurangabad, **Bounded :** East: Flat No. E - 4, West : Flat No. E - 4, North : Road, South: Flat No. E 2.s				
2	TCHHL065200010 0162321 & TCHIN065200010 0164644	MR. NAEEM SHAH RAZZAK SHAH MRS. SHEERIN NAEM SHAH	Rs. 14,55,370/- 08-04-2025	Rs. 8,00,000/- Earnest Money Deposit (EMD):- Rs. 80,000/- Type of possession:- Physical	Rs.19,01,736/- 31-10-2026
	Description of the Immovable Property: All that piece and parcel of East side portion admeasuring 46.51 Sq. Mtrs. Having built up area admeasuring 44.22 Sq. Mtrs. Out of Plot No. 70/2 admeasuring 139.40 Sq. Mtrs. Having Survey No. 13 situated at Khadke, Tal. Bhusawal & Dist. Jalgaon. Which is **Bounded as follows:** On or towards East: By Plot No. 70/1, On or towards South: By 9 Mtr. Road & Usage, On or towards North: By Plot No. 86, On or towards West: By Block in same Plot.				
3	TCHHF0652000 100071346	MR. RAM KISHANCHAN NAGRANI M/RS. MANJU RAM NAGRANI M/S. NIKITA COLLECTION M/S. CHANDANI COLLECTION	Rs. 13,51,513/- 07-02-2025	Rs. 12,95,000/- Earnest Money Deposit (EMD):- Rs. 1,29,500/- Type of possession:- Physical	Rs.18,74,755/- 31-10-2026
	Description of the Immovable Property: All that piece and parcel of House No. 6 admeasuring 43.9 Sq. Mtrs. Situated on 1ST Floor of Building constructed on Plot No. 24 admeasuring 532.50 Sq. Mtrs. Having Survey No. 9/1 B2 situated at Krushnapuri, Tal. Pachora & Dist. Jalgaon.				
4	TCHHL065200010 0135581 & TCHIN065200010 0139639	MR. SHAIKH NISAR SHAIKH SHABBIR MRS. SHAMINBANO NISAR SHEKH	Rs. 14,75,024/- 06-01-2024	Rs.8,00,000/- Earnest Money Deposit (EMD):- Rs.80,000/- Type of possession:- Physical	Rs.21,77,627/- 31-10-2026
	Description of the Immovable Property: All that piece and parcel of Block No. A admeasuring 46.51 Sq. Mtrs. Having Built up area admeasuring 59.08 Sq. Mtr. Constructed on Plot No. 100/1 admeasuring 139.38 Sq. Mtr. Having Survey No. 13 situated at Bhusawal Tal. Bhusawal & Dist. Jalgaon. **Bounded:** East: By Block No. B of said Plot No. 100/1, West : By Plot No. 100/2, North : By Plot No. 120, South : By 9 Mtr. Wide Road				
5	TCHHL0672000 100084909	MR. RAJARAM BHUTADA MRS. PREMABAI RAJARAMJI BHUTADA MR. RAMDHAN RAJARAMJI BHUTADA	Rs. 21,16,379/- 15-11-2022	Rs. 25,00,000/- Earnest Money Deposit (EMD):- Rs. 2,50,000/- Type of possession:- Physical	Rs.38,71,471/- 31-10-2026
	Description of the Immovable Property: All that proportionate and restricted right, share and interest in the common area and facilities of the building "Krushnai Apartment" constructed over Plot No. 23, 24, 25, 26 corresponding to Municipal House No. R-2/2245/A old out of Sy. No. 234/1 of Latur together with bona fide ownership over Flat No. 404 on the Fourth Floor of the building "Krushnai Apartment" admeasuring built up area of 733.50 Square Feet corresponding Super Built up area of 991.00 Square Feet. The said family unit is **Bounded by towards:** East : 20 Ft. wide Road, West: Flat No. 408, South: Plotting of Rachte, North: Flat No. 403.				

Note : The bidders are advised to conduct due diligence before submitting the bid. The auction shall be subject to the outcome of the litigation, Dispute if any.

At the Auction, the public generally is invited to submit their bid(s) personally. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the Immovable Property sold.

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions:

NOTE: The E-auction of the properties will take place through portal http://XpertAuction.com on 26-11-2026 between 2.00 PM to 3.00 PM with limited extension of 5 minutes each.

Terms and Condition: 1. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall at once again be put up to auction subject to the discretion of the Authorised Officer. **2.** The Immovable Property shall not be sold below the Reserve Price. **3.** Bid Increment Amount will be: **Rs.10,000/-** (Rupees Ten Thousand Only) **4.** All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA CAPITAL HOUSING FINANCE LTD." Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorised Officer. **5.** The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorised Officer to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. **6.** For reasons recorded, it shall be in the discretion of the Authorised Officer to adjourn/discontinue the sale. **7.** Inspection of the Immovable Property can be done on **17-11-2026 between 11.00 AM to 5.00 PM.** with prior appointment. **8.** The person declared as a successful bidder shall, immediately after such declaration, deposit twenty-five per cent of the amount of purchase money/bid which would include EMD amount to the Authorised Officer within 24Hrs and in default of such deposit, the property shall forthwith be put to fresh auction/Sale by private treaty. **9.** In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorised Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office day after the 15th day. **10.** In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/Sale by private treaty. The deposit including EMD shall stand forfeited by TATA CAPITAL HOUSING FINANCE LTD and the defaulting purchaser shall lose all claims to the property. **11.** Details of any encumbrances, Litigations known to the TATA CAPITAL HOUSING FINANCE LTD, to which the property is liable: as per table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities arears of property tax, electricity etc. before submitting the bid. **12. For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, Navodayan Proptech Private Limited (XpertAuction), 203, 2nd Floor, Shyam Palace, Sector 4 & 5 Crossing, Railway Road, Gurugram, Haryana 122001, Email Id - eauctions@XpertAuction.com. Alternatively, bidders may contact the Authorised Officers of TCHFL: Mr. Manish Bansal (PAN India) at Manish.Bansal@tatacapital.com, Mobile: 8588983696; Mr. Sunil Sharma (East & West Regions) at sunil24.sharma@tatacapital.com, Mobile: 9960796000; or Mr. Prashant Dhokne (North & South Regions) at prashant.dhokne@tatacapital.com, Mobile: 7020997972. the bidders may send their queries to the above-mentioned contacts for necessary assistance and clarification, 13.** TDS of 1% will be applicable and payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by highest bidder in the PAN of the owner/ borrower(s) and the copy of the challan shall be submitted to our company. **14.** Please refer to the below link provided in secured creditor's **website https://surl.li/tmocob** for the above details. **15.** Kindly also visit the link: **https://www.tatacapital.com/property-disposal.html**

Please Note - TCHFL has not engaged any broker/agent apart from the mentioned auctioning partner for sale/auction of this property. Interested parties should only contact the undersigned or the Authorised officer for all queries and enquiry in this matter.

Sd/-
(Authorised Officer)
Tata Capital Housing Finance Ltd.

Place : Aurangabad & Jalgaon & latur
Date : 07-11-2026