



Aspire Home Finance Corporation Limited

Head Office : Motilal Oswal Tower, Rahimtullah, Sayani Road, Prabhadevi, Mumbai – 400025

Branch Office: Office No-F1-F2 J.J Tower Mezzanine Floor Plot No-69, Zone 1 M.P. Nagar

Bhopal-462001.M.P **Telephone:** +91 22 4718 9999; +91 22 6272 9898

Mobile No.: Rahul Tamrakar - 09372705175

SALE NOTICE

PUBLIC NOTICE FOR E-AUCTION CUM SALE

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorised Officer of **Aspire Home Finance Corporation Limited (AHFCL)** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the recovery of amount due from borrower/s, offers are invited to submit online in the Web Portal of our Sales & Marketing and e-Auction Service Partner, **M/s. NexXen Solutions Private Limited (NexXen)** i. e. <https://DisposalHub.com> by the undersigned for purchase of the immovable property, as described hereunder, which is in the Physical Possession on 'As Is Where Is Basis', 'As Is What Is Basis' and 'Whatever is There Is Basis', particular of which are given below:

Name of Borrowers/ Co-Borrowers/ Guarantors/ Mortgages	Date & Amount of 13(2) Demand Notice	Date of Possession	Description of Property	Reserve Price	Date & Time of e-Auction
				EMD Bid Increase Amount	
LAN:LXBHO00315-160014387 Branch: BHOPAL Borrower: Rashid Rustam Ali Co-Borrower: Shamim Rashid Ali	15-11-2019 for Rs.1193963/- (Rupees Eleven Lac Ninety Three Thousand Nine Hundred Sixty Three Only)	14-08-2020	Plot No. 59 &60, Part Of Kh.No. 4/5/2, Village - Kalua Kalan, Kolua Market, Bhopal, Madhya Pradesh - 462008	Rs. 950000/- Rs. 95000/- Rs.10,000/-	22 nd October, 2020 Time: 10.30 A.M. to 11.30 A.M.
LAN:LXBHO00115-160013719 Branch: BHOPAL Borrower: Sanjay Kumar Raikwar Co-Borrower: Laxmi Raikwar	31-08-2017 for Rs.1149064/- (Rupees Eleven Lac Forty Nine Thousand Sixty Four Only)	11-04-2019	Flat No 102 Plot No. 198 Prakash Tower Swajan Grih Kaushal Nagar Colony Hosangabad Road Bhopal Phn 25/42 Rnm 03, Huzur, Bhopal Madhya Pradesh 462023	Rs.1050000/- Rs.105000/- Rs.10,000/-	22 nd October, 2020 Time: 12.30 P.M. to 1.30 P.M.

Terms and Conditions of E-Auction:

- The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may go through the website of Aspire Home Finance Corporation Limited (AHFCL), www.motilaloswalhfl.com and website of our Sales & Marketing and e-Auction Service Provider, <https://DisposalHub.com/> for bid documents, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online;
- All the intending purchasers/bidders are required to register their name in the Web Portal mentioned above as <https://DisposalHub.com> and generate their User ID and Password in free of cost of their own to participate in the e-Auction on the date and time aforesaid
- For any enquiry, information & inspection of the property, support, procedure and online training on e-Auction, the prospective bidders may contact the **Client Service Delivery (CSD) Department** of our Sales & Marketing and e-Auction Service Partner **M/s. NexXen Solutions Private Limited, through Mobile No. +91 98100 29926, +91 97100 29933, Tel. No.: +91 124 4 233 933 & E-mail ID: csd@disposalhub.com or the Authorised Officer, Mr. Rahul Tamrakar -09372705175**
- To the best of knowledge and information of the Authorised officer, there is no encumbrance in the property/ies. However the intending bidders should make their own independent inquiries regarding the encumbrance, title of property/ies put on e-Auction and claims/right/dues/affecting the property prior to submitting their bid. The e-Auction advertisement does not constitute any commitment or any representation of AHFCL. The property is being sold with all the existing and future encumbrances whether known or unknown to AHFCL. The Authorised officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues;
- For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (<https://DisposalHub.com>) the details of payment of interest-free refundable Earnest Money Deposit (EMD) of the secured asset as mentioned above by way of Demand Draft in favour of 'Aspire Home Finance Corporation Limited' or by way of RTGS/ NEFT to the account details mentioned as follows: **Bank Name: HDFC Bank, Branch: Lower Parel Mumbai, Bank Account No.: 00600340073530, IFSC Code: HDFC0000060** along with self-attested copies of the PAN Card, Aadhaar Card, Residence Address Proof, Board Resolutions in case of company and Address Proof on or before **04:00 PM of 21st October 2020**;
- The Property will not be sold below the Reserve Price. The Successful Purchaser/ Bidder shall have to deposit the 25% (inclusive of EMD) of his/her/ its offer by way of RTGS/ NEFT to the account mentioned herein above within 24:00 hours from the completion of e-Auction, failing which the sale will be deemed have been failed and the EMD of the said Successful Bidder shall be forfeited;
- The EMD of all other bidders who did not succeed in the e-Auction will be refunded by AHFCL within 72 working hours of the closure of the e-Auction. The EMD will not carry any interest
- The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15th) day from the date of 'Confirmation of Sale' of the said secured asset by the Authorised Officer/ Secured Creditor or such extended period as may be agreed upon in writing by the Authorised Officer at his/ her discretion. In case of default, all amounts deposited till then shall be liable to be forfeited;
- Date of Inspection of the Immovable Property is on 6th October 2020 between 11.30 AM to 04.00 PM.
- At any stage of the e-Auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or postpone the e-Auction without assigning any reason thereof and without any prior notice. In case any bid is rejected, Authorised Officer can negotiate with any of the rendered or intending bidders or other parties for sale of property by Private Treaty;
- The Successful Purchaser/ Bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favour as per the applicable law;
- Sale is subject to the confirmation by the Authorised Officer;
- The Borrower/Guarantors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 (6) of the Security Interest (Enforcement) Rules, about the holding of above mentioned auction sale;
- The Borrower(s)/Guarantor(s) are hereby given **30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002** to pay the sum mentioned as above before the date of Auction failing which the immovable property will be auctioned and balance, if any, will be recovered with interest and costs. If the Borrower pays the amount due to AHFCL, in full before the date of sale, auction is liable to be stopped.
- The Total Loan Outstanding amount is not the loan foreclosure amount. All other charges (if any) shall be calculated at the time of closure of the loan.
- AHFCL is not responsible for any liabilities whatsoever pending upon the property as mentioned above. The Property shall be auctioned on 'As Is Where Is Basis', 'As Is What Is Basis' and 'Whatever Is There Is Basis'.
- The sale shall be subject to rules/conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, as amended from time to time; It shall solely be the responsibility of the Successful Bidder/ Purchaser to get the sale registered. All expenses relating to stamp duty, registration charges, transfer charges and any other expenses and charges in respect of the registration of the sale for the above referred property shall be borne by the Successful Bidder/ Purchaser. The sale has to be registered at the earliest else the purchaser has to give the request letter to AHFCL mentioning the reason of delaying the registration;
- No person other than the intending bidder/ offerer themselves, or their duly authorised representative shall be allowed to participate in the e-Auction/sale proceedings. Such Authorisation Letter is required to submit along with the Bid Documents;
- Special Instruction:** e-Auction shall be conducted by the Service Provider, M/s. NexXen Solutions Private Limited on behalf of Aspire Home Finance Corporation Limited (AHFCL), on pre-specified date, while the bidders shall be quoting from their own home/ offices/ place of their Bid as per their choice above the Reserve Price. Internet connectivity and other paraphernalia requirements shall have to be ensured by bidders themselves. Please note that failure of Internet connectivity (due to any reason whatsoever it may be) shall be sole responsibility of bidders and neither AHFCL nor NexXen shall be responsible for these unforeseen circumstances. In order to ward-off such contingent situation, bidders are requested to make all the necessary arrangements/ alternatives whatever required so that they are able to circumvent such situation and still be able to participate in the e-Auction successfully. However, it is requested to the Bidder(s) not to wait till the last moment to quote/improve his/ her Bid to avoid any such complex situations.
- The same has been published in our portal - <https://motilaloswalhfl.com/eauction-pdf>
NB: Please note that the secured creditor is going to issue the sale notice to all the Borrowers/ Guarantors/ Mortgages by speed/ registered post. In case the same is not received by any of the parties, then this publication of sale notice may be treated as a substituted mode of service.

Sd/-

Authorised Officer

Aspire Home Finance Corporation Limited

Place : Madhya Pradesh

Date : 19-09-2020

Note : The Same has been Publish in Free Press Journal Edition Bhopal on 19.09.2020