

THROUGH COURIER/EMAIL/ RPAD

Ref:- LNANG02022-230005162 / S. N

Date:17-12-2025

To,

1. Mr. GOPAL BALU UMAP S/o. BALU ARJUN UMAP Postman Colony, Waralwadi Road, Burhanagar, Ahmednagar, Landmark Warulwadi Road, Maharashtra-414002. <p align="right">-- Borrower</p>	2.Mrs. SHITAL GOPAL UMAP W/o. GOPAL BALU UMAP Postman Colony, Waralwadi Road, Burhanagar, Ahmednagar, Landmark Near Warulwadi Road, Maharashtra-414002. <p align="right">-- Co-Borrower</p>
3. Mr. ANIL HIRAMA DHANAVATE S/o. HIRAMAN DHANAVATE Newsarwadi, Ahmednagar, Near Jilha ParathmikShala, Newsawadi, Maharashtra – 414401. <p align="right">-- Guarantor</p>	

Subject: SALE NOTICE OF IMMOVABLE SECURED ASSETS Issued under Rule 8(6) and 9(1) of the Security Interest (Enforcement) Rules 2002.

Ref.: Loan Account No. - LNANG02022-230005162

Dear Sir/ Madam,

The authorized officer of **IKF Home Finance Limited** (“*secured creditor*”) hereby informs you that despite service of the demand notice dated **12-01-2024** under section 13(2) of the Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 (“*SARFAESI Act*”), you the above named borrowers, co-borrowers/ guarantors have miserably failed to make the payment of the of the demanded amount within 60 days of the said notice, as such, the Possession of the Secured Asset mentioned in schedule - A had been taken by the authorized officer of the secured creditor.

The notice is hereby given to you that the secured creditor, shall now proceed to sell the Secured Asset by adopting any one of the methods mentioned in rule 8(5) of above rules. As such, you all are advised, in your own interest, to obtain sponsors/ valid offers in the prescribed manner for consideration, for the said property or pay the entire outstanding dues with charges levied therein of the secured creditor

We hereby give you notice that the aforesaid secured asset shall be sold by the undersigned if you fail to pay within **30 days** from the date of publication of this notice, the entire outstanding loan amount together with further interest, penal interest, costs and charges thereon till the date of payment, as per the agreed terms and conditions mentioned in the Loan Agreement and other documents pertaining to the Loan availed by you. After expiry of **15 days**, no further notice whatsoever will be given to you and the Secured Asset will be sold accordingly.

THE AUTHORISED OFFICER OF THE SECURED CREDITOR HEREBY SERVES ON YOU THIS NOTICE OF SALE OF THE SCHEDULED PROPERTY WHICH WILL BE SOLD AFTER **15 DAYS** BY WAY OF ONLINE PUBLIC AUCTION/ E-AUCTION ON **06-01-2026** FROM **02.00 P.M. TO 04.00 P.M** STRICTLY ON “**AS IS WHERE IS**”, “**AS IS WHAT IS**”, “**WHATEVER THERE IS**” AND “**WITHOUT ANY RECOURSE**” BASIS. FOR RECOVERY OF THE SECURED DEBT OF **Rs. 1,455,284.57/- (Rupees Fourteen Lakhs Fifty Five Thousand Two Hundred and Eighty Four and Fifty Seven Piase Only)** due as on **16-12-2025** ALONG WITH FURTHER INTEREST AND OTHER EXPENSES THEREON TILL DATE OF REALIZATION.

The Reserve Price for the Property is **Rs. 16,28,181/- (Rupees Sixteen Lakhs Twenty Eight Thousand One Hundred and Eighty One Only)**. We hereby inform you that you have absolute right for the redemption of property till the Sale confirmation is issued in favor of the Bidder. You may note that in case the Sale proceeds of such sale of the secured asset are not sufficient to cover the entire outstanding dues of the secured creditor, then you are all jointly and severally liable to pay the amount of such shortfall to the Secured Creditor.

IN VIEW OF THE AFORESAID, THE AUTHORISED OFFICER OF THE SECURED CREDITOR IS ISSUING THIS NOTICE OF SALE IN COMPLIANCE OF RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

A COPY OF APPENDIX IV-A TO BE PUBLISHED IN TWO LEADING NEWSPAPERS IS ATTACHED HEREWITH FOR YOUR INFORMATION.

SCHEDULE-A
[Description of the Secured Asset]

Admeasuring Plot area 35.27 Sq. Mtr out of Survey .No: 285/2A its total area 265.44 Sq. Mtr, duly constructed on Ground Floor built up area 30.75 Sq. Mtr and First Floor built up area 20.75 Sq. Mtr having total built up area 51.50 Sq. Mtr out of Survey. No: 285/2A having total Land area 0H-56.50R & PK 0H-14R , Situated at Bhingar Tal Nagar Dist-A Nagar and within the Local Limits of Ahemd Nagar Rural.

Boundaries of the Property

East by: Row bungalow No.7
South by: Road
West by: Row Bungalow.No5
North By: Survey. No. 285

For IKF Home Finance Limited



Authorized Officer

Encl: Appendix IV-A

APPENDIX IV-A

[See proviso to Rule 8(6)]

Sale Notice for sale of Immovable Properties

E-Auction sale notice of **15 days** for sale of immovable assets under the Securitisation 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 Secured Creditor, the **Possession** of which has been taken by the Authorised Officer of **IKF Home Finance Limited** [CIN:U65922AP2002PLC039417], the Secured Creditor, will be sold on “as is where is”, “as is what is”, “whatever there is” and “**without any recourse**” basis on **06-01-2026** from **02.00 P.M.** to **04.00 P.M.** (with automated extensions of 5 minutes each in terms of the Tender Document), for recovery of **Rs. 1,455,284.57/- (Rupees Fourteen Lakhs Fifty Five Thousand Two Hundred and Eighty Four and Fifty Seven Piase Only)** due as on **16-12-2025** against Loan Account No. LNANG02022-230005162, by way of outstanding principal, arrears (including accrued late charges) and interest till the date of actual payment along with applicable future interest in terms of the loan agreement, due to the Secured Creditor from **borrowers namely** GOPAL BALU UMAP, SHITAL GOPAL UMAP as (co-borrower), and ANIL HIRAMA DHANAVATE as (Guarantor).

The Reserve Price for the auction of the Property **Rs. 16,28,181/- (Rupees Sixteen Lakhs Twenty Eight Thousand One Hundred and Eighty One Only)** and the Earnest Money Deposit is **Rs. 1,62,819/- (Rupees One Lakh Sixty Two Thousand Eight Hundred and Nineteen Only)** i.e. 10% of the Reserve Price, which shall be deposited through **Demand Draft** or through any other proper banking channels to the credit of “**IKF Home Finance Limited**”, before submitting the tender online. The successful bidder shall deposit 25% of the Sale Price (less 10% EMD amount paid with the Tender Document to participate in the E-auction) immediately i.e. either on the same day or not later than the next working day. The balance 75% of the Sale Price is required to be deposited within 30 days from the date of confirmation of sale of the immovable property.

SCHEDULE A [DESCRIPTION OF THE PROPERTY]

Admeasuring Plot area 35.27 Sq. Mtr out of Survey .No: 285/2A its total area 265.44 Sq. Mtr, duly constructed on Ground Floor built up area 30.75 Sq. Mtr and First Floor built up area 20.75 Sq. Mtr having total built up area 51.50 Sq. Mtr out of Survey. No: 285/2A having total Land area 0H-56.50R & PK 0H-14R , Situated at Bhingar Tal Nagar Dist-A Nagar and within the Local Limits of Ahemd Nagar Rural.

Boundaries of the Property

East by: Row bungalow No.7
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West by: Row Bungalow.No5
North By: Survey. No. 285

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- * Last date of submission of Bid/ EMD/ Request letter for participation is 05-01-2026. Till 12.NOON.
 - ** Bid Increment Amount is allowed in multiples of Rs.10,000/-.
 - *** Date of Inspection of Property: - 03-01-2026.
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For detailed terms and conditions of the sale, please refer to the link provided on the website of the Secured Creditor i.e. <https://ikfhomefinance.com> and: <https://bankauctions.in>

The intending bidders can also contact Mr Balaji Thakur on his Mobile No. 917396899696 and Mail Id: balaji.t@ikfhomefinance.com.

Date: 17.12.2025

Place: AURANGABAD

AUTHORISED OFFICER



IKF Home Finance Limited