

# Aadhar Housing Finance Ltd.

**Corporate Office:** Unit No.802, Natraj Rustomjee, Western Express Highway and M.V.Road, Andheri (East), Mumbai-400069

**Muzaffarnagar Branch :** First Floor, 52/9, Bagh Kambalwala, Nikat Jain Milan Jansath Road, Muzaffarnagar-251314

**Authorised Officer : Anuj Saxena, Contact No.: 8149195908**

## PROPERTY FOR SALE UNDER PROVISIONS OF SARFAESI ACT, 2002 THROUGH AHFL

Whereas the Authorised Officer, Aadhar Housing Finance Limited (AHFL) has taken the Possession u/s 13(4) of the Secured Asset Act, 2002 (The SARFAESI ACT, 2002) of the Financial Assets and Enforcement of Security interest Act, 2002 (The SARFAESI ACT, 2002) of the property ("the Secured Asset") which is mortgaged to the said Secured Creditor, the said Secured Creditor has received offer of Sale from some interested party against the above mentioned Secured Asset under the SARFAESI ACT, 2002. Now, the Authorised Officer is hereby giving the Notice to Sale of the above said property through Private Treaty or Public Auction (Enforcement) Rules 2002. The Details of the Account are as follows:

Sr. No.	Loan Code No.	Name of the Borrower/ Co-Borrowers	Demand Notice Date & Amount	Reserve Price (RP)	Total Outstanding Loan Amount as on Date 05-12-2023	Description of Property
1	(Loan Code No. 11400000282/ Muzaffarnagar Branch)	Kuldpe S/o Biram Singh (Borrower),  Praveen Kumar (Co-Borrower)  Sandeep Rajoriya (Guarantor)	12-07-2021 & ₹ 15,74,033/-	Rs. 13,00,000/-	₹ 23,07,069/- (Rupees Twenty Three Lakh Seven Thousand Sixty Nine Only)	All that part & parcel of 108 Kh 1079 M Mohd. Musaffar Khan, Muzaffarnagar, Uttar Pradesh. Boundaries : East-West- House of Rakhi Ft. Wide Road, South-
2	(Loan Code No. 11400000278/ Muzaffarnagar Branch)	Waseem Malik (Borrower),  Shamim Ahmad (Co-Borrower)  Kamil Malik (Guarantor)	13-05-2022 & ₹ 3,92,583/-	Rs. 5,00,000/-	₹ 5,21,765/- (Rupees Five Lakh Twenty One Hundred Seventy One Thousand Five Only)	All that part & parcel of Kukra Ahmad Nadeem, 251001, Bhandari, House of Shameer Ahmed, South- 10 FT Wide Rd

The Authorised officer will hold auction for sale of the Secured Asset on "As is where is Basis", "As is what is basis" and "As is what is condition". The borrower/borrowers shall be responsible for all liabilities whatsoever pending upon the said property. The Authorised Officer reserves the right to accept or reject any offer of purchase of the property at any time without assigning any reason whatsoever and sale will be subject to confirmation by Secured Creditor. On the acceptance of offer of proposed buy price inclusive adjustment of Earnest Money Balance immediately and the balance amount shall be paid by the purchaser/buyer of the property. If the offer of purchase is accepted by the Secured Creditor, the proposed buyer is to note that in case of failure of payment of balance amount within the stipulated time, the entire amount already deposited shall stand forfeited and property will be resold accordingly.

This is **15 DAYS SALE NOTICE UNDER SARFAESI ACT, 2002** is hereby given to the public in general and in particular to the Borrower(s) that the above described immovable property mortgaged/charged to the Secured Creditor, the **Physical Possession** of the property is held by the Authorised Officer of Aadhar Housing Finance Limited (AHFL) Secured Creditor, will be sold on "As is where is", "As is what is", and "What is condition". The property is being offered for sale by the Authorised Officer of Aadhar Housing Finance Ltd., in full before the date of sale, auction is liable to be stopped.

If the Borrower(s), co-borrower(s) has any buyer who is ready to purchase the mortgage property/secured asset at private treaty or public auction, he/she must intimate to AHFL on or before 14-03-2024 AHFL shall give preference to him. If Borrower(s) do not intimate to AHFL on or before 14-03-2024 the AHFL will proceed sale of property at above given reserve price.

**The Date of Auction is fixed for 14-03-2024.**

**Place : Uttar Pradesh**  
**Date : 28.02.2024**

ber-7, RIICO Cyber Park  
Saras Dairy, Jodhpur-342001

## [See proviso to Rule 8 (6)]

# Sale Notice for sale of immovable properties

struction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest in the Borrowers and Guarantors that the below described immovable properties mortgaged to the Secured Creditor, the Possession of which on "As is where is", "As is what is", and "Whatever there is" basis on **Under mention table** for recovery of the dues mentioned below due to the reserve price, earnest money deposit and other details are as mentioned below:

Description of the immovable property put for auction	Reserve Price (Rs.) EMD Amount (Rs.) Bid Incr. Amt.	Dues to be recovered from Borrower/Guarantor (Rs.)	Date and Time of Auction  Last date of submission of bid
Parcel of Property consisting of plot/plot Situated at Near Soni Ward no 20, Sardarshahar in the name of Mr. Vinod K Soni, Mr. Soni and Mr. Govind Kumar Soni measuring Area 1328 sq.ft. <b>Undeveloped as per:- North -</b> House of Jodhraj Darji, <b>South:-</b> House of Soni, <b>East -</b> House of Sohani Lal Soni, <b>West:-</b> Public Road & Gate	Rs. 24,63,000/-	Rs.9,22,815.92 (As per Possession Notice)	14.03.2024 from 12:00 pm to 5:00 pm (with 10 min unlimited auto extensions)  On or before the commencement of e-Auction
	Rs. 2,46,300/-		

mstcecommerce.com, <https://ibapi.in>, [www.unionbankofindia.co.in](http://www.unionbankofindia.co.in), <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>. This notice is for the borrower/s and guarantor/s of the said loan about the holding of E-Auction Sale of the above said properties on the above mentioned date.

**Authorized Officer, Union Bank of India**