

Date:01.02.2024.

1. MS.AMRUTA TEXTILES,

M/S AMRUTA TEXTILES, PLOT NO-K11 & K 12,
MIDC PUNE ROAD, CHINCHOLIKATI ,NORTH SOLAPUR-413255 MAHARASHTRA.

2. MOHAN HANMANTRAO AYAGOLE

P NO.23/131, NEW PACCHA PETH, NR.MARKANDYA SWIMMING POOL,
NORTH SOLAPUR-413005 MAHARASHTRA.

3.SANGITA MOHAN AYAGOLE

PLOT NO-23/131, NEW PACCHA PETH, NR.MARKANDYA SWIMMING POOL,
NORTH SOLAPUR-413005 MAHARASHTRA.

Dear Sir/Madam,

Sub: Notice for Sale of the Mortgaged Property

1. We refer to our Demand Notice dated **16.09.2022** issued by us under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as “SARFAESI Act”), wherein we had called upon you to pay the dues of **Rs.1,19,60,342/- (Rupees One Crore Nineteen Lakhs Sixty Thousand Three Hundred & Forty Two Only) as of 12.09.2022** and future contractual interest till actual realization together with incidental expenses, cost and charges etc. in full within 60 days (Sixty days) from the date of the said notice (hereinafter referred as the “Outstanding Amount”) and payable by you all pertaining to Loan Account Number **3515872, 12834430** financial facility disbursed by HDB Financial Services Ltd. (Hereinafter referred as HDBFS) within 60 days from the date of the said notice. You have since then failed and neglected to pay the amount as demanded.

2. It is pertinent to note that despite the service of the above mentioned notice you have failed to liquidate the outstanding dues and as such, the Authorised officer of HDB Financial Services Limited has taken actual possession of the properties described herein below in Annexure “A” (and referred hereinafter as “Secured Assets”) through The Court Commissioner appointed by Chief Judicial Magistrate Solapur as per the order passed by the Honble CJM, Solapur (MH) in Cri.M.A No.53/2023 in exercise of the powers conferred on him under Section 14 of the Act.

3. After taking Physical/Actual possession of the secured asset, inspection was carried out by approved valuer in compliance of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002. On the basis of report of valuer, Reserve Price for Secured Asset described herein below as mentioned in Annexure “A” is fixed at **Rs.64,13,150.25/- (Rupees Sixty Four Lakhs Thirteen Thousand One Hundred Fifty & Twenty five Paise Only) for property Schedule-I, and Annexure “B” is fixed at Rs.66,99,537/- (Rupees Sixty Six Lakhs Ninty Nine Thousands Five Hundred & Thirty Seven only for property Schedule-II).**

4. Hence, for recovering its legal dues, HDB Financial Services Limited has now proposed to again invite tender/conduct auction after fixing the reserve price. Accordingly has now fixed reserve price i.e. **Rs.64,13,150.25/- (Rupees Sixty Four Lakhs Thirteen Thousand One Hundred Fifty & Twenty five Paise Only) for property Schedule-I, and Rs.66,99,537/- (Rupees Sixty Six Lakhs Ninty Nine Thousands Five Hundred & Thirty Seven only) for property Schedule-II.** described herein below in Annexure “A and Annexure B”, which sale will be on “ **AS IS WHERE IS**” “**AS IS WHAT IS**” AND “**WHATEVER THERE IS**”.

5. This is to inform you all, that all the requisitions under the provisions of SARFAESI Act and The Security Interest (Enforcement) Rules, 2002 have been complied with and HDB Financial Services Limited now proposes to sell the secured asset as mentioned in Annexure “A & B” by public auction and/or any other methods as prescribed under the provisions of Rule 8(5) of Security Interest (Enforcement) Rules, 2002 read with proviso to Rule 9 (1), after a period of 15 days from the date of this notice along with the existing encumbrances if any “ **AS IS WHERE IS**” “**AS IS WHAT IS**” AND “**WHATEVER THERE IS**” unless we receive the entire outstanding amount along with interest and other charges as demanded in our notice, within the statutory period of 15 days from the date of this notice which please note.

6. The sale of the secured assets will be through an Online E-Auction at the reserve price more particularly detailed in “Annexure A & B”. The auction shall be scheduled as under.

S.NO.	PARTICULARS	DETAILS
1	DATE OF AUCTION	21 /02/2024
2	TIME OF AUCTION	11:00 AM TO 5:00 PM
3	PLACE OF SUBMISSION OF DOCUMENTS	Office: HDB FINANCIAL SERVICES LIMITED, 2nd Floor, Above Vijay Enterprises, Near HDFC Bank, Ravivar Peth, Solapur-413005.
4	MODE OF AUCTION	AUCTION THROUGH WEBSITE <u>https://bankauctions.in(4 CLOSURE INDIA)</u>

Please treat this notice as Notice under Rule 8 Clause (5) read with proviso to Rule 9(1), of the Security Interest (Enforcement) Rules, 2002 providing you the Borrowers a notice of 15 days for sale of the said secured asset.

Post the expiration of the said 15 days, HDB Financial Services Limited shall be entitled to sell the said secured asset by any of the methods as provided under Rule 8 Clause (5) of the Security Interest (Enforcement) Rules, 2002, as the case may be.

The Borrower's attention is invited to the Provisions of the subsection 8 of section 13 of the Act, in respect of the time available to redeem the secured asset.

HDB Financial Services Limited

Authorized Officer

Date:-01.02.2024

Place:-Solapur.

For any query, please contact Mr.Satish Shivsharan, Contact No.9272588556 (Collection Manager) & at HDB Financial Services Limited.

ANNEXURE – “A”
DESCRIPTION OF IMMOVABLE PROPERTIES

LO T NO	NAME OF THE BRANCH, LOAN ACCOUNT NUMBER & NAME OF THE CUSTOMER	MORTGAGE PROPERTY DESCRIPTION, WHICH IS UNDER AUCTION SALE & POSSESSION STATUS	DEMAND NOTICE DATE	AUTHORIZE D OFFICER'S DETAILS	EMD SUBMISSION ACCOUNT DETAILS	RESERVE PRICE	DATE/ TIME OF E- AUCTION & LAST DATE OF EMD SUBMISSION
						EMD	
						BID INCREASE AMOUNT	
	HDB FINANCIAL SERVICES LIMITED, HDB FINANCIAL SERVICES LIMITED, 2 nd , Floor, Vijay enterprises, Near HDFC Bank Ravivar peth, Solapur , Maharashtra-413005. LOAN ACCOUNT NO. 3515872, 12834430 1.MS.AMRUTA TEXTILES, M/S AMRUTA TEXTILES, PLOT NO-K11 & K 12, MIDC PUNE ROAD, CHINCHOLIKATI ,NORTH SOLAPUR-413255 MAHARASHTRA. 2.MOHAN HANMANTRAO AYAGOLE, 3.SANGITA MOHAN AYAGOLE, Both R/o:- PLOT NO-23/131, NEW PACCHA PETH, NR.MARKANDYA SWIMMING POOL, NORTH SOLAPUR-413005 MAHARASHTRA.	<u>SCHEDULE OF THE SECURITIES-I</u> ALL THE PIECE AND PARCEL OF THE PROPERTY BEARING PLOT NO.K-11 AND K-12 AND CONSTRUCTED THEREON ADMEASURING 2237 SQ.MTR. IN SOLAPUR INDUSTRIAL AREA, SITUATED AT VILLAGE CHINCHOLI, TAL. MOHOL, DIST.SOLAPUR 413001. <u>AND BOUNDED AS FOLLOWS:-</u> NORTH:- MIDC ROAD 25.00R/W, SOUTH:-08 MTR.DRAINAGE STRIP PLOT NO.K-1, EAST:- PLOT NO.K- 10,08MTR.DRAINAGE STRIP, WEST:-PLOT NO.K-13.	16/09/2022 Rs.1,19,60,342/- (Rupees One Crore Nineteen Lakhs Sixty Thousand Three Hundered & Forty Two Only) as of 12.09.2022	MR.Ajay Galphade, Mobile No: - 8788551655 E mail Id: lo.latur@hdbfs.com	A/c No. 0021031002748 A/c Name – HDBFS GENERAL receipts , IFSC Code- HDFC0000021 Bank- HDFC BANK LTD Branch- HYDERABAD- LAKDIKAPUL MICR CODE- 500240002	RS.64,13,150.25/- (RUPEES SIXTY FOUR LAKHS THIRTEEN THOUSAND ONE HUNDRED FIFTY & TWENTY FIVE PAISE ONLY) EMD Rs.6,41,315/- (SIX LAKHS FORTY ONE THOUSAND THREE HUNDRED & FIFTEEN ONLY) Rs.15000/-	21.02.2024 At 11 am to 5 pm WITH UNLIMITED EXTENSION S OF 5 MINUTES AFTER HIGHEST BID OPEN BIDDING GIVEN BY THE PARTICIPANTS. LAST DATE OF EMD SUBMISSION 20.02.2024 11am to 5 pm.

Date:- 01.02.2024

Authorised Officer

HDB Financial Services Limited.

ANNEXURE – “B”
DESCRIPTION OF IMMOVABLE PROPERTIES

LO T NO	NAME OF THE BRANCH, LOAN ACCOUNT NUMBER & NAME OF THE CUSTOMER	MORTGAGE PROPERTY DESCRIPTION, WHICH IS UNDER AUCTION SALE & POSSESSION STATUS	DEMAND NOTICE DATE	AUTHORIZE D OFFICER'S DETAILS	EMD SUBMISSION ACCOUNT DETAILS	RESERVE PRICE	DATE/ TIME OF E- AUCTION & LAST DATE OF EMD SUBMISSIO N
						EMD	
						BID INCREASE AMOUNT	
	HDB FINANCIAL SERVICES LIMITED, HDB FINANCIAL SERVICES LIMITED, 2 nd . Floor, Vijay enterprises, Near HDFC Bank Ravivar peth, Solapur , Maharashtra-413005. LOAN ACCOUNT NO. 3515872, 12834430 1.MS.AMRUTA TEXTILES, M/S AMRUTA TEXTILES, PLOT NO-K11 & K 12, MIDC PUNE ROAD, CHINCHOLIKATI ,NORTH SOLAPUR-413255 MAHARASHTRA. 2.MOHAN HANMANTRAO AYAGOLE, 3.SANGITA MOHAN AYAGOLE, Both R/o:- PLOT NO-23/131, NEW PACCHA PETH, NR.MARKANDYA SWIMMING POOL, NORTH SOLAPUR-413005 MAHARASHTRA.	SCHEDULE OF THE SECURITIES-II ALL THE PIECE AND PARCEL OF THE PROPERTY BEARING POLT NO.K-10 AND CONSTRUCTED THEREON ADMEASURING 1190 SQ.MTR., IN SOLAPUR INDUSTRIAL AREA, SITUATED AT VILLAGE CHINCHOLI, TAL.MOHAL, DIST.SOLAPUR.413001 AND BOUNDED AS FOLLOWS:- NORTH:-MIDC ROAD 25.00R/W, SOUTH:-08 MTR.DRAINAGE STRIP PLOT NO.K-1, EAST:-Plot No.K-8 & K-9, WEST:-08 MTR. DRAINAGE STRIP & POLT NO.K-11.	16/09/2022 Rs.1,19,60,342/- (Rupees One Crore Nineteen Lakhs Sixty Thousand Three Hundered & Forty Two Only) as of 12.09.2022 and future contractual interest till actual realization together with incidental expenses, cost and charges etc.	MR.Ajay Galphade, Mobile No: - 8788551655 E mail Id: lo.latur@hdbfs.com	A/c No. 00210310002748 A/c Name – HDBFS GENERAL receipts , IFSC Code- HDFC0000021 Bank- HDFC BANK LTD Branch- HYDERABAD- LAKDIKAPUL MICR CODE- 500240002	Rs.66,99,537/- (Rupees Sixty Six Lakhs Ninety Nine Thousand Five Hundred Thirty Seven only) EMD Rs.6,69,954/- (Rupees Six Lakhs Sixty Nine Thousand Nine Hundred Fifty Four only) Rs.15000/-	21.02.2024 At 11 am to 5 pm WITH UNLIMITED EXTENSIONS OF 5 MINUTES AFTER HIGHEST BID OPEN BIDDING GIVEN BY THE PARTICIPANTS. LAST DATE OF EMD SUBMISSION 20.02.2024 11am to 5 pm.

Date:- 01.02.2024

Authorised Officer

HDB Financial Services Limited.