SHUBHAM HOUSING DEVELOPMENT FINANCE CO. LTD.

Corporate Office : 425, Udyog Vihar Phase IV, Gurugram-122015 (Haryana)
Ph.: 0124-4212530/31/32, E-Mail : customercare@shubham.co Website : www.shubham.co

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTY(IES)

Sale Notice for sale of immovable properties as per proviso to Rule 8(6)/ 9(1) and Appendix-IV-A)
(Under Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002)

Whereas the undersigned being one of the Authorized Officer of the Shubham Housing Development Finance Company Limited (hereinafter called the Company) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (The Act) and in exercise of powers conferred under Section 13(2) read with rule 9 of the Security Interest (Enforcement) Rules, 2002 (The Rules) issued demand notices calling upon the borrowers, whose names have been indicated in column (C) below on dates specified in column (D) written against each of them, calling upon them to repay the outstanding amount indicated in column (E) below with 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken voluntary surrendered/possession of the property mortgaged with the company, described column (F) herein below, to recover the said outstanding amount, in exercise of powers conferred on me under section 13(4) of the Act read with Rule 9 of the Rules on the date mentioned in column (H).

The Borrower In particular and the public in general be hereby cautioned not to deal with the properties mentioned in column (F) below and any dealings with these properties will be subject to the charge of the Shubham Housing Development Finance Company Limited for an amount mentioned in column (G)

Now, the borrower and the public in general is hereby also informed that the said properties would be sold by public auction on date, time and venue as specified in column (K) against each of the property by inviting bids in the sealed envelopes as per the procedure and terms and conditions stated below:

S. No.	Application Number	Name & Address of Applicant	Date of Notice u/sec13(2)	Demand Notice Amount	Property detail	Current due Amt (As on 03-11-2025)	Date of Possession & Possession Status	Reserve Price	EMD (Rs.) (10% of RP)	Date, Time & Place of Auction
A	B	C	D	E	F	G	H	I	J	K
1	ONAI23040 00005061 921	**Nitesh Janardan Pinage, Nital Nitesh Pinage,** Flat No.117 Sai Shadha Apt Drwaka Mai Welfare Society Sankeswar Nagar Nallasopara East Rama Medical Raigarh , Maharashtra -402122	18-01-2025	₹ 8,81,693/-	Flat No 12, Ground Floor, Sai Vibhuti Apartment S No 71, H No 02, S No 72 , S No 84, Plot No. 25, 26, 27 Village Moregaon, Nallasopara East Taluka Vasai & Dist. Palghar, Maharashtra-401209	₹ 10,06,238/-	07-04-2025 (Symbolic Possession)	₹ 7,31,635/-	₹ 73,163/-	25-11-2025, 10:00 AM to 4:00 PM 1, A-wing, 1st Floor, Shubham Apartment, Agla e Baugh, Santoshi mata road, aside SBI mutual fund office, Kalyan West, M.H. - 421301.
2	OBEL1808 00000501 4278	**Arvind Shripal Lodhi, Kusuma Arvind Lodhi,** Room No. 812 Ssii Near Aanasaheb Garden Sec 03 Kopark Kairane Near Merleshwar Medical Navi Mumbai (M.H.) -400709	20-02-2024	₹ 4,15,338/-	Flat No. 01, Ground Floor, Vighnaharta Apartment, House No. 1060, GHA-GHA-1060, Lekha No. GH0000661421, Patil Ali, Ghansoli Village, Navi Mumbai, Thane, Maharashtra -400701	₹ 5,44,273/-	30-04-2024 (Symbolic Possession)	₹ 8,84,000/-	₹ 88,400/-	
3	OVAS2305 00000506 3678	**Poonam Amol Tambe, Saroj Santlal Jaiswal,** Room No.03, Ganesh Chawl Bavshet Pada Santosh Bhuwan Nallasopara East. Palghar Near Dhanubhag Talab Thane Maharashtra -401209	22-11-2024	₹ 10,89,108/-	Flat No-12. Ground Floor, Jivdani Sankul Building No-1, Survey No.141 Hissa No 5, Manvel Pada Road Virar East Tal Vasai, Dist Palghar, Maharashtra-401305	₹ 12,45,414/-	31-01-2025 (Symbolic Possession)	₹ 8,72,000/-	₹ 87,200/-	
4	ODOM220 60000050 49039	**Sameer Suresh Kshirsagar, Surekha Suresh Kshirasagar,** 687, Ward No. 1 Bhendi Pada Shivaji Nagar Vangani, Thane Maharashtra -421503	23-12-2024	₹ 13,11,151/-	Flat No. 002, Ground Floor, Shivalay complex, Satyam Building, Survey No. 2A, Hissa No. 11, Grampanchayat Ghar No. 1159/2, Village - Purna , Bhiwandi , Thane Maharashtra -421302	₹ 14,88,397/-	05-03-2025 (Symbolic Possession)	₹ 15,18,000/-	₹ 1,51,800/-	
5	OVAS2201 00000504 3382 & OVAS1709 00000500 8082	**Prerana Prasad Naik, Prasad Lavu Naik,** Flat No. 01,Plot No. 127 Kukshet, Sector No. 14 Nerul Ram Leela Maidan Navi Mumbai (M.H.)-400706	20-02-2025	₹ 27,50,491/-	Flat No.301 304, 3rd Floor, Chaudhary Niwas, Plot No.153, New Kukshet Gaon, Nerul West, Dist-thane, Navi Mumbai Maharashtra - 400706	₹ 31,65,267/-	29-09-2025 (Physical Possession)	₹ 25,26,720/-	₹ 2,52,672/-	09-12-2025 10:00 AM to 4:00 PM 1, A-wing, 1st Floor, Shubham Apartment, Agla E Baugh, Santoshi Mata Road, Aside SBI Mutual Fund office, Kalyan West, M.H.- 421301.
6	OBEL2212 00000505 5429	**Rupesh Rajaram Todankar, Rashi Rupesh Todankar,** Sai Prena Society R No 02 Chawl No 3 Hajima Lang Road Nandivli Kalyan E Haji Malang Road Thane Maharashtra -421306	22-03-2025	₹ 12,70,539/-	Flat No 204 2nd Floor Krishna Paradise S No 28 Hissa No 12 Village Nandivali Tarfe Ambernath Nandivali Gaon Kalyan East Thane Maharashtra -421306/ **Area**- 345 Sq.Ft (**Boundary** -: East - Building/Passage, West - Hanuman mandir , North - Open Land , South - Flat No.203/ Building	₹ 13,81,202/-	30-05-2025 (Symbolic Possession)	₹ 10,48,800/-	₹ 1,04,880/-	
7	ONAI22080 00005050 855	**Vijay Bhimrao Mohite, Anita Vijay Mohite,** Room No. 6 Shree Gurudev Datta Co Housing Society Sec 6 Ghansoli Mayur Jellar Navi Mumbai Maharashtra - 400701	22-03-2025	₹ 14,45,944/-	Flat No 205, 2nd floor, Devchand Niwas, House No 1932, property No. GHA-GHA-1932-0205,Lekha No. GH00003124056, Village Ghansoli,Navi Mumbai, Tal & Dist Thane, Maharashtra -400701 / **Area**- 395 Sq.Ft	₹ 15,85,668/-	30-05-2025 (Symbolic Possession)	₹ 12,83,120/-	₹ 1,28,312/-	
8	OVAS2310 00000507 0420	**Darkhasa Mohd Arif, Nijamuddeen,** Room No.07 Shanti Nagar Shakul Compund Dhaniv Road, Vasai East Vasai Palghar Maharashtra Gaushiya Masjid Navi Mumbai Maharashtra - 401208	22-04-2025	₹ 10,70,712/-	Flat No.-205, 2nd Floor, Mohammed Amin Plaza Apartment, House No. 319 & 1178, Village- Manor, Taluka, District-Palghar, Maharashtra- 401303/ **Area** (425 Sq.ft) / **Boundary** (East-House of Sabuwala , West - House of Suresh Gupta, North- House of Kondabai Jogi, South - Grampanchayat Road)	₹ 11,59,765/-	03-07-2025 (Symbolic Possession)	₹ 9,25,680/-	₹ 92,568/-	
9	OVIR23110 00005073 397	**Viki Bhagwan Waghe, Manisha Vicky Waghe,** S.No 22 6,Flat 206 2Nd Flr, Wing I Meelkanth Complex, Nr. Swastik Residency, Klaher Swastik Residency Thane Maharashtra -421302	22-04-2025	₹ 17,37,767/-	Flat No. 206, 2nd Floor , Nilkanth Complex, Wing I, Survey No. 22/6, Village - Kalher, Taluka -Bhiwandi, Thane, Maharashtra-421302/ **Area** (473 Sq.Ft) / **Boundary** (East - Passage , West - G-Wing , North - J Wing , South - Lift)	₹ 18,63,564/-	03-07-2025 (Symbolic Possession)	₹ 15,32,520/-	₹ 1,53,252/-	

vibrantauction.com 9820045571

Sr. No.	Application Number	Name & Address of Applicant	Date of Notice u/sec13(2)	Demand Notice Amount	Property detail	Current due Amt (As on 03-11-2025)	Date of Possession & Possession Status	Reserve Price	EMD (Rs.) (10% of RP)	Date, Time & Place of Auction
A	B	C	D	E	F	G	H	I	J	K
10	DKAL23090 00005070 054	**Mohammad Sagir, Fulwas Begam,** Room No P 254, Om Sai Society Ambujwadi, Azad Nagar, Gate No 8 Nr Moiniya Masjid Malwani Malad West, Mumbai, Maharashtra-400095	22-05-2025	₹ 10,86,083/-	Flat No. 004, Ground Floor, A Wing, Ramantara Apartment, Grampanchayat House No. 2412 of Village Bhim Nagar Katkar, Boisar, Tal & Dist. Palghar , Maharashtra 401501/**Area** (450 Sq.Ft)/ **Boundary** (East - Flat No.003, West - Stair Case , North - Passage, South - Wall)	₹ 11,68,893/-	30-07-2025 (Symbolic Possession)	₹ 9,29,600/-	₹ 92,960/-	**09-12-2025 10:00 AM to 4:00 PM** 1, A-wing, 1st Floor, Shubham Apartment, Agla E Baugh, Santoshi Mata Road, Aside SBI Mutual Fund office, Kalyan West, M.H.- 421301.
11	DKAL2212 00000505 6127 & DKAL2309 00000507 0184	**Tilak Dindayal Gupta, Raja Gupta, Sani Dindayal Gupta, Vinay Dindayal Gupta, Pooja Alok Gupta, Kailashi Dindayal Gupta,** Sulab Bhaiya Chawl N 1 Shiv Vtekdi Jogeshwai East Mum Nr Bandy Vali Scl Mumbai Maharashtra -400060	22-05-2025	₹ 4,60,454/- & ₹ 6,04,063/-	Shop No. 3, Ground Floor , Shiv Sai Dham Residency , Survey No. 11 Village - Nandivali tarfe Ambernath Tal.Kalyan , Dist Thane, Maharashtra - 421306 / **Area** (180 Sq.Ft) / **Boundary** (East - Talao , West - Road , North- Building , South - Tower)	₹ 11,68,964/-	30-07-2025 (Symbolic Possession)	₹ 12,67,200/-	₹ 1,26,720/-	
12	OVIR22100 00005053 388	**Ganesh Kumar S Chaudhary, Kanya Devi G Chaudhary,** C1402 Tanwar Complex Co-Op Housing Society Tanwar Ngr Kausa Thane Nr HP Gas Agency Thane Maharashtra - 400612	10-06-2025	₹ 21,19,105/-	Flat No 404 , 4th , Floor C - Wing Galaxy R A Complex G H No. 2070 Village Kontri Survey No. 244 1 , Kon, Bhiwandi , Thane , Maharashtra 421311 / **Area** 850 Sq.Ft / **Boundary** (East - H No. 4-3-32 Part , West - Lane , North - Lane, South - Road)	₹ 22,62,660/-	21-08-2025 (Symbolic Possession)	₹ 19,95,840/-	₹ 1,99,584/-	
13	ONAI23120 00005075 562	**Sangeeta Santosh Pawar, Shreyash Santosh Pawar,** Bhaidas Bhuta Chawl 74 Room No.3 Mograpada,Near Railway Line ,Service Road,Vtc Andheri East Shree Gajanan Mandir Mumbai Maharashtra - 400069	10-06-2025	₹ 9,96,211/-	Flat No.209, 2nd Floor, Sai Viraj Apartment & Society- Sai Viraj Welfare Society Survey No,38 A, Hissa No-6, Hanuman Nagar, Village- Sopara, Taluka- Vasai, Nalasopara West District-palghar, Maharashtra- 401203 / **Area** 210 Sq.ft / **Boundary** (East - Wall , West - Passage , North - Flat No.105 , South - Wall)	₹ 10,61,107/-	21-08-2025 (Symbolic Possession)	₹ 8,56,800/-	₹ 85,680/-	
14	OVIR22030 00005046 101	**Tasneem Abutalib Modiwala, Abutalib Haiderali Modiwala,** B5 404 Jawahar Nagar Golibar Road Santacruz East Inside Maratha Colony Mumbai Inside Maratha Colony Mumbai Maharashtra - 400055	10-06-2025	₹ 18,74,248/-	Flat No. 102, 1st Floor, Shree Swami Samarth, Building No. 2, Gut No. 101, Hissa No. 3, Village Chinchavali Tarfe Vaje, Taluka Panvel, Dist. Raigad , Maharashtra -410206/ **Area** 550 Sq.Ft / **Boundary** (East - Society Boundary, West - Building Passage , North - Flat No.103 , South - Flat No.101)	₹ 20,03,305/-	21-08-2025 (Symbolic Possession)	₹ 14,70,000/-	₹ 1,47,000/-	

Note: To the knowledge of the company, there is no encumbrance on the above property.

Terms and conditions of auction sale notice

PROCEDURE AND TERMS & CONDITIONS OF PUBLIC AUCTION BY INVITING BIDS:

1. **The property can be inspected For Sr. No. 1 on 22-11-2025 and For Sr. No. 2 to 14 on 05-12-2025, 10:00 AM to 4:00 PM.**
2. Sale is subject to the conditions prescribed in SARFAESI Act/Rules 2002 and the terms and conditions mentioned hereunder as also subject to conditions in the offer/bid documents to be submitted by the intending/participating bidders.
3. The bids shall be submitted in a sealed envelope to the office of undersigned along with a Demand Draft/Pay Order towards the Earnest Money Deposit favouring Shubham Housing Development Finance Company Limited, payable locally. The Earnest money deposit shall not carry any Interest. Along with Bid form the proposed bidder shall also attach his/her identity proof/ KYC norms and proof of residence such as copy of the passport, Aadhar Card, election commission card, ration card, driving license etc, and a copy of the PAN card issued by the Income tax department.
4. Last date to submit the bid along with Earnest Money Deposit is **For Sr. No. 1 on or before 24-11-2025** and **For Sr. No. 2 to 14 on or before 08-12-2025, 10 AM to 4 PM**
5. In no eventually the property would be sold below the reserve price indicated against each of the property.
6. On the date of sale all the, bids so received would be opened and the bid of the highest bidder, provided it is above the reserve price, may be accepted by the company. However the bidders personally present at the auction site shall have the right to further enhance their bid price, subject to a minimum of Rs.5,000/- (Rupees Five Thousand Only) and in the event of higher bid price being offered the company shall have the right to accept the same, Thereafter, the Purchaser will be required to pay deposit of 25% (Twenty-Five percent) of the sale price, after adjusting the earnest money deposit, immediately at the fall of hammer with the undersigned upon receipt of said amount the company will confirm the acceptance of the bid. The request for extension of time may be allowed by the Authorised officer at his sole discretion subject to such terms and conditions as may be deemed fit and proper by him. In the event the highest bidder fails to tender 25% of the bid amount immediately at the fall of hammer then the earnest money deposited by the highest bidder will be forfeited and the property would be offered to the second highest bidder. The balance amount of the purchase price shall be paid by the Purchaser to the undersigned on or before the fifteenth day of confirmation of the sale of the said property or such extended period as maybe agreed upon in writing by the parties. In default of payment & within the time as mentioned above, the company shall be at liberty to forfeit the Earnest Money Deposit and/or any other deposit made by the purchaser and proceed with re-auction of the Property. That defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which may be subsequently sold.
7. All the payments shall be made by the purchaser by means of the Demand Draft/Pay Order favouring **Shubham Housing Development Finance Company Limited.**
8. On receipt of the sale in full, the company shall be issuing a Sale Certificate in favour of the Purchaser and would hand-over the possession of the property to the Purchaser.
9. The said Immovable Property described in the Schedule shall remain and be at the sole risk of the Purchaser in all respects including loss or damage by fire or theft or other accidents, and other risk from the date of the Confirmation of the sale by the undersigned authorised officer. The Purchaser shall not be entitled to annul the sale on any ground whatsoever.
10. The Demand Draft/Pay Order deposited towards the earnest money shall be returned to the unsuccessful bidders.
11. For all the purposes sale of these Properties Is strictly on 'AS IS WHERE IS BASIS' and "AS IS WHAT IS BASISAND WITHOUT ANY RECOURSE BASIS". The company is not aware of any encumbrances of any nature whatsoever on the aforesaid properties.
12. All expenses relating to Stamp Duty, Registration Charges, Transfer Charges, Mutation charges and any other charges in respect of the above referred property shall be borne by the Purchaser only.
13. The Authorised officer is not bound to accept the highest offer or any or all offers/bid(s) and the company reserves its right to reject any or all bid(s) without assignment any reasons thereof.
14. No person other than the bidders themselves or their duly authorised representative shall be allowed to participate in the sale proceedings on presentation of authority letter.
15. In case all the dues together with all cost charges and expenses incurred by the company are tendered or settled by the above named borrowers at any time before the date fixed for sale for the property, under Sec13(8) of the Act, then the property will not be sold and all the bids received from the prospective bidders shall be returned to them without any liability /claim against the company.
16. This notice is also a notice to above said Borrowers under Rule 8(6) and APPENDIX IV A of the security Interest Enforcement Rules 2002 to the Customer at their respective address as mentioned in column "C" & "F".
17. For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. **www.shubham.co.**
18. For further information, clarity or any assistance, same can be approached to **Authorised Officer - Dinesh Kumar Pandey, Mob.No. 9702923122**

Vacation.CHR_2004567

Date : 06-11-2025
Place: Gurgaon

Authorised Officer
Shubham Housing Development Finance Company Limited