

Mahesh Namdev Sapkal (Principal Applicant) A - 406 Padmraj residency , lodha haven, Dombivali, Maharashtra 421204 India	(Co-Applicant)	(Co-Applicant)	(Co-Applicant)	(Guarantor)
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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 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 Co-Borrower (s) as per column (ii) that the below described immovable properties as per column (iii) mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of **Home First Finance Company India Limited** for realization of its dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(12) of the said Act proposes to realize dues by sale of the said property/ies and it will be sold on “As is where is”, “As is what is”, and “Whatever there is” as described hereunder. The auction will be conducted “On Line”, for the recovery of amount due from Borrower (s) and Co-Borrower (s) as per column (i), due to **Home First Finance Company India Limited**.

Name Borrower (s) and Co-Borrower (s)	PROPERTY ADDRESS	Date of Demand Notice	Demand Notice Amount	Date of Possession	Market Value	EMD Amount	Date and Time of Auction (11am-2pm)
Mahesh Namdev Sapkal	Flat-406, Block/Building-A, 4th floor, survey no 77/ hissa no 1A, PADMARAJ RESIDENCY, near Shivaji Chowk, opp. Ch. Kedar Society, Lodha Heaven, Nilje, Dombivili Maharashtra 421201	03-10-2022	1,682,481	15-06-2023	1,204,000	120,400	22-07-2023

TERMS & CONDITIONS:

E-Auction Service Provider	E-Auction Website/For Details, Other terms & conditions	A/c No: for depositing EMD/other amount	Branch IFSC Code	Name of Beneficiary
<p>M/s E-Procurement Technologies Ltd –Auction Tiger, Contact Person: Ram Sharma – 80000-23297 e-Mail ID: ramprasad@auctiontiger.net and support@auctiontiger.net Helpline- 079-35022160/ 149/ 182</p>	<p>http://www.homefirstindia.com https://sarfaesi.auctiontiger.net</p>	<p>912020036268117- Home First Finance Company India Ltd Axis Bank Ltd., MIDC, Andheri East.</p>	<p>UTIB0000395</p>	<p>Authorized Officer, Home First Finance Company India Limited</p>

Bid Increment Amount – Rs. 10,000/-. The sale will be done by the undersigned through e-auction platform provided at the Web Portal (<https://sarfaesi.auctiontiger.net>). E-Auction Tender Document containing online e-auction bid form, declaration, General Terms & Conditions of online auction sale are available at Portal Site. 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 property/ies put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of Home First. The property is being sold with all the existing and future encumbrances whether known or unknown to Home First. The Authorised Officer/ Secured Creditor shall not be responsible in any way 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

The borrower/ guarantors are hereby notified to pay the sum as mentioned in the demand notice along with upto date interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

Date: 21-06-2023, Place: Mumbai-Thane Limited

**Signed by Authorized Officer
 Home First Finance Company India**