

Sale Notice

BY REGISTERED POST WITH A.D./SPEED POST WITH A.D.

Date: 03/05/25

Ref. No. E-auction Sale Notice_240076 May.25

1. **MUSKAN MEDICAL AGENCIES** _____ **(BORROWER)**
(THROUGH IT'S PROPRIETOR/AUTHORISED SIGNATORY/MANAGING DIRECTOR)

**AT: - SHOP NO.24 CHHATTISGARH DAWA BAZAR RAJBANDHA MAIDAN
RAIPUR-492001**

2. **SUNIL KUMAR NIHICALANI** _____ **(CO-BORROWER)**
3. **SANGEETA NIHICALANI** _____ **(CO-BORROWER)**

**BOTH AT: - HOUSE NO 33/190 ANIL MEDICAL AND GENERAL STORES GALI NO 1 TELIBANDHA
AND GENERAL STORES GALI NO 1 RAIPUR - 492006**

- Reference:** a. Your Loan Agreement Number **H454BLP0332368** in respect of the secured **ALL THAT PIECE AND PARCEL OF THE NON-AGRICULTURAL PROPERTY DESCRIBED AS - NAZUL LAND PLOT NO.1/2, SHOP NO.24, ON GROUND FLOOR AREA 10*20 200 SQ. FT. HIGHT 10 SITUATED AT RAJBANDHA MAIDAN EKATMA PARISAR HAVALDAR ABDUL HAMID WARD NO.17 MEDICAL COMPLEX RAJBANDHA MAIDAN MOUDHAPARA RAIPUR CHHATTISGARH-492001.** mortgaged immovable property (secured asset).
- b. Statutory Demand Notice dated **10th March 2023** issued under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act).
- c. Possession Notice dated **8th September 2023** in respect of possession of secured asset.
- d. Physical Possession taken on dated **8th September 2023** in respect of possession of secured asset.

Subject: 30 days FINAL NOTICE for Sale of secured/mortgaged immovable property is being given to you in compliance of Rule 9 sub-rule 1 of Security Interest (Enforcement) Rules, 2002 (SARFAESI Rules) and under the SARFAESI Act.

Dear Sir/Madam,

With reference to the captioned subject matter, the under signed, being an Authorized Officer of the Secured Creditor namely 'Bajaj Finance Limited' (BFL), under the provisions of the SARFAESI Act and in exercise of various powers conferred under Section 13 of the SARFAESI Act read with Rule 3 of the SARFAESI Rules issued the aforesaid statutory demand notice under Section 13 (2) of the SARFAESI Act calling upon you to repay the outstanding amount

BAJAJ FINANCE LIMITED

www.bajajfinserv.in/corporate-bajaj-finance

5th Floor, Corporate Office, Vimannagar, Pune - 411014. Maharashtra

Corporate Office Extn.: 3rd Floor, Panchshil Tech Park, Viman Nagar, Pune - 411 014, Maharashtra, India
Tel: +91 20 7157 6403 | Fax: +91 20 7157 6364

Registered Office: C/o Bajaj Auto Limited complex, Mumbai - Pune Road, Akurdi, Pune - 411 035, Maharashtra, India

Corporate ID No.: L65910MH1987PLC042961



more particularly mentioned in the said statutory demand notice together with further interest thereon within 60 days from the date of the said notice.

The undersigned also refers to the aforesaid possession notice issued to you regarding taking possession of the Secured asset and the publication of the said possession notice were published in two leading newspapers for the purpose of realization of the secured asset/debt in exercise of the power conferred on BFL (secured creditor) under the provision of the SARFAESI Act and the Rules framed there under. I, the undersigned on **8th September 2023**, have taken physical possession of the aforesaid secured/ asset in exercise of powers conferred on me vide order under SARFAESI ACT.

We state that despite receipt of the said statutory demand notice and the said possession notice and/or service of the same by way of publication thereof in two leading newspapers as well as by pasting a copy thereof on the secured/mortgaged immovable property, you have failed and neglected to pay the outstanding amount towards discharge of your liability in full and/or to comply with the requisitions contained in the said notices.

I the undersigned being Authorized Officer of the Secured Creditor have obtained the valuation of the secured asset from an approved valuer and have also fixed the reserve price of the said secured asset. Please take notice that I will be taking further steps for sale/ disposal of the secured asset on **12/06/2025** by any of the following methods:-

- By obtaining quotations from the persons dealing with similar secured assets or otherwise interested in buying such assets; or
- By inviting tenders from the public;
- By holding public auction; or**
- By private treaty.

Description of the Secured/Mortgaged Immovable Property	Reserve Price (Rs.)
ALL THAT PIECE AND PARCEL OF THE NON-AGRICULTURAL PROPERTY DISCRIBED AS – NAZUL LAND PLOT NO.1/2, SHOP NO.24, ON GROUND FLOOR AREA 10*20 200 SQ. FT. HIGHT 10 SITUATED AT RAJBANDHA MAIDAN EKATMA PARISAR HAVALDAR ABDUL HAMID WARD NO.17 MEDICAL COMPLEX RAJBANDHA MAIDAN MOUDHAPARA RAIPUR CHHATTISGARH-492001.	Reserve Price: Rs.13,00,000/- (Rupees Thirteen Lakh only) EMD: 10% of Reserve Price. Rs.1,30,000/- (Rupees One Lakh Thirty Thousand Only) BID Increment: - Rs.25,000/- (Rupees Twenty-Five Thousand Only)

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FINSERV

You are hereby called upon to pay the outstanding dues together with all costs, charges and expenses incurred by the undersigned or any incidental expenses incurred thereto while taking possession of the property and to get the aforesaid property released from the undersigned within 30 days from the date of this notice failing which the aforesaid secured asset shall be sold by the under signed between **3:00 am to 5:00 pm on 12/06/25**.

Please take notice that if you fail or neglect to pay the total outstanding dues within aforesaid statutory period of 30 days from the date of notice hereof, the undersigned will have no alternatives but to proceed to sell the aforesaid secured/mortgaged immovable property for realizing the outstanding dues of **Rs.39,28,597.23/- (Rupees Thirty-Nine Lakh Twenty-Eight Thousand Five Hundred Ninety-Seven Rupees and Twenty-Three Paise Only)** as on **03/05/25** payable in respect of aforesaid loan facility.

Please also note that the detailed terms and conditions of the sale notice will be published in two leading daily newspapers and website of BFL <https://bankauctions.in> and <https://www.bajajfinserv.in/sarfaesi-auction-notice>.

Please note: You are having moveable's inside the secured asset (as per inventory); you are directed to remove the same within seven (7) days from service of this notice else BFL will proceed further to dispose off the said inventory on 'as is where is basis' as per the latest valuation which would be at your cost and consequences.

This notice is issued to you without prejudice to other rights & remedies available to Bajaj Finance Limited

Yours Sincerely,



**For Bajaj Finance Limited
(Authorized Officer)**

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RM233296374IN IVR:8277233296374

RL VINAN NAGAR S.O <411014>

Counter No:1,05/05/2025,15:23

To:MUSKAN MEDICAL AGENCIES,.

PIN:492001, Raipur HD

From:BAJAJ FINANCE LTD,.

Wt:24gms,REG=17.0

Amt:31.86,Tax:4.86,Amt.Paid:32.00(Cash)

<Track on www.indiapost.gov.in>

<Dial 18002666868><Wear mask -Stay safe>

भारत डाक



RM233296388IN IVR:8277233296388

RL VINAN NAGAR S.O <411014>

Counter No:1,05/05/2025,15:23

To:SUNIL K NIHICHALANI,.

PIN:492001, Raipur HD

From:BAJAJ FINANCE LTD,.

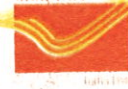
Wt:24gms,REG=17.0

Amt:31.86,Tax:4.86,Amt.Paid:32.00(Cash)

<Track on www.indiapost.gov.in>

<Dial 18002666868><Wear mask -Stay safe>

भारत डाक



RM233296391IN IVR:8277233296391

RL VINAN NAGAR S.O <411014>

Counter No:1,05/05/2025,15:23

To:SANGEETA NIHICHALANI,.

PIN:492001, Raipur HD

From:BAJAJ FINANCE LTD,.

Wt:24gms,REG=17.0

Amt:31.86,Tax:4.86,Amt.Paid:32.00(Cash)

<Track on www.indiapost.gov.in>

भारत डाक

