

**AUCTION SALE NOTICE OF IMMOVABLE PROPERTIES**
**Auction-Sale Notice for Sale of Immoveable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002**

Notice is hereby given to the public in general and in particular to the borrower(s) indicated in Column no-A that the below immovable properties described in Column no-E mortgaged/charged to Khush Housing Finance Pvt. Ltd., the Physical Possession of which has been taken (as described in Column no-C) by the Authorized Officer of Khush Housing Finance Pvt. Ltd (KHFL) being a Secured Creditor, will be sold on "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS BASIS AND WITHOUT ANY RECOURSE BASIS" as per the details mentioned below and as per the provisions of the SARFAESI Act &amp; Rules, 2002.

This Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the borrowers/ mortgagor(s) as the case may be indicated in Column no-A, under Rules 8 (6) &amp; 9 (1) of the Security Interest Enforcement Rules, 2002.

Sr. No	Loan no, Name of the Borrowers/ Co-Borrowers/ Guarantor(s)/Legal heirs (A)	Total Outstanding amount (Including all recovery & legal expenses) as on March 31, 2024 (B)	Admeasuring Area (C)	Description of the Property mortgaged (D)	Reserve Price (RP) (E)
1	LXTHA01117-180001290 /RAMESHKUMAR CHOUDHARY (Borrower)/ ANACHI CHAUDHARY (Co-Borrower)	Rs.1797614/-	281.48 sq.ft Carpet	Flat No.301,Prashant apartment, Gramin House No. 231, Near municipal School, Kalher, Bhiwandi, Thane, 421501, Maharashtra	Rs. 690000/-
2	LXTHA02016-170000104 & LXTHA01617-180001720 / AJAY KUMAR SHYAMBIHARI TIWARI (Borrower)/ SEEMA AJAY TIWARI (Co-Borrower)	Rs.2074522/- & Rs.605263/-	355 sq. ft. (Built- Up)	Flat No. 203, Second Floor, Sai Teerth Co-operative Hsg Society Ltd, Near center point Hotel, Purna, Bhiwandi, Thane.	Rs. 729000/-
3	LXTHA00415-160000011 & LXVIR00518-190003063 /SNEHA DHARMA SHIRSAT (Borrower)/ DHARMA LAXMAN SHIRSAT (Co-Borrower)	Rs.3060588/- & Rs.622811/-	1 Bhk Flat 644 Sq. Ft. Built Up	Flat no.503, 5th Floor, A wing, Siddharth Apartment, Near Pranjee garden, Sr.No.40, Hissa No.3, Belvali Village, kalyan karjat road, Badlapur(East), Thane, 421503.	Rs. 2173500/-
4	LXTHA02017-180001978 / AYYUB USMAN KHAN (Borrower)/ MARIYAM AYYUB KHAN (Co-Borrower)	Rs.1256135/-	1 RK Flat 360 Sq. Ft. Built Up	Flat .No. 202, Second Floor, "Shankar Alankar", Near Namaskar, Dhaba, Adivali Dhokali, Kalyan (East), Thane-421 306.	Rs. 960000/-
5	LXVIR00217-180002193/ RANJEET MANIKCHAND JAISWAR (Borrower)/ SARITA RANJEET JAISWAR (Co-Borrower)	Rs.2084539/-	1Bhk Flat 357sq.Ft.Built Up	Flat No.307, Third Floor, A Wing, Mauli apartmetnts No.3, Near Sai Baba Temple, Village-Virar East,Taluka -Vasai, Palghar-401305, Maharashtra	Rs. 510000/-
6	LXVIR02018-190003160/ SUNILKUMAR RAMESHWAR GUPTA (Borrower)/ SARITA RANJEET JAISWAR (Co-Borrower)	Rs.4646146/-	1Bhk Flat 543 Sq.Ft. Built Up	Flat no.202, 2nd Floor, "Sai Kshitij Apartment", Jay Vijay Nagar, Patil Ali, Village Achole, Nallasopara (East), Tal. Vasai, Dist. Palghar.	Rs. 710000/-
7	LXVIR00518-190002754/ RAMESH ATMARAM BHAGAT (Borrower)/ REKHA RAMESH BHAGAT( Co-Borrower)	Rs.7105369/-	2 Bhk Flat 571 Sq.Ft Carpet	Flat No. 707, Seventh Floor, Mahalaxmi Residency, Building No. 10, Opposite Nutan School, Nagindas Pada, Nallasopara (East), Palghar-401 209.	Rs. 630000/-
8	LXVIR02017-180000902/ KARAN VINDHVASNI SETH (Borrower)/ VINITA KARAN SETH (Co-Borrower)	Rs.1165942/-	1Rk Flat 385 Sq.Ft. Built Up	Flat No. 603, Sixth Floor, D' Wing, "Mayureshwar Park", Near Mayuresh Temple, Bhopar, Dombivali (East), Thane-421201.	Rs. 650000/-
9	LXVIR02017-180001728/ AKACHIR MUCHHANABI ALI (Borrower)/ RAKEYA AKACHIR ALI (Co-Borrower)	Rs.2168436/-	372 Sq.Ft. Built Up	Flat No. 101, 1st Floor, New Phalkhe Sadan, Gaolhan, Agashi, Virar(W) Dist- Palghar-401103.	Rs. 1242000/-
10	LXVIR02016-170000585/ MANGILAL NANDLAL RATHOD (Borrower)/ MANJUBAI MANGILAL RATHOD (Co-borrower)/ MAHAVIR MANGILAL RATHOD (Co-Borrower)	Rs.2690455/-	1rk 455 Sq.Ft Built Up	Flat No.201,2nd Floor,A Wing, prince park,Near vidya Vikasini High School, Sr.No.121,Hissa No.2/4, fatherwadi, Vasai East, Palghar, 421208, Maharashtra	Rs. 1540000/-
11	LXVIR02517-180002120/ SHANKARLAL BHIMRAO SURYAVANSHI (Borrower)/ SUNITA SHANKAR SURYAVANSHI (Co-Borrower)	Rs.1416983/-	185 Sq.Ft Built Up	Shop No. 09, Ground Floor Sai Samrudhi Apt, Juchandra Railway Phatak, Juchandra, Naigaon (E) Dist Palghar. S. No. 47 Of Village Chandrapada	Rs. 600000/-
12	LXVIR02017-180001726/ RAJU CHANDAR PAWAR (Borrower)/ PRIYANKA RAJU PAWAR (Co-Borrower)	Rs.1807399/-	1Bhk Flat 412 Sq.Ft Built Up	Flat No. 01, Ground Floor, 'B' Wing, Building No. 4, "Serene Apartment Co-Operative Housing Society Ltd.", Near Yash Vidya Niketan School, Manvel-Pada Road. Virar (East). Palghar-401305	Rs. 1800000/-
13	LXVIR01117-180002488/ ANTON LOUIS GONSALVES (Borrower)/ GEETA ANTON GONSALVES (Co-Borrower)	Rs.6948780/-	767 Sq.Ft. Built Up	Property No. VT04/101/2, Near Sent Joseph High School, Aagashi, Virar (West)-401301.	Rs. 4300000/-

5	LXVIR00217-180002193/ RANJEET MANIKCHAND JAISWAR (Borrower)/ SARITA RANJEET JAISWAR (Co-Borrower)	Rs.2084539/-	1Bhk Flat 357sq.Ft.Built Up	Flat No.307, Third Floor, A Wing, Mauli apartmeInts No.3, Near Sai Baba Temple, Village-Virar East,Taluka -Vasai, Palghar-401305, Maharashtra	Rs. 510000/-
6	LXVIR02018-190003160/ SUNILKUMAR RAMESHWAR GUPTA (Borrower)/ SARITA RANJEET JAISWAR (Co-Borrower)	Rs.4646146/-	1Bhk Flat 543 Sq.Ft. Built Up	Flat no.202, 2nd Floor, "Sai Kshitiij Apartment", Jay Vijay Nagar, Patil Afi, Village Achole, Nallasopara (East), Tal. Vasai, Dist. Palghar.	Rs. 710000/-
7	LXVIR00518-190002754/ RAMESH ATMARAM BHAGAT (Borrower)/ REKHA RAMESH BHAGAT( Co-Borrower)	Rs.7105369/-	2 Bhk Flat 571 Sq.Ft Carpet	Flat No. 707, Seventh Floor, Mahalaxmi Residency, Building No. 10, Opposite Nutan School, Nagindas Pada, Nallasopara (East), Palghar-401 209.	Rs. 630000/-
8	LXVIR02017-180000902/ KARAN VINDHVASNI SETH (Borrower)/ VINITA KARAN SETH (Co-Borrower)	Rs.1165942/-	1Rk Flat 385 Sq.Ft. Built Up	Flat No. 603, Sixth Floor, D Wing, "Mayureshwar Park", Near Mayuresh Temple, Bhopar, Dombivali (East), Thane-421201.	Rs. 650000/-
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10	LXVIR02016-170000585/ MANGILAL NANDLAL RATHOD (Borrower)/ MANJUBAI MANGILAL RATHOD (Co-borrower)/ MAHAVIR MANGILAL RATHOD (Co-Borrower)	Rs.2690455/-	1rk 455 Sq.Ft Built Up	Flat No.201,2nd Floor,A Wing, prince park,Near vidya Vikasini High School, Sr.No.121,Hissa No.2/4, fatherwadi, Vasai East, Palghar, 421208, Maharashtra	Rs. 1540000/-
11	LXVIR02517-180002120/ SHANKARLAL BHIMRAO SURYAVANSHI (Borrower)/ SUNITA SHANKAR SURYAVANSHI (Co-Borrower)	Rs.1416983/-	185 Sq.Ft Built Up	Shop No. 09, Ground Floor Sai Samrudhi Apt, Juchandra, Railway Phatak, Juchandra, Naigaon (E) Dist Palghar. S. No. 47 Of Village Chandrapada	Rs. 600000/-
12	LXVIR02017-180001726/ RAJU CHANDAR PAWAR (Borrower)/ PRIYANKA RAJU PAWAR (Co-Borrower)	Rs.1807399/-	1Bhk Flat 412 Sq.Ft Built Up	Flat No. 01, Ground Floor, 'B' Wing, Building No. 4, "Serene Apartment Co-Operative Housing Society Ltd.", Near Yash Vidya Niketan School, Manvel-Pada Road. Virar (East). Palghar-401 305	Rs. 1800000/-
13	LXVIR01117-180002488/ ANTON LOUIS GONSALVES (Borrower)/ GEETA ANTON GONSALVES (Co-Borrower)	Rs.6948780/-	767 Sq.Ft. Built Up	Property No. VT04/101/2, Near Sent Joseph High School, Aagashi, Virar (West)-401301.	Rs. 4300000/-

Further to this PUBLIC NOTICE for Auction Sale of the above Assets / properties (in terms and conditions of the SARFAESI, Act 2002 and Rules thereunder), KHFL invites OFFERS in sealed cover/s to purchase the said properties. The terms & conditions of the Auction Sale are as follows:-

- 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 reserve price, by way of Demand Draft favoring Khush Housing Finance Pvt. Ltd.
- 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) should be made in a sealed cover superscripted offer/s to purchase of Property (Description of Property) and it should reach the office of Khush Housing Finance Pvt. Ltd., having its registered office at 810, Aura Biplax, S.V. Road, Borivali (West) - 400092, on or before one day of the Auction date 19/04/2024.
- 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 Authorised Officer to increase the bidding amount.
- Offers / Tenders so received by the undersigned will be opened and considered on 19/04/2024 AT 11 A.M. in the presence of attending bidders at the venue situated at "810, Aura Biplax, S.V. Road, Borivali (West) - 400092".
- 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 Authorised 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 Authorised Officer. In case of failure to deposit the balance amount within the prescribed period, the amount deposited shall be forfeited.
- The Successful bidders shall have to bear all "Pending outgoing i.e., municipal taxes, electricity charges, water charges, stamp duty, registration charges, sales tax (if applicable), if any and all other incidentals charges, cost including all outgoing relating to the said property other than the sale price.
- Inspection of the above said properties can be given on request and as per convenience to the Authorised Officer.
- Authorised 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 thereof.
- To the best knowledge and information of the authorized Officer of Khush Housing Finance Pvt. Ltd, there are no other encumbrances/ claims in respect of the above mentioned immovable/secured assets. Any other unknown encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the known and unknown encumbrances.
- As on date, there is no order restraining and/or court injunction KHFL/the authorized Officer of KHFL from selling, alienating and/or disposing of the above immovable properties/secured assets.
- The prospective purchaser/bidder and interested parties may independently take the inspection of title documents of the said property thereto available with the KHFL and satisfy themselves in all respects prior to submission of tender/bid application form or making Offer(s).
- For any enquiry please contact Authorised Officer Mr. Indrajit Saha - 8652233605.

Date: 02/04/2024  
Place: THANE/VIRAR

sd/-  
Authorized Officer  
Khush Housing Finance Pvt. Ltd