

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of **Centrum Housing Finance Limited**. under the Securitization 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', Particulars of which are given below:-

Sr. No.	Borrower(s)/Co-Borrower(s)/ Guarantor(s) / Loan Account No/ Branch	Total Outstanding as on date	Description of the Immovable property	Reserve Price (RP)	Earnest Money Deposit (EMD) 10%
1	Giriraj Prajapat, & Mangla Prajapat/IDRID22008504 & IDRID22009557	Rs.20,82,836 /- Rupees Twenty lakh Eighty Two Thousand Eight Hundred Thirty Six Only) as on 28-11-2023	In the rights, piece and parcel of immovable Property-South part of Plot No. L - 01, Adm. 495 Sq. Ft., Ashok Nagar colony, Village Chota Bangarda, Distt.- Indore- 452005, Madhya Pradesh. Boundaries: - East: - Road West: - Plot No 1010 & Plot No. 1011 North: - Remaining Part South :- Open Land	Rs.17,00,000 /- (Rupees Seventeen Lakhs Only)	Rs.1,70,000 /- (Rupees One lakh seventy thousand only.)

1. The Auction is being held on "AS IS WHERE IS" AND "AS IS WHAT IS" basis 2. The detailed terms and conditions of the auction sale are incorporated in the prescribed tender form, available at the above mentioned Branch office 3. Last Date of Submission of Sealed Bid/Offer in the prescribed tender forms along with EMD payable by way of Demand Draft in Favor of "Centrum Housing Finance Limited". along with KYC is **On or Before 29-07-2025 from 10.00 AM to 5.00 PM** at the Branch Office address mentioned herein above. Tenders that are not filled up completely 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. 4. Date of Inspection of the Immovable Property is on **28-07-2025 from 11.00 AM To 2.00 PM** 5. Date of Opening of the Bid/Offer Auction Date for Property is **30-07-2025 from 11.00 AM To 2.00 PM** at the above mentioned Branch Office address at **11:00 AM. to 2:00 PM** by the Authorised Officer. 6. The purchaser shall bear the applicable stamp duties/additional stamp duty/transfer charges, fee etc. and also all the statutory dues, taxes, rates assessment, Govt & Semi Govt. taxes, TDS and other charges, fees etc. in respect of the auctioned property. The possession of the Mortgage Property mentioned above is with the CHFL, who will hand over peaceful possession to the successful bidder on compliance of above. The intending bidder should make their own independent inquiries regarding the Encumbrances Title of property & also inspect & satisfy themselves. 7. All other expenses for getting the properties transferred on their name and statutory dues, if any shall be borne by the successful purchaser. 8. The Highest bidder shall be subject to approval of **Centrum Housing Finance Limited**. Authorised Officer shall Reserve the right to accept all any of the offer /Bid so received without assign any reason whatsoever. His decision shall be final and binding. 9. 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 **Centrum Housing Finance Limited**, in full, before the date of sale, auction is liable to be set aside. For further details, contact the Authorised Officer, at the above mentioned Office address Contact Person - **1. Mr. Ankit Vig - 8668943242. 2. Mr. Ajay Upadhyay - 7450890241**

Place : Madhya Pradesh / Date : 26.06.2025

Sd/- Authorized Officer, Centrum Housing Finance Limited