



GRIHUM HOUSING FINANCE LIMITED

(FORMERLY KNOWN AS POONAWALLA HOUSING FINANCE LTD)

Registered Office: 6th Floor, B Building, Ganga Truena, Lohegaon,
Pune, Maharashtra 411014 Branch Off Unit: Dhan Trident, Mangal City
Service Rd, Scheme No. 54, Vijay Nagar, Indore, Madhya Pradesh - 452010

E-Auction - SALE NOTICE
Sale of secured immovable
asset under SARFAESI Act

E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (the "Act") read with Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.
Notice is hereby given to the public in general and in particular to the Borrower/ Co-Borrower/ Mortgagor (s)/Guarantor(s) that the below described immovable properties mortgaged to Grihum Housing Finance Limited (formerly known as Poonawalla Housing Finance Limited as the name Poonawalla Housing Finance Limited changed to Grihum Housing Finance Limited with effect from 17 Nov 2023 (Previously known as Magma Housing Finance Limited and originally incorporated with name of GE Money Housing Finance Public Unlited Company) (hereinafter referred to as the "Secured Creditor" as per the Act), the possession of which has been taken by the Authorised Officer of Secured Creditor in exercise of powers conferred under section 13(12) of the Act read with Rules 8 and 9 of the security interest (Enforcement) Rule pursuant to notice under section 13(2) of the Act.
The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 07/07/2025 through E-Auction. It is hereby informed to General public that we are going to conduct public through E-Auction platform provided at the website: <https://www.bankauctions.com>. For detailed T&Cs of sale, please refer to link provided in GHFL's/Secured Creditor's website i.e. www.grihumhousing.com

Sl. No.	Proposal No. Customer Name {A}	Demand Notice Date and Outstanding Amount {B}	Nature of Possession {C}	Description of Property {D}	Reserve Price {E}	EMD (10% of RP) {F}	EMD Submission date {G}	Incremental Bid {H}	Property Inspection Date & Time {I}	Date and time of Auction {J}	Known encumbrances/ Court cases if any {K}
1	Loan No. HF0135H21100093 Sachin Chouhan (Borrower) Inder Singh Chouhan (Co Borrower) Pavitra Chouhan (Co Borrower) Jyotsana Jharodiya (Co Borrower)	Notice date: 08/10/2024 Total Dues: Rs. 357376/- (Rupees Three Lakh Fifty-Seven Thousand Three Hundred SeventySix Only payable as on 08/10/2024 along with interest @14.75% p.a. till the realization.	Physical	All The Piece And Parcels Of Immovable Property Being House/Plot No. 325, (Ward No. 13), Situated At Land Under Survey No. 245, Village Sunwani Mahakal (Patwari Halka No. 56), Tehsil & District Dewas (M.P.). The Admeasuring Area Is 910 Sq. Ft., And Construction Thereon, And Particularly Mentioned In Sale Deed Executed Bounded As Under Boundaries:- On Or Towards East By - Plot Of Rakesh On Or Towards West By - House Of Karan On Or Towards North By - Govt. Road On Or Towards South By - Open Space	Rs. 4,53,863/- (Rupees Four Lakh Fifty Three Thousand Eight Hundred Sixty Three Only)	Rs. 45,386.3/- (Rupees Forty Five Thousand Three Hundred Eighty Six and Thirty Paise Only)	30/06/2025 Before 5 PM	10,000/-	27/06/2025 (11AM – 4PM)	07/07/2025 (11 AM- 2PM)	NIL
2	Loan No. LAP059320000000500 4352 DILIP SINGH (BORROWER) NARSING CHOUHAN (CO BORROWER)	Notice date: 07/08/2024 Total Dues: Rs. 1096252/- (Rupees Ten Lakh NinetySix Thousand Two Hundred Fifty Two Only) payable as on 07/08/2024 along with interest @16.50% p.a. till the realization	Physical	All That Piece And Parcel The Property House No. 14 Situated At Village Baghadi, P.H.No. 06, Tehsil Thikari District Barwani, Ward No. 11, Gram Panchayat Baghadi, Admeasuring Area 100x30 Ft. Total Area 3000 Sq.Ft. Particularly Mentioned In Sale Deed Executed. Boundaries As Per Documents:- East - House Of Bharat Singh Chouhan West House Of Prabhu Makwane North House Of Nanuram Chouhan South - Common Road	Rs. 19,66,125/- (Rupees Nineteen Lakh Sixty Six Thousand One Hundred Twenty Five Only)	Rs. 1,96,612.5/- (Rupees One Lakh Ninety Six Thousand Six Hundred Twelve and Fifty Paise Only)	30/06/2025 Before 5 PM	10,000/-	27/06/2025 (11AM – 4PM)	07/07/2025 (11 AM- 2PM)	NIL
3	Loan No. HF0229H20100234 ANIL PATEL (BORROWER) SABAL PATEL (CO BORROWER) MAYA PATEL (CO BORROWER)	Notice date: 07/08/2024 Total Dues: Rs. 974985/- (Rupees Nine Lakh SeventyFour Thousand Nine Hundred EightyFive Only) payable as on 07/08/2024 along with interest @18.50% p.a. till the realization	Physical	All That Piece And Parcel Of Property House No. 88 Situated At Village Balgaon, P.H.No. 04, Tehsil Kasrawad, District Khargone, Gram Panchayat Balgaon, Ward No. 04, Admeasuring Area 70x39 Ft., Total Area 2730 Sq.Ft. Particularly Mentioned In Sale Deed Executed. Boundaries As Per Documents:- East - House Of Jagdish Patel West - Bada Of Mahesh Patel North - Common Road South - Plot Of Shankar Patel	Rs. 1769250/- (Rupees Seventeen Lakh Sixty Nine Thousand Two Hundred Fifty Only)	Rs. 176925/- (Rupees One Lakh Seventy Six Thousand Nine Hundred Twenty Five Only)	30/06/2025 Before 5 PM	10,000/-	27/06/2025 (11AM – 4PM)	07/07/2025 (11 AM- 2PM)	NIL
4	Loan No. HM0180H17100082 PAPPU SINGH BHERU SINGH (BORROWER) SHAMBUAI PAPPU SINGH (CO BORROWER)	Notice date: 10/08/2023 Total Dues: Rs. 575985.17 (Rupees Five Lakh SeventyFive Thousand Nine Hundred EightyFive Paise Seventeen Only) payable as on 10/08/2023 along with interest @17.80% p.a. till the realization	Physical	All That Piece And Parcel Of House No.09, Situated At Village Gulabhkhedi Gram Panchayat Narela Kala Khasra No.105 P.H.No.63 Tehsilbadnagar Dist-Ujjain M.P Total Area 1178 Sq.Feet. Boundaries:- East - Aam Rasta West - House Of Mr.Kamal Singh North - House Of Mr.Kamal Singh South - House Of M. Arjun Singh	Rs. 1381205/- (Rupees Thirteen Lakh Eighty One Thousand Two Hundred Five Only)	Rs. 138120.5/- (Rupees One Lakh Thirty Eight Thousand One Hundred Twenty and Fifty Paise Only)	30/06/2025 Before 5 PM	10,000/-	27/06/2025 (11AM – 4PM)	07/07/2025 (11 AM- 2PM)	NIL
5	Loan No. HL0059000000000500 4679 MAKHANLAL RAMPRASAD (BORROWER) JAY RANI MAKHANLAL (CO BORROWER)	Notice date: 10/08/2023 Total Dues: Rs.352132/- (Rupees Three Lakh FiftyTwo Thousand One Hundred ThirtyTwo Only) payable as on 07/11/2024 along with interest @15.25% p.a. till the realization.	Physical	All The I.E One Plot Certificate From Ander Abadi Plot No 67 (A) Comprising Total Area Of 797 Sq.Ft. Which Is Part Of Ander Abadi Khasara No 292 P.H. No 02 Situated At Vill Mouja Gram Navalpur Tahsil Rehli District Sagor (M.P.) Boundaries Of The Plots Per Patta:- East - Land Of Parasram West - Road North - Road South -Land Of Hari Shankar	Rs. 718813/- (Rupees Seven Lakh Eighteen Thousand Eight Hundred Thirteen Only)	Rs. 71881.3/- (Rupees Seventy One Thousand Eight Hundred Eighty One and Thirty Paise Only)	30/06/2025 Before 5 PM	10,000/-	27/06/2025 (11AM – 4PM)	07/07/2025 (11 AM- 2PM)	NIL

The intending bidders/purchasers are advised to visit Secured Creditor Branch and the auction properties, and make his own enquiry and ascertain additional charges, encumbrances and any third-party interests and satisfy himself/herself/itself in all aspects thereto before submitting the bids. All statutory dues like property taxes, electricity/water dues and any other dues, if any, attached to the property to be ascertained and paid by the successful bidder. The interested bidders are required to register themselves with the portal and obtain login ID and Password well in advance, which is mandatory for e-bidding, (from auction service provider) C1 India PVT LTD. Address- Plot No-68 3rd floor Gurgaon Haryana-122003. Helpline Number- 7291981124, 25,26 Support Email id – Support@bankauctions.com. **Contact Person – Dharni P, Email id- dharni.p@c1india.com Contact No- 9948182222.** Please note that Prospective bidders may avail online training on e-auction from then only. The intending purchaser/bidder is required to submit amount of the Earnest Money Deposit (EMD) by way of by way of NEFT/RTGS/DD in the account of "Grihum Housing Finance Ltd", Bank-ICICI BANK LTD. Account No-000651000460 and IFSC Code- ICIC0000006, 20, R. N. Mukherjee Road- Kolkata-700001 drawn on any nationalized or scheduled Bank on or before 30/06/2025 and register their name at <https://www.bankauctions.com> and get user ID and password free of cost and get training on e-Auction from the service provider. After their Registration on the website, the intending purchaser/bidder is required to get the copies of the following documents uploaded, e-mail and sent self-attested hard copy at Address: Dhan Trident, Mangal City Service Rd, Scheme No. 54, Vijay Nagar, Indore, Madhya Pradesh – 452010 Mobile no. +91 9657443073 e-mail ID rohan.savala@grihumhousing.com. For further details on terms and conditions please visit <https://www.bankauctions.com> and www.grihumhousing.com to take part in e-auction.

This notice should also be considered as 30 days' notice to Borrower / Co-Borrower/ Mortgagor (s)/Guarantor(s) under Rule 8(6) of the Security Interest (Enforcement) Rule-2002

Date: 06.06.2025 Place: MADHYA PRADESH

Sd/- Authorised Officer, Grihum Housing Finance Limited (Formerly Known as Poonawalla Housing finance Ltd)