



MANIBHAVNAM HOME FINANCE INDIA PRIVATE LIMITED

Head Office: N-2, Second Floor, South Extension-1, New Delhi – 110049

"APPENDIX-IV-A" [See proviso to rule 8(6)] Sale notice for sale of Immovable Properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described Immovable property mortgaged / charged to the **MANIBHAVNAM HOME FINANCE INDIA PRIVATE LIMITED** (Secured Creditors), the possession of which has been taken by the Authorised Officer of **MANIBHAVNAM HOME FINANCE INDIA PRIVATE LIMITED**, Secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is" basis on **09.11.2024**, for recovery of amount as mentioned below, due to the Secured Creditors from following Borrower(s), Guarantor(s) and Corporate Guarantor(s). The reserve price and earnest money to be deposited is mentioned below respectively.

S. No	Name of Borrower, Co-Borrower/ Guarantor(s) with address/es	Reserve Price (RP) & EMD Amount 10% of the Reserve Price & Incremental Amount	Recovery Amount as per Demand Notice	Date & Time of On-Site Inspection of Property	Date & Time of E-Auction
	1. HIMESH SETHIYA, 2. RAVIKANT SETHIYA, 3. PRAMLATA RAVIKANT SETHIYA, ALL R/O - HOUSE NO 248, SURVEY NO. 80/2, P.H NO. 55, GRAM SUKALIYA SHIPRA (SUNWAMI MAHAKAL ROAD) DEWAS, TEHSIL & DISTRICT DEWAS, MADHYA PRADESH 452005 LOAN NO. - LPO000000000708	21,00,000/- ----- 2,10,000/- ----- 21,000/-	Rs. 60,53,503.76/- as on 07-Feb-22	07-11-2024 to 08-11-2024 From 10.00 AM to 5.00 PM	09-11-2024 - 10 Am to 12 Pm (with unlimited extensions of 5 Minutes each)

Description & Owner(s) of Properties : ALL THAT THE PIECE OF PARCEL HOUSE NO. 248, SURVEY NO. 80/2, P.H. NO. 55 VILLAGE SUKLYA (KSHIPRA) DEWAS DIST DEWAS, MADHYA PRADESH TOTAL AREA ADMEASURING 1350 SQ. FTS, WHICH IS BOUNDED AS UNDER: EAST: HOUSE OF BHERULAL MISTR, WEST: HOUSE OF MANGILAL SHARMA, NORTH: ROAD, SOUTH: HOUSE OF ANADILAL PARMAR

EMD amount shall be remitted through NEFT/RTGS/FundsTransfer in favor of "Manibhavnam Home Finance India Private Limited" Bank Account No. 1921210422141794, AU Small Finance Bank, IFSC code AUBL0002104, Branch - East of Kailash, New Delhi. Last date for deposit of EMD and uploading Bid documents: 08-11-2024 Till 12.00 PM at <https://www.bankauctions.com>

The balance 25% of final purchase price minus EMD Amount shall be deposited by the successful bidder, latest by the next working day by way of RTGS / NEFT in the E-Auction account of Manibhavnam Home Finance India Private Limited, as detailed above. The balance 75% of the final purchase shall be deposited by way of RTGS / NEFT within 15 days from the date of auction in the same E-Auction account as above. The refund of EMD to

ManiBhavnam Home Finance India Private Limited

Registered Office : 10 Tropical Drive, MG Road, Ghitori, New Delhi - 110030

Head Office : N-2, Second Floor, South Extension-1, New Delhi - 110049

Tel. : 011- 40521562, 41640060



CIN : U65990DL2016PTC298946
customercare@manibhavnam.com
www.manibhavnam.com



the unsuccessful bidders shall be made only in the account number mentioned by such bidder in the Bid form within 5 working days.

Terms and Conditions:- E-auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS" and "WHATEVER THERE IS" basis and will be conducted "Online". The auction will be conducted through Manibhavnam's approved service provider M/s 4 Closure at the web portal <https://www.bankauctions.com>. Bid Documents, Declaration, General Terms and Conditions of online auction sale are available in <https://www.bankauctions.com>. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of properties put on auction and claims/rights / dues/ affecting the property/ies, prior to submitting their bid, in this regard, the a-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of Manibhavnam. Bidders can also contact E- auction service provider, M/s 4 Closure, Hyderabad. helpline No.: 0814200062/65/66 ; email : info@bankauctions.in Contact Person : Vikas Kumar : 08142000809, 08076427383, email : vikas@bankauctions.in. For further details please contact Mr. Ratan Gulia on Mobile : +91 8376902766. It may please be noted that in case of any discrepancy/ inconsistency between auctions notices published in English and in Hindi then the contents of the notice published in English shall prevail. The Authorised Officer/ Secured Creditor shall not be responsible in anyway for any third party claims/ rights/ dues. The sale shall be subject to rules/ conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. **STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002**

Place : Dewas,
Date: 09.10.2024

Authorized Officer,
Manibhavnam Home Finance India Private Limited



RL 1100590116 <110059>
RL A RD820881867IN
Counter No:1,OP-Code:OP1
To: HIMESH SETHIYA,
DEWAS BANK NOTE, PIN:452005
From: MANIBHAVNANI HOME FINANCE INDIA , DELHI
Wt: 20grams,
Amt: 26.00 ,10/10/2024 ,13:14
<<Track on www.indiapost.gov.in>>



RL 1100590116 <110059>
RL A RD820882010IN
Counter No:1,OP-Code:OP1
To: FRALATA RAVIKANT,
DEWAS BANK NOTE, PIN:452005
From: MANIBHAVNANI HOME FINANCE INDIA , DELHI
Wt: 20grams,
Amt: 26.00 ,10/10/2024 ,13:15
<<Track on www.indiapost.gov.in>>



RL 1100590116 <110059>
RL A RD820882006IN
Counter No:1,OP-Code:OP1
To: RAVIKANT SETHIYA,
DEWAS BANK NOTE, PIN:452005
From: MANIBHAVNANI HOME FINANCE INDIA , DELHI
Wt: 20grams,
Amt: 26.00 ,10/10/2024 ,13:15
<<Track on www.indiapost.gov.in>>

