DMI HOUSING FINANCE

DMI HOUSING FINANCE PRIVATE LIMITED

MBD House, Gulab Bhawan, 2nd Floor, 6, Bahadur Shah Zafar Marg, New Delhi – 110002

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E - AUCTION SALE NOTICE (under SARFAESI Act)

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale notice for Sale of Immovable Secured Assets under Securitisation and Reconstruction of Financial Assets 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 to the Borrower/s and Guarantor/s in particular, by the Authorized Officer, as mentioned below, that the **Symbolic Possession** of the under mentioned properties mortgaged to **DMI HOUSING FINANCE PRIVATE LIMITED (Secured Creditor)** had already been taken over under provisions of section 13 (4) of the Securitisation and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 on **06-10-2026**.Whereas the Secured Creditor acting through its Authorized Officer, in exercise of its powers under Section 13(4) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI), will put the below mentioned property to E-Auction for recovery of under mentioned dues and further interest, charges and costs etc. The properties are being sold on **"AS IS WHERE IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS"** as such sale is without any kind of warranties and indemnities.

The under-mentioned properties will be sold by way of "Online E-Auction through website https://www.bankeauctions.com.

Inspection Date & Time: 15th December 2026 at 11:00 AM to 03:00 PM

Date & Time of e-Auction: 21st December/2026 at 11:00 AM to 01:00 PM

Last Date of submission of Bid/EMD: 18th December 2026 at 05:00 PM

Name of Borrower/ Co-Borrower /Guarantor	Outstanding Amount	Details of Secured Assets	(Rs.)	
			Reserve Price	EMD 10%
Name of Borrower Rahul Milind Ghodake **Name of Co Borrower** Priti Ajit Ghodake	In Loan Account No. GG1238769 **Rs 20,29,183/- (twenty lakh twenty-nine thousand one hundred and eighty three)** as on **06-July-2026**	All the part and parcel of the property:-" Flat 303 2nd Shreepati Niwas 221 Milkat No. 1/222/09 Ambegaon Khurd, Ambegaon Khurd, Haveli Pune Maharashtra 411046 India Admeasuring flat built-up area 587 sq. ft.	35,22,000	3,52,200

Terms & Conditions:

1. To the best of knowledge and information of the Authorized 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/ affecting 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 bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues/outstanding statutory dues/taxes etc.

2. 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 at sites as mentioned against each property description.

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3. The interested bidders shall submit their Earnest Money Deposit (EMD) details and documents through Web Portal: **https://www.bankeauctions.com** (the user ID & Password can be obtained free of cost by registering name with **https://www.bankeauctions.com**) through Login ID & Password. 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, Sector 44 Gurgaon, Haryana. Pin: 122003, e-mail ID: support@bankeauctions.com, andhra@c1india.com Contact No: 7291981124,25,26 Contact person: Mr. Dharani KrishnaContact No.+919948182222 and** for any property related query may contact Authorized Officer: **Mr. Vinay Sharma, Mobile No.8955850834 & e-mail ID: vinay.sharma2@dmihousingfinance.in during the working hours from Monday to Friday.**

4. The EMD shall be payable through NEFT/ RTGS (receipt of which shall be enclosed with the bid) latest **by 18th December 2026 till 05:00 PM** in the following Account with **HDFC Bank Ltd.** at **Bank house Branch, Gurugram, Account No. 00030330020098, Name of the A/C: DMI Housing Finance Private Limited, IFSC Code: HDFC0000572** or by way of Demand Draft / Pay Order drawn in favour of **'DMI Housing Finance Private Limited'** & addressed to Authorised Officer, **at MBD House, Gulab Bhawan, 2nd Floor, 6, Bahadur Shah Zafar Marg, New Delhi – 110002**

5. The assets will not be sold below the Reserve Price. The Authorized Officer is not bound to accept the highest offer and the Authorized 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.

6. The EMD of successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded within 7 working days from the date of auction. The EMD shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, immediately i.e. on the same day or not later than next working day and the balance 75% of the sale price within 15 days from the date of confirmation of sale or such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer. FOR DETAILED TERMS & CONDITIONS PLEASE REFER OUR WEBSITE **https://www.dmihousingfinance.in** AND **https://www.bankeauctions.com** BEFORE SUBMITTING BIDS AND TAKING PART IN THE E-AUCTION.

The Borrowers / Guarantors may treat this as notice u/r 8(6) of Security Interest [Enforcement] Rules, 2002 and are hereby given a last and final opportunity to discharge the liability in full as stated above within 30 days from the date of this notice failing which the assets will be sold as per terms and conditions mentioned above.

Place: Kalyan

(Authorized Officer)
Sd/-

Date: 16.11.2026

DMI Housing Finance Private Limited