

THROUGH COURIER/EMAIL/ RPAD

Ref:- LNPIM00324-250011658/ S. N

Date:17-12-2025

To,

Mr. MILIND NARSINGRAO RASAM
S/o. NARSINGRAO NAGAYYA RASAM
Shivpriya Niwas, Opp: Raju Floor Mill,
Nakhate Wasti, Rahatani,
Pune , Maharastra- 411017.

(Applicant)

Mrs. MANORAMA MILIND RASAM
W/o. Mr. MILIND NARSINGRAO RASAM
Shivpriya Niwas, Opp: Raju Floor Mill,
Nakhate Wasti, Rahatani,
Pune , Maharastra- 411017

(Co-Appllcant)

3.Mr. UTTEKAR NITIN SHANTARAM
S/o. SHANTARAM PANDURANG UTTEKAR
A 27/503, Gokul Nagari Housing Society,
Sector 17, 19 Chikhli, Spain Road, Chikhali, Pune,
Maharastra- 411062.

(Guarantor)

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. -** LNPIM00324-250011658

Dear Sir/ Madam,

The authorized officer of **IKF Home Finance Limited** ("*secured creditor*") hereby informs you that despite service of the demand notice dated **13-03-2025** 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 **30 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 **30 DAYS** BY WAY OF ONLINE PUBLIC AUCTION/ E-AUCTION ON **20-01-2026** 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. 2,134,744.92/- (Rupees Twenty One Lakhs Thirty Four Thousand Seven Hundred and Forty Four and Ninety Two 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. 2117500/- (Rupees Twenty One Lakhs Seventeen Thousand Five Hundred 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]

All that Piece and Parcel of the Flat.No: 203, admeasuring 477.37 Sq. Mtrs assess 00 Rupees 08 Paisa on Second Floor building known as “SHUBHANGI RESIDENCY” constructed on laying & being Survey .No.144, Plot No.36, Situated at VILLAGE: Vadgaon Budruk Tal. Maval Dist Pune, within the limits of Zilla Parishad Pune Panchayat Samiti Maval, and within the jurisdiction of office of Sub- Registrar Maval Pune (Herein after referred as “captioned property) bonded as under:

Boundaries of the “SHUBHANGI RESIDENCY: as below

On and towards East: By Plot .No.60
On and towards South: By Colony Road
On and towards West: By Plot .No 37
On and towards North: By Plot .No. 35

Boundaries of the Flat as Below:

On and towards East: By open to Sky
On and towards South: By Flat.No. 204



On and towards West: By Lift and Flat.No. 202
On and towards North: By Open to Sky

For IKF Home Finance Limited

A handwritten signature in blue ink, consisting of a stylized 'S' followed by a cross-like stroke.

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 **30 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 **20-01-2026** 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. 2,134,744.92/- (Rupees Twenty One Lakhs Thirty Four Thousand Seven Hundred and Forty Four and Ninety Two Paise Only)** due as on **16-12-2025** against Loan Account No. LNPIM00324-250011658, 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 MILIND NARSINGRAO RASAM, MANORAMA MILIND RASAM** as (co-borrower), and **UTTEKAR NITIN SHANTARAM** as (Guarantor).

The Reserve Price for the auction of the Property **Rs. 2117500/- (Rupees Twenty One Lakhs Seventeen Thousand Five Hundred Only)** and the Earnest Money Deposit is **Rs. 2,11,750/- (Rupees Two Lakhs Eleven Thousand Seven Hundred and Fifty 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]

All that Piece and Parcel of the Flat.No: 203, admeasuring 477.37 Sq. Mtrs assess 00 Rupees 08 Paise on Second Floor building known as “SHUBHANGI RESIDENCY” constructed on laying & being Survey .No.144, Plot No.36, Situated at VILLAGE: Vadgaon Budruk Tal. Maval Dist Pune, within the limits of Zilla Parishad Pune Panchayat Samiti Maval, and within the jurisdiction of office of Sub- Registrar Maval Pune (Herein after referred as “captioned property) bonded as under:

Boundaries of the “SHUBHANGI RESIDENCY: as below

On and towards East: By Plot .No.60
On and towards South: By Colony Road
On and towards West: By Plot .No 37
On and towards North: By Plot .No. 35

Boundaries of the Flat as Below:

On and towards East: By open to Sky

IKF Home Finance Limited | CIN: U65922AP2002PLC039417

Corporate Office: 10th Floor, Tower-3, Equinox by Phoenix, Survey No. 53/paiki, Lumbini Avenue, Gachibowli Village, Serilingampally Mandal, Ranga Reddy District, Hyderabad, Telangana - 500032

Registered Office: 40-1-144, 1st Floor, Corporate Centre, M.G. Road, Vijayawada, Andhra Pradesh - 520010

Ph: 040-69268899 | Website: www.ikfhomefinance.com | Email: info@ikfhomefinance.com



On and towards South: By Flat.No. 204
On and towards West: By Lift and Flat.No. 202
On and towards North: By Open to Sky

*** Last date of submission of Bid/ EMD/ Request letter for participation is 19-01-2026. Till 12.NOON.**
**** Bid Increment Amount is allowed in multiples of Rs.10,000/-.**
***** Date of Inspection of Property: - 17-01-2026.**

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: PUNE

AUTHORISED OFFICER

A handwritten signature in blue ink, appearing to be 'Balaji Thakur', is written over a faint circular stamp.

IKF Home Finance Limited