



SUNDARAM HOME FINANCE LTD.

Regd Office: No. 21, Patullos Road, Chennai - 600 013.
Corporate Office: Sundaram Towers, No. 46,
 Whites Road, Chennai - 600 014.

Branch Office: Shop No 202, Shriram Shyam Towers, Second Floor, Khasara No 101/3,
 Mouza Sitabuli , S V Patel Marg, Kingsway Civil Line, Nagpur-440001

POSSESSION NOTICE

Issued Under Sec 13(4) read with Appendix IV and Rule 8(1) of Security Interest (Enforcement) Rules, 2002

Whereas the authorized officer of **SUNDARAM HOME FINANCE LTD.**, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002 and in exercise of powers conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice calling upon the Borrower Co-Borrower and the Guarantor to repay the amount mentioned in the demand notices within 60 days from the date of receipt of the notice. The Borrower(s) having failed to repay the amount in full, notice is hereby given to the Borrower(s) and the public in general that the Authorised Officer has taken possession of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with rule 8 of Sarfaesi Act. The borrower's attention is invited to provision of subsection (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. The Borrower(s) in particular and the public in general are hereby cautioned not to deal with the property and any dealings with in the secured property shall be subject to the charge of **SUNDARAM HOME FINANCE LTD** for the amount mentioned below along with further interest, cost and other charges etc. if any till actual date of payment.

Sl. No.	File Nos.	Borrower's & Co-Borrowers Name and Address	Date of Demand Notice / Publication	Notice Amount	Date of Possession	Total Outstanding
1	NGP20230061	Mr. Manoj Mulachand Baghele (Borrower) No 763 Patilpura Gama Vastad Akhada, Bhanekheda, Dr. Ambedkar Marg, Near Gama Vastad Akhada, Nagpur - 440017	29-11-2024	Rs. 14,64,712/-	11-02-2025	Rs.14,97,633/-
2	NGP20230062	Mr. Manoj Mulachand Baghele (Borrower) No 763 Patilpura Gama Vastad Akhada, Bhanekheda, Dr. Ambedkar Marg, Near Gama Vastad Akhada, Nagpur - 440017	29-11-2024	Rs. 9,33,926/-	11-02-2025	Rs. 9,77,348/-
3	NGP20240064	Mrs. Sangita Manoj Baghele (Co-Borrower) No 763 Patilpura Gama Vastad Akhada, Bhanekheda, Dr. Ambedkar Marg, Near Gama Vastad Akhada, Nagpur - 440017	29-11-2024	Rs. 3,12,158/-	11-02-2025	Rs. 3,29,403/-

Schedule of Property: All that piece and parcel of the land bearing City Survey No.285 admeasuring about 55 Sq. Mtrs. as per Akhivatrika and 81.29 Sq. Mtrs. in Sheet No.135 situated at Nagpur - Nagpur having its Municipal Corporation House No.763, Ward No.50, P.H.No. 10 Circle no.17723 Division no. 4, within the limits of Nagpur Improvement trust Nagpur and Nagpur Municipal Corporation Nagpur in Tashli and District Nagpur and Same is **bounded as under:** On the East: - Road On the West:- House of Pandurang Chapparghare. On the North:- House of Shri Balchand Pimplikar. On the South:- House of Shri Chandrabhan Adhalkar

OF E-AUCTION & TIME : 17:03-2025 at the Web-Portal (https://bankauctions.in) from 3.00 PM TO 04.00 PM, with unlimited extensions of 5 minutes each.

last date of submission of Tender/Sealed Bid in the prescribed tender form along with EMD & KYC either through online mode or at the above mentioned GICHF Office at 15:03-2025 before 5.00 PM.

Further to this PUBLIC NOTICE for E-Auction Sale of the above said Assets / properties (in terms and conditions of the SARFAESI, Act 2002 and rules thereunder) GICHFL invites OFFERS EITHER in sealed covers/ or in Online mode to purchase the said properties on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".

TERMS & CONDITIONS OF THE AUCTION SALE ARE AS FOLLOWS:-

E-Auction is being held on "As is where is Basis", "As is what is Basis", "Whatever there is" And "Without Any Recourse Basis", and will be conducted "Online". The E-Auction will be conducted through GICHF approved Auction service provider "M/s.4 closure"

The intending bidders should register their names at portal <https://bankauctions.in/> and get their user-id and password free of cost. Prospective bidders may avail online training on E-Auction from the service provider M/s. 4 closure, # 605 A, 6th Floor Maitrivanam, Ameerpet, Hyderabad - 500038, Telangana. Office Land Line No: 040-23736405; Backend team : 8142000062 / 66, Mr. Prakash - 8142000064 / 81420000725, prakash@bankauctions.in, Mr. Nitesh Pawar, Manager, Mumbai, No:8142000725, mail id: Nitesh@bankauctions.in. Property enquiries, CONTACT DETAILS : SANTOSH KHAVARE - 9819906655 / DATTARAM GAWADE - 9821505826, SHRADHESH DESAI-9967042504

The E-auction Sale is subject to the conditions prescribed in the SARFAESI Act/Rules 2002 and the terms and conditions mentioned hereunder/website also subject to conditions in the offer/bid documents to be submitted by the intending/participating bidders.

Every bidder is required to have his/her own email address in order to participate in the online E-auction.

Once Intending Bidder formally registers as a qualified tenderer before authorized officer of GICHF, will have to express his/her intention to participate through the E-auction bidding platform, by submitting document. It shall be the tenderer's/online bidder's sole responsibility to procure his/her login ID and password from the E-auction service provider.

The aforesaid properties shall not be sold below the reserve price mentioned above.

Intending bidders are required to deposit Earnest Money Deposit/s (EMD) @ 10% of the above/said respective reserve prices, by way of DD/RTGS/NEFT favouring GIC Housing Finance Ltd. Bank details are as follows: Bank Name: UNION BANK OF INDIA, A/c No: 005111010000039 - A/c Name: GIC HOUSING FINANCE LTD AUCTION A/c, Branch Name : LCB, FORT Address : UBI, 239 BACKBAY RECLAMATIO NARIMAN POINT MUMBAI MAHARASHTRA PINCODE 400021. IFSC Code - UBIN0800511.

The said Deposit/s shall be adjusted in the case of successful bidder/s, otherwise refunded. The said earnest money deposit/s will not carry any interest.

The offer/s along with the aforesaid Earnest Money Deposit (EMD) can be submitted either "online" through the portal <https://bankauctions.in/> along with the EMD and scanned copy of KYC documents including PAN Card & address proof, to the service provider or through submitting sealed cover comprising bid form, EMD and KYC documents and it should reach the respective branch offices of GIC Housing Finance Ltd., mentioned above on or before EMD Submission due date.

That, after opening the tenders, the intending bidders who have submitted their bids for not less than the reserve price will be given an opportunity at the sole discretion of the Authorized Officer to increase the bidding amount.

The successful bidder/s shall deposit 25% of the amount of sale price, adjusting the EMD paid already, immediately on acceptance of offer by the Authorized officer in respect of the sale, failing which the earnest money deposited shall be forfeited. The balance 75% of the sale price is payable within 15 days from the date of confirmation of the sale solely at the discretion of the Authorized Officer. In case of failure to deposit the balance amount within the prescribed period, the amount deposited shall be forfeited. The Authorized Officer shall not be required to give any further notice of forfeiture to the successful bidder.

Bidders are bound by the principle of "caveat emptor" (Buyer Beware) and advised to conduct their own due diligence to find any encumbrances, statutory liabilities, arrears of property tax, Income Tax, Excise Duty, Labour Dues, electricity and maintenance dues etc., of the firm or Secured Asset. The Successful bidders shall have to bear all outgoing i.e., municipal taxes, maintenance/society charges, electricity charges, water charges, stamp duty, registration charges, (if applicable), if any and all other incidentals charges, cost including all outgoing relating to the respective properties other than the sale price...

The successful bidder should bear the charges/fees payable on sale certificate, such as registration fees, stamp duty, taxes, or any other duties payable for getting the secured asset transferred in his/her name.

The Sale Certificate will be issued only in the name of the successful bidder and only after receipt of the entire / sale price.

The notice is hereby given to the Borrower/s, Mortgageor/s and Guarantor/s that they can bring the intending buyer/purchaser for purchasing the properties mentioned above, as per the terms and Conditions of the EAUction Sale.

Inspection of the above said properties can be given on request and as per convenience of Authorized Officer.

The Authorized Officer is not bound to accept the highest offer or any or all offers and reserves the right to accept or reject any or all the tenders without assigning any reason therefor.

GICHFL is not responsible for any liability whatsoever pending upon the properties as mentioned above. The property shall be auctioned on "As is where is", "As is what is", "Whatever there is" and "without any recourse basis".

In case the borrowers/mortgagor approaches GICHFL before confirmation of sale, offering contractual dues + expenses + interest @ 15 % from date of proclamation of sale + 5% of the purchase money (in case after sale which is to be paid to successful bidder) and requests for cancellation of the sale, GICHFL shall accept the amount and hand over the possession to mortgagor

The highest bidder has to pay 25% (inclusive of earnest money deposited) of the bid amount in terms of the sale notice immediately and the balance 75% of the bid amount is payable in 15 days or such other extended period as agreed upon between the parties (AO and the successful bidder). However, Authorized Office is to be confirmed sale certificate after expiry of 30 days from the date of sale and in no case the sale is to be confirmed before expiry of 30 days from the date of sale. Only after receipt of full payment, sale to be confirmed and the sale certificate to be issued.

Minimum Bid increment value is Rs.10,000/-

STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

For detailed terms and Conditions of the sale and full description of the properties please refer to the website of approved e-auction service provider M/s.4 closure and website <https://bankauctions.in>.

FOR GIC HOUSING FINANCE LTD.
SD/-
AUTHORISED SIGNATORY

DATE : 13.02.2025
PLACE : BORIVALI / VIRAR / VASAI / BOISAR / THANE