

**Bhopal Branch :-** Shop No.FF-14B. 2ND Floor, Maansarovar Commercial Complex, Hoshangabad Road, Bhopal, M.P.-462016.

**Authorised officer :-** Ratnesh kumar Mishra – 7024122890, Sandeep Soni – 8819999203

**Indore Branch :** 401, 4th Floor Satguru Parinay, Opp. C-21 Mall PU 5, Indore (M.P.) - 452001

**Ujjain Branch :-** 301, 302, 3rd Floor, Patidar Tower, Varuchi Marg, Near Shaheed Park, Freeganj, Ujjain - 456010.

**Authorised officer :-** Ravi Baghel – 9907777747, Sandeep Soni – 8819999203

## PUBLIC NOTICE FOR AUCTION CUM SALE

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Roha Housing Finance Private Limited 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 by the undersigned in sealed covers for purchase of 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', Particulars of which are given below:-

sr.	Borrower(s) / Co-Borrower(s)/ Guarantor (s) (Lan No. / Branch)	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price (RP)	Earnest Money Deposit (EMD) (10% of RP)
1.	<b>LAN:</b> HLSEHRSCPR000005008375/ <b>Branch:</b> Sehore <b>1. Lakhan Ahirwar</b> <b>2. Vimla W/o Lakhan Ahirwar</b> <b>Both Add:</b> Gram Undrai Bhopal Bhopal, Madhya Pradesh-462038 <b>Boath Also at:</b> Dairy Farm & Bhausa Supplier Undrai Tehsil Berasia, Bhopal, M.P.- 462038	<b>15-01-2024</b> & <b>₹ 8,01,713/-</b>	All that part & parcel of House No. 201, Ward No. 79, Khasra No. 56, 57, 58, 59, Pooja Colony, Village Karond, Tehsil: Huzur, District Bhopal, Madhya Pradesh -462038	₹ <b>9,67,500/-</b>	₹ <b>96,750/-</b>
2.	<b>LAN:</b> HLVDSHSCPR000005005695/ <b>Branch:</b> Vidisha <b>1. Mahendra S/o Brajmohan</b> <b>2. Sangeeta Vishvakarma</b> <b>Both Add.:</b> 2 Bhopal Road, Kalaipura Ward No.17, Dist. Raisen, Madhya Pradesh- 464551 <b>Boath Also at:</b> Shri Vishvakarma Steel Fabrication, 2 Bhopal Road Kalaipura Ward No 17, Dist. Raisen, Madhya Pradesh- 464551	<b>09-06-2023</b> & <b>₹ 12,24,790/-</b>	All that part & parcel of House Situated At Ward No.14, Patandev, P.H. N.- 21/47, Plot No.-65 Part of Survey No.107/3/1/1/2, Raisen Tehsil & Dist. Raisen, Madhya Pradesh	₹ <b>13,00,000/-</b>	₹ <b>1,30,000/-</b>
3.	<b>LAN:</b> HLSEHRPPSC000005004981/ <b>Branch:</b> Sehore <b>1. Sheob Ansari</b> <b>2. Safiyabee W/o Shohab</b> <b>Both Add.:</b> Tajpura Road Langa Pura Momun Pura, Tehsil Ashta Dist. Sehore, Madhya Pradesh- 466116 <b>Boath Also at:</b> Sehore Steel Furniture, Main Road Alipur Tehsil Ashta Dist. Sehore, M.P. 466116	<b>12-05-2023</b> & <b>₹ 2,31,896/-</b>	All that part & parcel of Open Plot On Part of KH No.116/2, Ward No.01, Situated At Dorabad Ashta, Tehsil Ashta Dist. Sehore, Madhya Pradesh	₹ <b>6,75,000/-</b>	₹ <b>67,500/-</b>
4.	<b>LAN:</b> HLINDRPPSC000005012764/ <b>Branch:</b> Indore Cluster <b>1. Deepak Nidhan</b> <b>2. Sangeeta W/o Deepak</b> <b>Both Add.:</b> B 112 J N U R M Bangada, Gandhi Nagar, Indore, Madhya Pradesh- 452001 <b>Boath Also at:</b> Maharaja Yeshwantrao Hospital, Indore, Madhya Pradesh- 452001	<b>26-11-2024</b> & <b>₹ 12,55,415/-</b>	All that part & parcel of Property is Situated At, Plot No. LIG-53, PH No. 01, Sun City, Vill. Panda, Teh. Mhow, Dist. Indore Madhya Pradesh 453331	₹ <b>14,91,200/-</b>	₹ <b>1,49,120/-</b>
5.	<b>LAN:</b> HLUJNCSCRE000005004867/ <b>Branch:</b> Ujjain Service <b>1. Rahul Singh</b> <b>2. Bindu W/o Rahul Singh</b> <b>Both Add.:</b> Makan No.15 Abhaypur, Dewas, Madhya Pradesh- 455118	<b>16-05-2024</b> & <b>₹ 5,67,270/-</b>	All that part & parcel of Plot situated on PH. No.15, Pat. H. No.58, Gram Abhepur, Teh. Sonkatch, Distt, Dewas, Madhya Pradesh- 455118	₹ <b>19,20,000/-</b>	₹ <b>1,92,000/-</b>

(1) **Date & Time of Inspection :** 20-05-2025 Time : 12:00 PM to 5:00 PM

(2) **Last Date of Submission of Sealed Bid/Offer** in the prescribed tender forms along with EMD and KYC is **02-06-2025** within 5:00 PM at the Branch Office address mentioned herein above. Tenders that are not filled up or tenders received beyond last date will be considered as invalid tender and shall accordingly be rejected. No interest shall be paid on the EMD.

(3) **Date of Opening of the Bid/Offer (Auction Date) for Property is 03-06-2025**, at the above mentioned branch office address at 11.00 AM to 2:00 PM. The tender will be opened in the presence of the Authorised Officer.

(4) The notice is hereby given to the Borrower/s and Guarantor/s, to remain present personally at the time of sale and they can bring the intending buyers/purchasers for purchasing the immovable property as described herein above, as per the particulars of Terms and Conditions of Sale.

(5) This is **30 DAYS SALE NOTICE UNDER SARFAESI ACT, 2002** is hereby given to the public in general and in particular to the Borrower (s), Co-Borrower (s) and Guarantor (s) that the above described immovable property mortgaged/ charged to the Secured Creditor, the **Physical Possession** of which has been taken by the Authorised Officer of Roha Housing Finance Private Limited (RHFPL) Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" and to the amount due to Roha Housing Finance Pvt. Ltd., in full before the date of sale, auction is liable to be stopped.

(6) The immovable property will be sold to the highest tenderer. However, the Authorised Officer reserves the absolute discretion to allow inter se bidding, if deemed necessary. The Property as mentioned will not be sold below Reserve Price.

(7) RHFPL 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'.

(8) The Demand Draft Should be made in favor of 'Roha Housing Finance Private Limited' Only.

(9) The detail terms and conditions of the auction sale are incorporated in the prescribed tender form. Tender forms are available at the above mentioned Branch office. Authorised officer reserve the rights to extend the date of tender or change the terms & conditions of bidding. For further details & other terms & conditions of bidding please visit our branch.

For further details, contact the Authorised Officer, at the above mentioned Office address.

**Place : Madhya Pradesh**

**Date : 02.05.2025**

**Sd/-**
**Authorised Officer**
**Roha Housing Finance Private Limited**