

POONAWALLA FINCORP LIMITED

PROPERTIES PUT UP FOR AUCTION - 05.01.2026

| Property ID | Proposal Number | Date of Auction | Page Numbers |
|-------------|--|--------------------------------|--------------|
| 001 | LAP0026100000008107606 | 20/01/2026 at 11 AM-4PM | 1-10 |
| 002 | LAPPUN0100000006704240 | 03/03/2026 at 11 AM-4PM | 11-19 |
| 003 | LAP0104100000006220286 | 03/03/2026 at 11 AM-4PM | 20-24 |

Poonawalla Fincorp Limited
CIN: L51504PN1978PLC209007

Corporate Office: Unit No. 2401, 24th Floor, Altimus, Dr. G. M. Bhosale Marg, Worli, Mumbai, Maharashtra - 400018 **T:** +91 22 47733220

Registered Office: 201 and 202, 2nd Floor, AP81, Koregaon Park Annex, Mundhwa, Pune - 411 036 **T:** +91 020 67808090

E: customercare@poonawallafincorp.com | **W:** www.poonawallafincorp.com

Property ID – 001

Property Location- Krishna District

State- Andhra Pradesh

Pincode- 521241 & 520010 respectively.

Name of the borrower- Bato Logistics

Loan Account No :- LAP0026100000008107606

Outstanding Amount :- Rs. 60373129 (Rupees Six Crores Three Lacs Seventy Three Thousand One Hundred Twenty Nine Only)

Registered address of Borrower- 8-1-400/59, Second Floor, Flat No 201, Nawab Complex, Deluxe Colony, Tolichowki, Circle 27, Landmark - Deluxe Colony, Hyderabad, Telangana ,Pin Code - 500008

Date of physical possession- 23/09/2025.

Name of the Title holder of the security possessed- Noor Mohammad Patni & Zarina Patni respectively.

Reserve price- Rs. 83192331/- (Rupees Eight Crore Thirty One Lacs Ninety Two Thousand Three Hundred Thirty One only)

Money Deposit- Rs. 8319233/- (Rupees Eighty Three Lakhs Nineteen Thousand Two Hundred Thirty Three Only)

Property type- Commercial & Flat respectively

Status of Land Holding (Freehold/ Leasehold)- Freehold

Width of road in front or adjacent to the property (In Ft) (Largest width in case of multiple access roads)- 80ft Wide Road & 30ft Wide Road respectively

Total No. of Flats / Unit in building- 01 & S+G+04 Floors respectively

No. of Floors in the building- GF- GI Sheet & G+01 Floors- RCC & S+G+04 Floors respectively

Date and time of inspection of the properties- 09/01/2026 at 11AM –4PM

Last Date of Submission of EMD (Earnest Money Deposit) – 19/01/2026 Before 5 PM

Date and Time of Auction- 20/01/2026 (11 AM-4PM)

Name of the Authorised Officer - Mr. Jesus Selva Kenjock

Contact No. 8861144545

Details of Property under Auction

Property – 1

All That the Land Admeasuring 3159.47 Sq.Yds In Sy.No.125/1 Situated At Guntupally Village, Ibrahimpatnam Mandal, Krishna District Within Jurisdiction Of Sub-Registrar ,Ibrahimpatnam,D No.9-173 And Bounded As Follows:

North : 80' Wide Private Road Exclusively Belongs To This Purchaser;

South : Property Sold by the Vendor and Mr. Gujjarapudi Samaba Shivarao And Ashu Dudega;

East : Property Belongs to Kalari Subba Rao;

West : Wagan Workshop Road;

Property - 2

All That the Flat Bearing No.B With 1400 Sft., Plinth Area Including Common Areas In First Floor Of The Building Named As Regency Enclave With A Car Parking Area 20 Sq.Ft.Out Of 200 Sq.Ft. Slot Bearing No.7 Together With Undivided Share Of Land Admeasuring 55.5 Sq.Yds Out Of 666 Sq.Yds Constructed On Premises Bearing No.59-6-6 Situated At Municipal Ward No.32d In Sy.No.9/1 Situated At Kanchukotavari Srreet, Patamata Vijayawada Town, Krishna District And Bounded As Follow:

North : Open to Sky;

South : Open to Sky;

East : Open to Sky;

West : Common Area, Lift & Staircase.

Schedule - II

Stilt Floor In Premises Bearing No.59-6-6 With 20 Sft., Built Up Area Of The Building As Regency Enclave Together With Undivided Share Of Land Admeasuring 11.1 Sq.Yds Out Of 111 Sq.Yds. Out Of Total Land Admeasuring 666 Sq.Yds In Municipal Ward 32d ,Sy.No.9/1 Situated At Kanchukotavari Street, Patamata Vijayawada Town, Krishna District And Bounded As Follows:

North : Property Of Ghanta Ramchander Rao And Others;
South : 30' Wide Municipal Road Of Kanchukotavari Street;
East : Property Of Yalamanchili Nageshwar Rao;
West : Property Of Yalamanchili Nageshwar Rao;
Age Of Property- 12 Years & 22years (Approx)

Built-up Area & Accommodation Details

| Floor (Pl mention floor wise) | : | Accommodation | Carpet Area (Sft) | Actual SBUA (Sft) | Permissible BUA (Sft) | Adopted Built-up area (Sft) |
|-------------------------------|---|---------------|-------------------|-------------------|-----------------------|-----------------------------|
| Ground Floor | | Commercial | | 1680 | 7196 | 1680 |
| First Floor | | Commercial | | 1680 | 7196 | 1680 |
| GI Sheet roof | | Commercial | | 10080 | 2878 | 10080 |
| Total | : | | | 13440 | 17270 | 13440 |

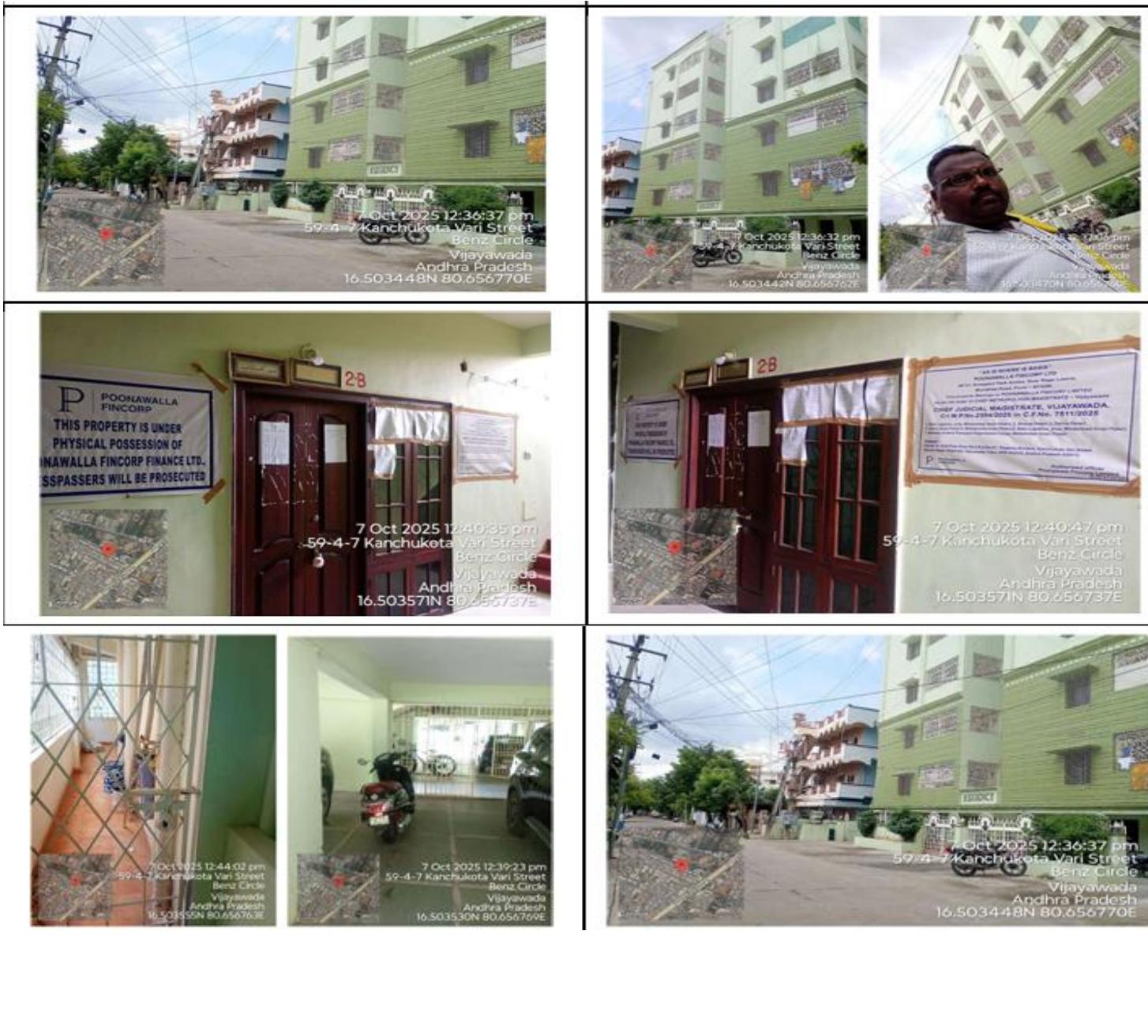


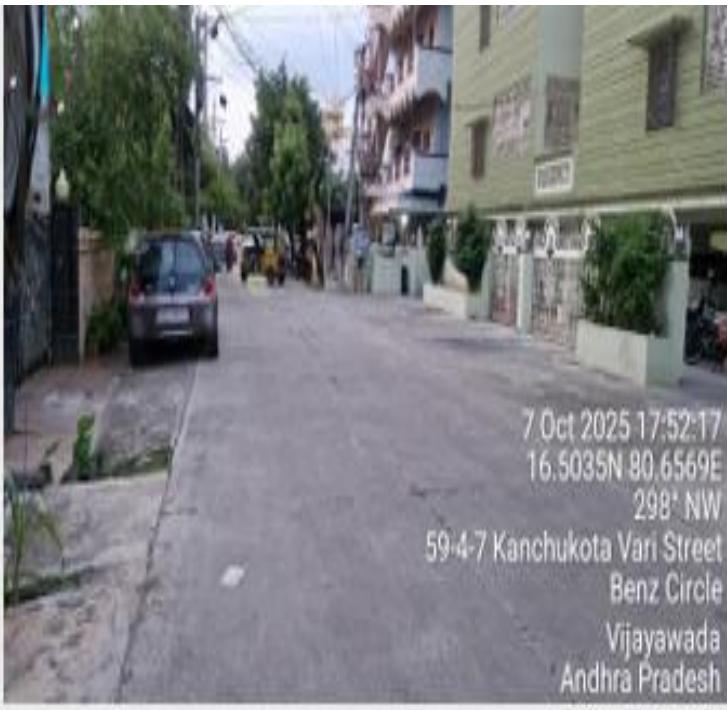
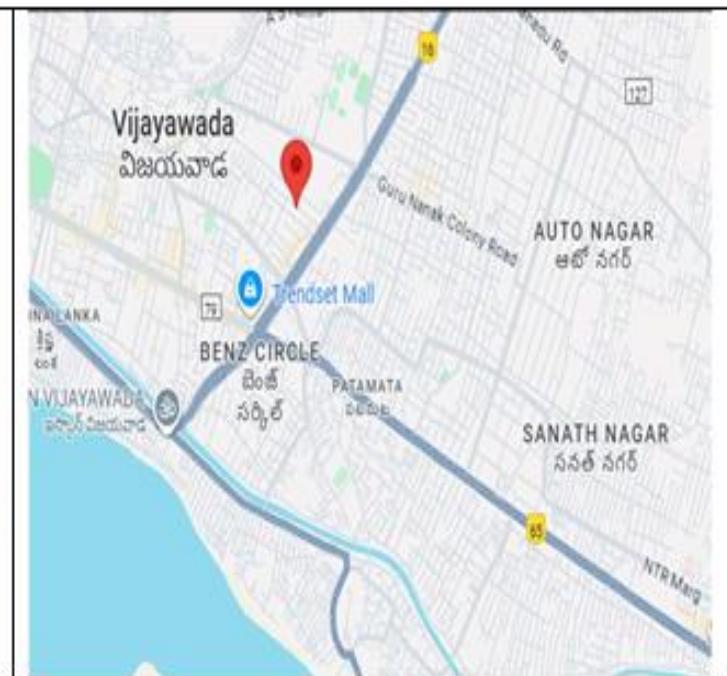
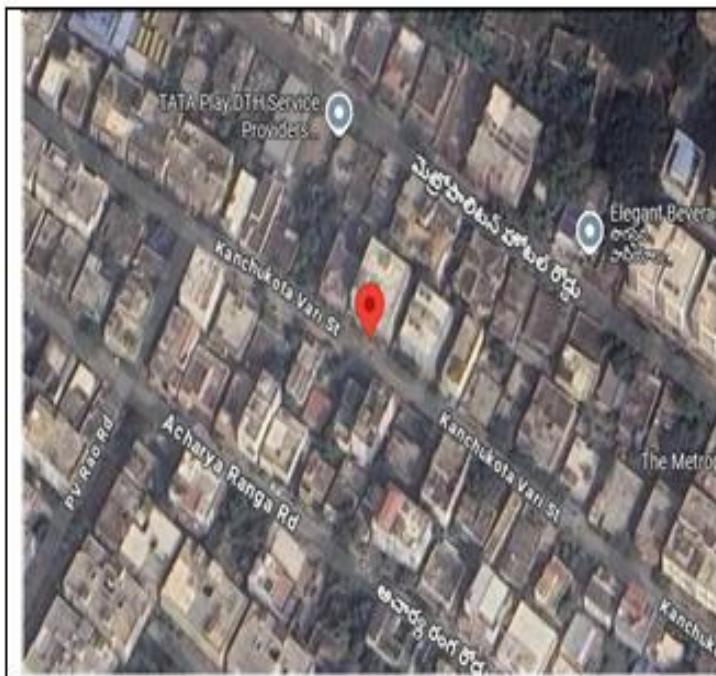


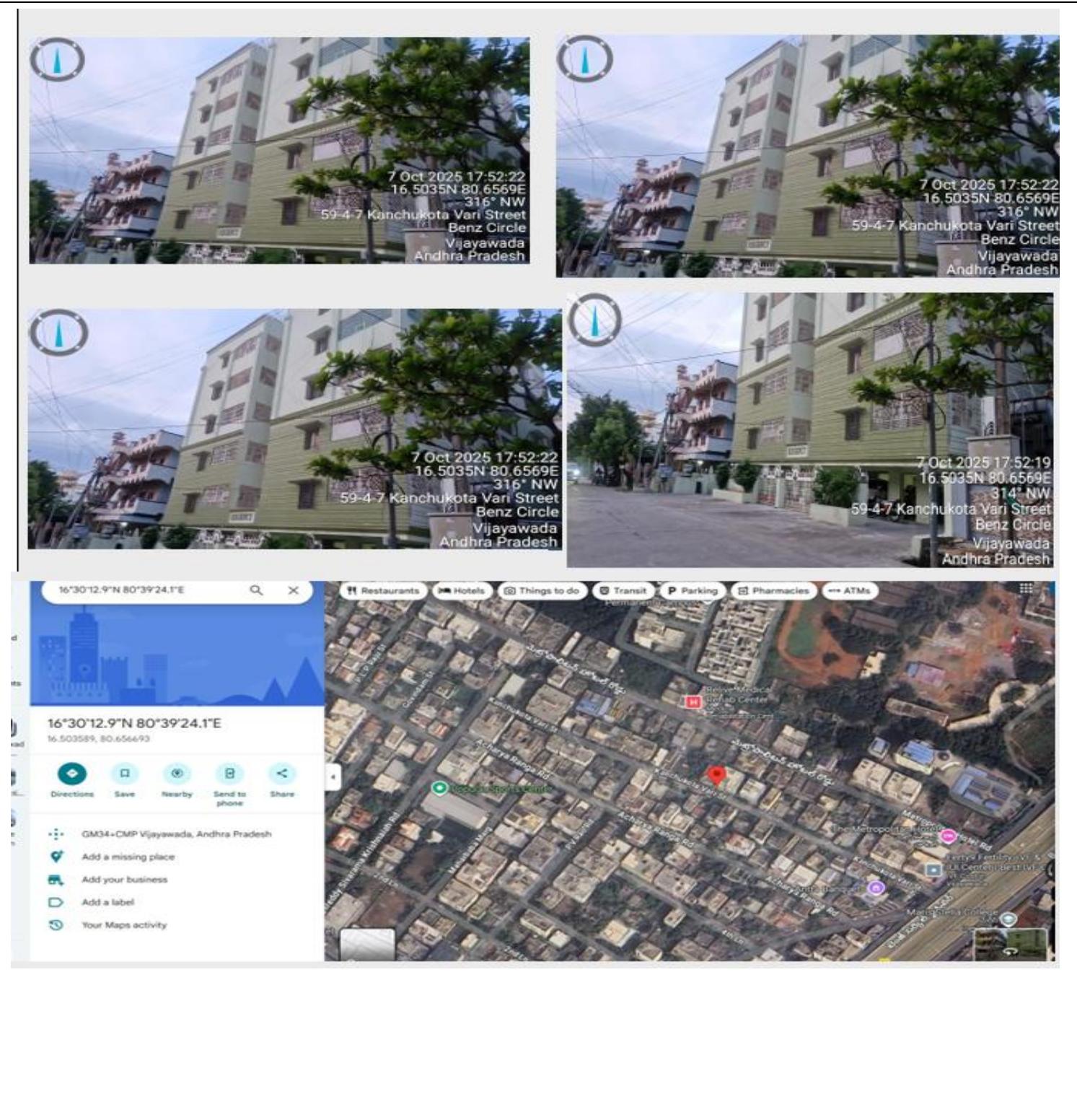


Built-up Area & Accommodation Details

| Floor (Pl mention floor wise) | : | Accommodation | Carpet Area (Sft) | Actual SBUA (Sft) | Permissible BUA (Sft) | Adopted Built-up area (Sft) |
|-------------------------------|---|---------------|-------------------|-------------------|-----------------------|-----------------------------|
| | | | 0 | 0 | 0 | 0 |
| Total | : | | 0 | 0 | 0 | 0 |







Poonawalla Fincorp Limited
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Terms and conditions of the Sale :

1. The particulars in respect of the Immovable Property / Secured Asset specified hereinabove have been stated to the best of the information and knowledge of the Authorised Officer / PFL.
2. However, the Authorised Officer / PFL shall not be responsible for any error, misstatement, or omission in the said particulars. The Bidders are therefore requested in their own interest, to satisfy themselves with regard to the above and all other relevant details / material information pertaining to the abovementioned Immovable Property / Secured Asset, before submitting the bids.
3. Property will be sold on As is where is, As is what is, Whatever there is basis.
4. The auction /sale will be Online e-auction / Bidding through website <https://augeo.samil.in> on the date as mentioned above with Unlimited Extension of 5 minutes. 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 M/s Augeo Asset Management, H-182, Sector 63, NOIDA 201301 no. +91 7428993244/+91 7428695102 / Email id:- shekhar.s@cartradeexchange.com. Please note that Prospective bidders may avail online training on e-auction from them only.
5. Online E-auction participation is mandatory in the auction process by making application in prescribed format which is available along-with the offer/tender document on the website. Bidders are advised to go through the website <https://augeo.samil.in> for detailed terms and conditions of auction sale before submitting their bids and taking part in e-auction sale proceedings. The Tender Document and detailed Terms and Conditions for the Auction may be downloaded from the website <https://augeo.samil.in> or the same may also be collected from the concerned Branch office of Poonawalla Fincorp Ltd. A copy of the Bid form along with the enclosure submitted online (also mentioning UTR Number) shall be sent over to Concern Manager , **Mr. Jesus Selva Kenjock , Address- Poonawalla Fincorp Ltd, Door No.40-25-80/1, 3rd Floor, R. S. Towers, Benz Circle, Vijayawada - 520010, Mobile no. 8861144545, E-mail ID: jesus.antonyسامی@poonawallafincorp.com** at Poonawalla Fincorp Ltd on or before date and time mentioned above.
6. Statutory dues like property taxes / cess and transfer charges, arrears of electricity dues, arrears of water charges and other charges known and unknown in respect to the secured assets being sold, shall be ascertained by the Bidder beforehand and the payment of the same shall be the responsibility of the buyer of Secured Assets.
7. Wherever applicable, it is the responsibility of buyer of Secured Assets to deduct tax at source (TDS) @ of 1% of the total sell consideration on behalf of the resident owner (seller) on the transfer of immovable property having consideration equal to Rs.50 Lacs and above and deposit the same with appropriate authority u/s 194 1/A of Income Tax Act.
8. Sale is strictly subject to the Terms, Conditions and Disclaimers stipulated in the prescribed E-Auction Bid Document, Offer Acceptance Letter, Public Notice, terms and conditions mentioned hereinbelow and any other related documents.
9. Property / Secured Asset is available for inspection on **09/01/2026 between 11AM to 4PM**.
10. For any assistance related to inspection of the property, or for obtaining the Bid document and for any other queries, please get in touch with Authorized Officer, **Mr. Jesus Selva Kenjock , Address- Poonawalla Fincorp Ltd, Door No.40-25-80/1, 3rd Floor, R. S. Towers, Benz Circle, Vijayawada - 520010, Mobile no. 8861144545, E-mail ID: jesus.antonyسامی@poonawallafincorp.com**
11. Earnest Money Deposit (EMD) amount as mentioned above shall be deposited by the Tenderer by way of NEFT/RTGS /DD in the account of "Poonawalla Fincorp Ltd", Bank-ICICI BANK LTD. CC Account No. 000651000350 and IFSC Code- ICIC0000006, 20, R. N. Mukherjee Road-Kolkata-700001 drawn on any nationalized or scheduled Bank on or before **19/01/2026** and register their name at <https://augeo.samil.in> and get user ID and password free of cost and get training on e-Auction from the service provider. After their Registration on the web-site, the intending purchaser/bidder is required to get the copies of the following documents uploaded, e-mail and sent self-attested hard copy to (respective Manager Poonawalla Fincorp Ltd.) , **Mr. Jesus Selva Kenjock , Address- Poonawalla Fincorp Ltd, Door No.40-25-80/1, 3rd Floor, R. S. Towers, Benz Circle, Vijayawada - 520010, Mobile no. 8861144545, E-mail ID: jesus.antonyسامی@poonawallafincorp.com**.
12. The offer amount (to be mentioned in Tender document) shall be above Reserve Price.
13. The last date of submission of Tender in prescribed Tender Document with all necessary documents and EMD in stipulated manner is **19/01/2026** before 5 PM.
14. Incomplete Tender Document or inadequate EMD amount or Tenders received after the date hereinabove shall be treated as invalid, and accordingly shall be summarily rejected and the applicant/ bidder shall have no claim against the Poonawalla Fincorp Ltd) or against Authorised officer in this regard.
15. Conditional offers shall also be treated as invalid.
16. The Tenders will be opened on **20/01/2026** at 11 AM- 4PM in the presence of the Authorised Officer, , **Mr. Jesus Selva Kenjock , Address- Poonawalla Fincorp Ltd, Door No.40-25-80/1, 3rd Floor, R. S. Towers, Benz Circle, Vijayawada - 520010, Mobile no. 8861144545, E-mail ID: jesus.antonyسامی@poonawallafincorp.com**.
17. The Immovable Property / Secured Asset shall not be sold below the Reserve Price..
18. On sale of the property the purchaser shall not have any claim of whatsoever nature against PFL or its Authorised Officer.
19. It shall be at the discretion of the Authorised officer to cancel the auction proceeding for any reason and return the EMD submitted and PFL will not entertain any claim or representation in that regard from the bidders.

20. Only those bidders holding valid user ID and Password and confirmed payment of EMD through NEFT /RTGS shall be permitted to participate in the online e-auction. The Authorized officer has the absolute right to accept or reject the highest and / or all Bid(s) or postpone or cancel the sale, as the case may be without assigning any reasons thereof and also to modify any of the terms and condition of this sale without prior notice.
21. The sale shall be conferred on the highest bidder subject to confirmation by Secured Creditor i.e. PFL
22. EMD of successful tenderer shall be adjusted and for all other unsuccessful tenderers, the same shall be refunded within 10 days from Tender opening date. The Earnest money deposit will not carry any interest.
23. Along with Tender Document the Bidder(s) should also attach his/her photo identity proof such as copy of the passport, election commission card, ration card, driving license, copy of the PAN card issued by the Income Tax department etc. and the proof of residence countersigned by the bidder herself/himself.
24. The successful bidder shall be required to pay 25% of the offer amount (including the amount of EMD) immediately i.e. on the same day or not later than next working day, as the case may be (as per the amended provisions of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002) on confirmation of offer acceptance by PFL, failing which the EMD amount remitted will stand forfeited. The balance 75% of offer amount shall be paid within 15 days of confirmation of sale by the Authorised officer. If the balance amount is not remitted within stipulated time the amount of 25% will stand forfeited as per the amended provisions of Rule 9(4) of the Security Interest (Enforcement) Rules, 2002.
25. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser only.
26. The Sale Certificate shall be issued in the same name in which the Bid is submitted.
27. The intending bidder(s) out of his/her/their own free WILL, volition and discretion is/are participating in the e-Auction proceeding without any undue influence from any of the officials of the Poonawalla Fincorp Ltd /PFL and is/are fully aware about the consequences of such e-Auction. The intending bidder shall have no recourse against the PFL or the Authorised Officer in this regard and shall not be entitled for any refund of the deposited amount except hereinabove expressly provided or regarding interest on the said amount.
28. In case the date of deposit of EMD & e- Auction date is declared holiday then the date shall be automatically extended to very next working day.

CAUTION NOTE:

Prospective Purchasers at large are hereby informed that PFL and its Authorized Officer does not deal in cash transaction with respect to Immovable Property mentioned in the Auction sale notice. The name and contact details of the agency / broker, if any, authorized by PFL to deal with sale of Immovable property can be obtained only from the office of PFL at the address mentioned above.

For Poonawalla Fincorp Limited

Authorized Officer

Property ID – 002

Property Location- Pune

State- Maharashtra

Pincode- 411046.

Name of the borrower- Sharp Tools And Spares

Loan Account No :- LAPPUN010000006704240

Outstanding Amount :- Rs. 4447688 (Rupees Forty Four Lacs Forty Seven Thousand Six Hundred Eighty Eight Only)

Registered address of Borrower- 1 St Floor, Shop No 3 & 4, Vishwashanti Building 1045, Raviwar Peth, Laxmi Road, Landmark -Raviwar Peth, Pune, Maharashtra, Pin Code - 411002

Date of physical possession-17/09/2025.

Name of the Title holder of the security possessed- Mr. Haidarali Fakhruddin Chulawala

Reserve price- Rs. 4535550/- (Rupees Forty-Five Lacs Thirty-Five Thousand Five Hundred Fifty)

Money Deposit- Rs. 453555/- (Rupees Four Lakhs Fifty-Three Thousand Five Hundred Fifty-Five Only)

Property type- Flat & Shop respectively

Status of Land Holding (Freehold/ Leasehold)- Flat- Freehold & Shop- NA

Width of road in front or adjacent to the property (In Ft) (Largest width in case of multiple access roads)- Flat-Internal Road, 20 Feet, & Shop- NA
Total No.of Flats / Unit in building- 02 Flats / Right hand side 01st Flat from staircase, 02 Flats / Left hand side 01st Flat from staircase & 03 Shops located on Ground Floor respectively

No. of Floors in the building- Ground + 03 Floor

Date and time of inspection of the properties- 23/02/2026 at 11AM –4PM

Last Date of Submission of EMD (Earnest Money Deposit) – 02/03/2026 Before 5 PM

Date and Time of Auction- 03/03/2026 (11 AM-4PM)

Name of the Authorised Officer- Premsagar Subhash Ingole

Contact No. 7350522244

Details of Property under Auction

PROPERTY – 1

ALL THAT PIECE AND PARCEL OF THE FLAT NO. 1B, SITUATED ON 1ST FLOOR, ADMEASURING AREA ABOUT 38.28 SQ. MTRS. BUILT UP, ALONG WITH RIGHT TO USE PROPORTIONATE SHARE IN THE LAND ADMEASURING AREA 00 H 01 AAR I.E. 100 SQ. MTRS., LAND SITUATED AT SURVEY NO. 13/1A/13 (OLD SURVEY NO. 11 HISSA NO. 1A), AT REVENUE KATRAJ, TAL: HAVELI DIST. PUNE, WITHIN THE LOCAL LIMITS OF PUNE MUNICIPAL CORPORATION, PUNE AND ALSO WITHIN THE JURISDICTION OF SUB REGISTRAR HAVELI, PUNE (HEREIN AFTER REFERRED TO AS "SAID PROPERTY NO. 1").

PROPERTY - 2

ALL THAT PIECE AND PARCEL OF THE SHOP NO.01, SITUATED ON GROUND FLOOR, ADMEASURING AREA ABOUT 23.69 SQ. MTRS. BUILT UP, ALONG WITH RIGHT TO USE PROPORTIONATE SHARE IN THE LAND ADMEASURING AREA 00 H 01 AAR I.E. 100 SQ. MTRS., LAND SITUATED AT SURVEY NO. 13/1A/13 (OLD SURVEY NO. 11 HISSA NO. 1A), AT REVENUE KATRAJ, TAL: HAVELI DIST. PUNE, WITHIN THE LOCAL LIMITS OF PUNE MUNICIPAL CORPORATION PUNE AND ALSO WITHIN THE JURISDICTION OF SUB REGISTRAR HAVELI, PUNE. (HEREIN AFTER REFERRED TO AS "SAID PROPERTY NO. 2").

PROPERTY - 2

ALL THAT PIECE AND PARCEL OF THE FLAT NO.1A, SITUATED ON 1ST FLOOR, ADMEASURING AREA ABOUT 28.47 SQ. MTRS. BUILT UP, ALONG WITH RIGHT TO USE PROPORTIONATE SHARE IN THE LAND ADMEASURING AREA 00 H 01 AAR I.E. 100 SQ. MTRS., LAND SITUATED AT SURVEY NO. 13/1A/13 (OLD SURVEY NO. 11 HISSA NO. 1A), AT REVENUE KATRAJ, TAL: HAVELI DIST. PUNE, WITHIN THE LOCAL LIMITS OF PUNE MUNICIPAL CORPORATION, PUNE AND ALSO WITHIN THE JURISDICTION OF SUB REGISTRAR HAVELI, PUNE. (HEREIN AFTER REFERRED TO AS "SAID PROPERTY NO. 3").

PROPERTY NO-1(FLAT)

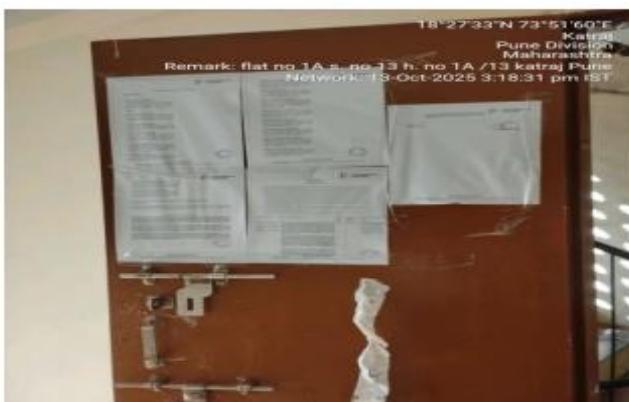
| Built-up Area & Accommodation Details | | | | | | | |
|--|---|-----------------------------------|--|---|---|--------------|-------------------------------|
| Floor | Accommodation (No of rooms, kitchen etc.) | Actual measured Carpet Area | Agreement area (Sft) | Sanctioned BUA /As per Estimate BUA | Area consider for valuation | Loading | Adopted BUA / SBUA |
| 01st Floor | 01 RK | 256 sq.ft. Carpet Area | 306 sq.ft. BUA (As per old technical report) | Plan Not Provided | 306 sq.ft. BUA (As per old technical report) | 0% on BUA | 306 |



Living Room



Kitchen



Main Door



Elevation



Access Road



Selfie



PROPERTY NO-2 (FLAT)

Built-up Area & Accommodation Details

| Floor | Accommodation (No of rooms, kitchen etc.) | Actual measured Carpet Area | Agreement area (Sft) | Sanctioned BUA /As per Estimate BUA | Area consider for valuation | Loading | Adopted BUA / SBUA |
|---------------|---|--|--|---|---|--------------|-------------------------------|
| 01st Floor | 01 RK | 292 sq.ft. Carpet Area + 32 sq.ft. Balcony Area | 412 sq.ft. BUA (As per old technical report) | Plan Not Provided | 412 sq.ft. BUA (As per old technical report) | 0% on BUA | 412 sq.ft. |



Living Room



Kitchen



Main Door



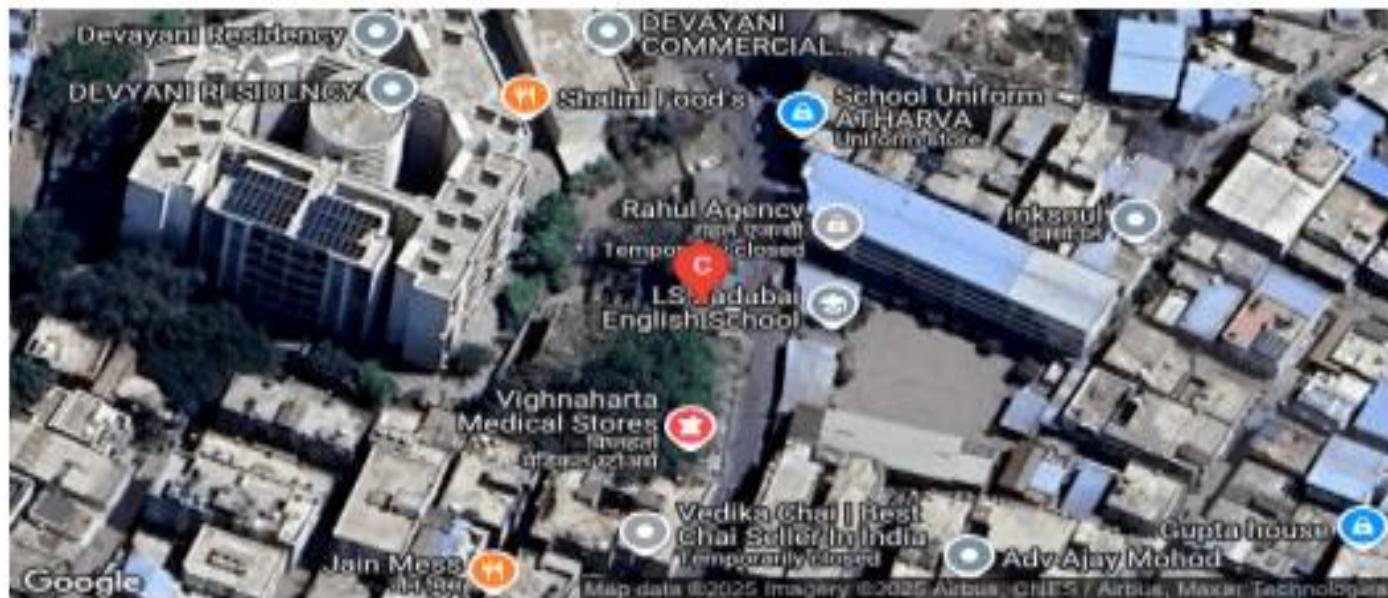
Elevation



Access Road



Selfie



PROPERTY NO-3 (SHOP)

| Built-up Area & Accommodation Details | | | | | | | |
|--|---|-----------------------------------|---|---|--|--------------|-------------------------------|
| Floor | Accommodation (No of rooms, kitchen etc.) | Actual measured Carpet Area | Agreement area (Sft) | Sanctioned BUA /As per Estimate BUA | Area consider for valuation | Loading | Adopted BUA / SBUA |
| Ground Floor | Shop | 215 sq.ft. Carpet Area | 255 sq.ft. BUA (As per report provided by institute) | Plan Not Provided | 255 sq.ft. BUA (As per report provided by institute) | 0% on BUA | 255 sq.ft. |



Working Area



Working Area

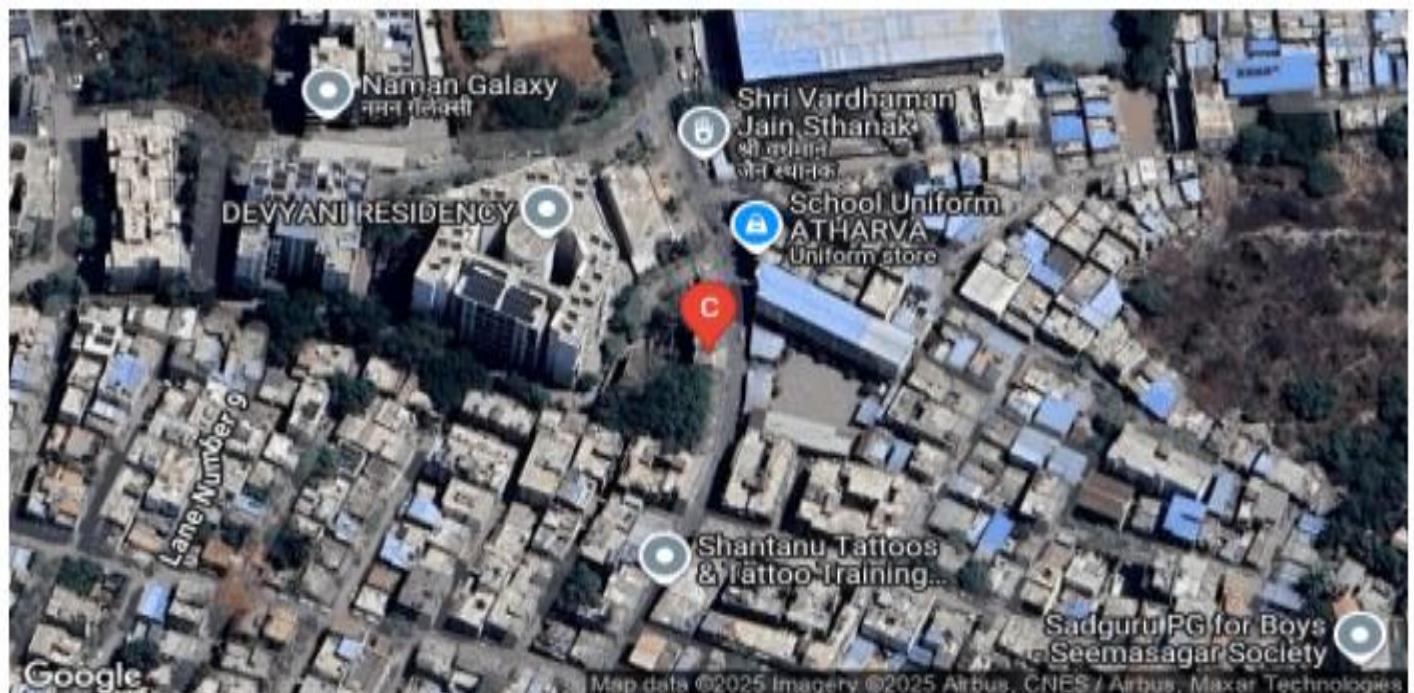




Elevation



Access Road



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4. The auction /sale will be Online e-auction / Bidding through website <https://augeo.samil.in> on the date as mentioned above with Unlimited Extension of 5 minutes. 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 M/s Augeo Asset Management, H-182, Sector 63, NOIDA 201301 no. +91 7428993244/+91 7428695102 / Email id:- shekhar.s@cartradeexchange.com. Please note that Prospective bidders may avail online training on e-auction from them only.
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19. It shall be at the discretion of the Authorised officer to cancel the auction proceeding for any reason and return the EMD submitted and PFL will not entertain any claim or representation in that regard from the bidders.
20. Only those bidders holding valid user ID and Password and confirmed payment of EMD through NEFT /RTGS shall be permitted to participate in the online e-auction. The Authorized officer has the absolute right to accept or reject the highest and / or all Bid(s) or postpone or cancel

the sale, as the case may be without assigning any reasons thereof and also to modify any of the terms and condition of this sale without prior notice.

21. The sale shall be conferred on the highest bidder subject to confirmation by Secured Creditor i.e. PFL
22. EMD of successful tenderer shall be adjusted and for all other unsuccessful tenderers, the same shall be refunded within 10 days from Tender opening date. The Earnest money deposit will not carry any interest.
23. Along with Tender Document the Bidder(s) should also attach his/her photo identity proof such as copy of the passport, election commission card, ration card, driving license, copy of the PAN card issued by the Income Tax department etc. and the proof of residence countersigned by the bidder herself/himself.
24. The successful bidder shall be required to pay 25% of the offer amount (including the amount of EMD) immediately i.e. on the same day or not later than next working day, as the case may be (as per the amended provisions of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002) on confirmation of offer acceptance by PFL, failing which the EMD amount remitted will stand forfeited. The balance 75% of offer amount shall be paid within 15 days of confirmation of sale by the Authorised officer. If the balance amount is not remitted within stipulated time the amount of 25% will stand forfeited as per the amended provisions of Rule 9(4) of the Security Interest (Enforcement) Rules, 2002.
25. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser only.
26. The Sale Certificate shall be issued in the same name in which the Bid is submitted.
27. The intending bidder(s) out of his/her/their own free WILL, volition and discretion is/are participating in the e-Auction proceeding without any undue influence from any of the officials of the Poonawalla Fincorp Ltd /PFL and is/are fully aware about the consequences of such e-Auction. The intending bidder shall have no recourse against the PFL or the Authorised Officer in this regard and shall not be entitled for any refund of the deposited amount except hereinabove expressly provided or regarding interest on the said amount.
28. In case the date of deposit of EMD & e- Auction date is declared holiday then the date shall be automatically extended to very next working day.

CAUTION NOTE:

Prospective Purchasers at large are hereby informed that PFL and its Authorized Officer does not deal in cash transaction with respect to Immovable Property mentioned in the Auction sale notice. The name and contact details of the agency / broker, if any, authorized by PFL to deal with sale of Immovable property can be obtained only from the office of PFL at the address mentioned above.

For Poonawalla Fincorp Limited

Authorized Officer

Property ID – 003

Property Location- Ahmedabad

State- Gujarat

Pincode- 380015.

Name of the borrower- North Impex

Loan Account No :- LAP010410000006220286

Outstanding Amount :- Rs. 3561343 (Rupees Thirty Five Lacs Sixty One Thousand Three Hundred Forty Three Only)

Registered address of Borrower- Shed No - 70, Ambica Industrial Estate, Saijpur Bogha, Landmark – Bogha Ahmedabad, Gujarat, ,Pin Code-382345

Date of physical possession-21/09/2025.

Name of the Title holder of the security possessed- Charmi Rajendrabhai Shah

Reserve price- Rs. 3661875/- (Rupees Thirty Six Lacs Sixty One Thousand Eight Hundred Seventy Five)

Money Deposit- Rs. 366187/- (Rupees Three Lakhs Sixty Six Thousand One Hundred Eighty Seven Only)

Property type- Office

Status of Land Holding (Freehold/ Leasehold)- Freehold

Width of road in front or adjacent to the property (In Ft) (Largest width in case of multiple access roads)- 12.00 Mt.

Total No.of Flats / Unit in building- N.A.

No. of Floors in the building- 2-Basement + G.F. + 12 Floors

Date and time of inspection of the properties- 23/02/2026 at 11AM –4PM

Last Date of Submission of EMD (Earnest Money Deposit) – 02/03/2026 Before 5 PM

Date and Time of Auction- 03/03/2026 (11 AM-4PM)

Name of the Authorised Officer- Vyas Mohit Subhashbhai

Contact No. 8401372662

Details of Property under Auction

ALL THAT PIECE AND PARCEL OF MORTGAGE OFFICE NO.999 (AS PER APPROVED PLAN OFFICE NO.09) ADM.558 SQ.FTS IE. 51.84 SQ.MTRS (SUPER BUILD UP AREA) SITUATED ON 9TH FLOOR OF BLOCK NO. E IN THE SCHEME “TITANIUM CITY CENTER” CONSTRUCTED ON T.P. SCHEME NO.3, FINAL PLOT. NO.293/1 ADM 22365 SQ.MTS OF MOUJE VEJALPUR VILLAGE OF TALUKA AHMEDABAD CITY(WEST) IN REGISTRATION DISTRICT OF AHMEDABAD AND SUB-DISTRICT AHMEDABAD-10 (VEJALPUR) & DISTRICT AHMEDABAD.

THE SAID PROPERTY IS BOUNDED BY :

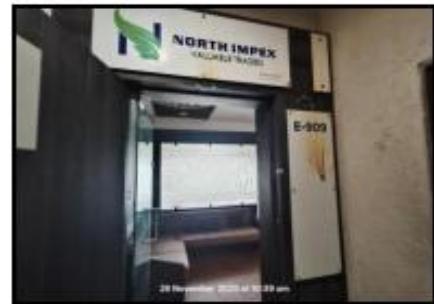
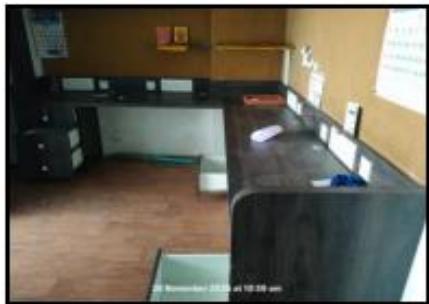
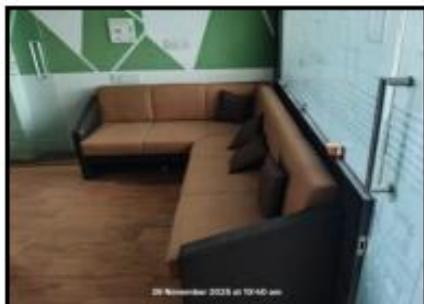
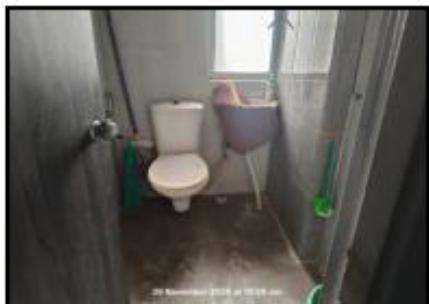
ON OR TOWARDS EAST : OFFICE NO.908

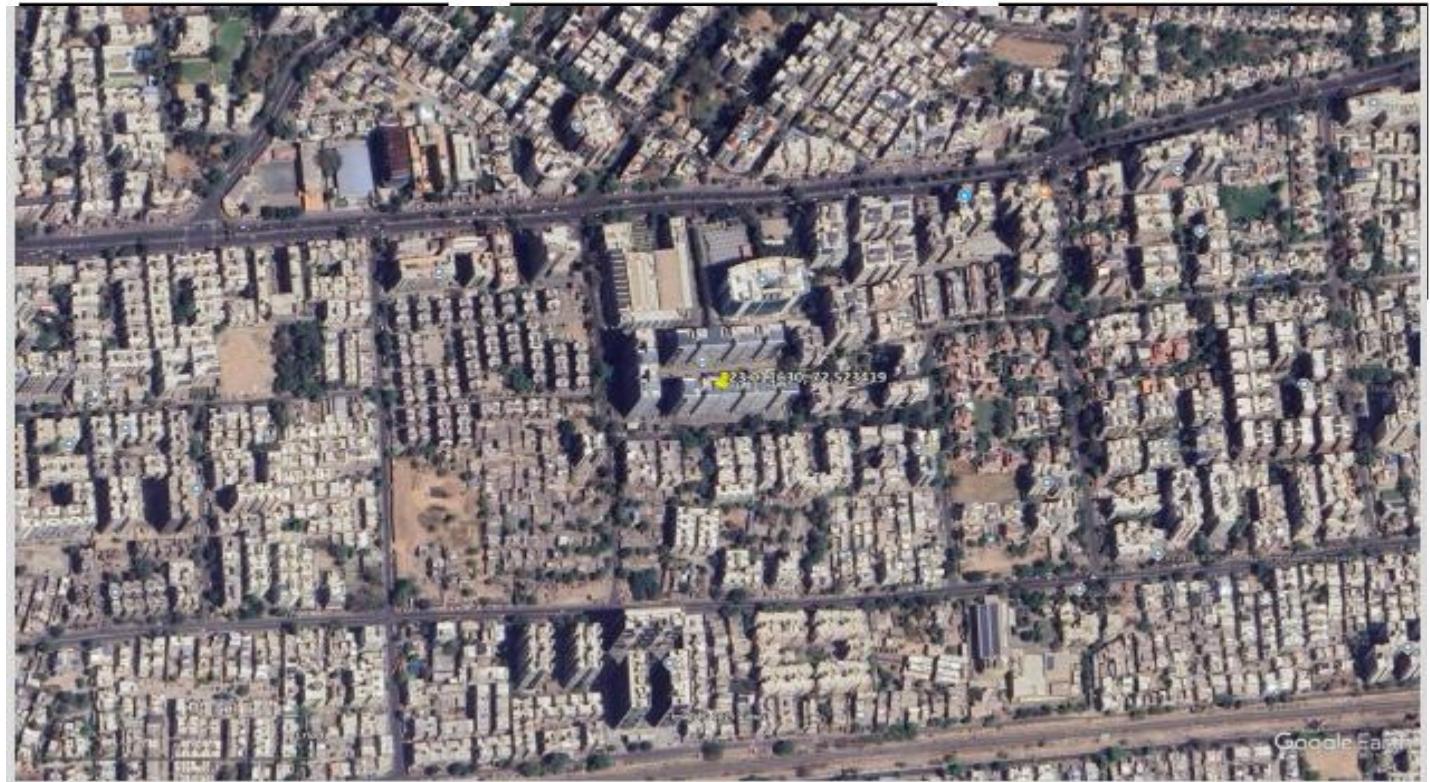
ON OR TOWARDS WEST : OFFICE NO.904 OF F BLOCK

ON OR TOWARDS NORTH: 6'6" WIDE PASSAGE & LIFT

ON OR TOWARDS SOUTH : 7'-0" WIDE DRIVE WAY

| Built-up Area & Accommodation Details | | | | | | | |
|--|---|----------------------|---|---------------------|---------------|---|------------------------------------|
| Floor (Pls mention floor wise) | : | Accommodation | Built Up Area as per sale deed (SFT) | Actual (SFT) | Carpet | Permissible or approved plan BUA (SFT) | Adopted Built Up Area (SFT) |
| Basement | : | -- | -- | -- | -- | -- | -- |
| Stilt floor | : | -- | -- | -- | -- | -- | -- |
| Ground Floor | : | -- | -- | -- | -- | -- | -- |
| First Floor | : | -- | -- | -- | -- | -- | -- |
| Second Floor | : | -- | -- | -- | -- | -- | -- |
| Third floors | : | -- | -- | -- | -- | -- | -- |
| Fourth floor and above | : | -- | -- | -- | -- | -- | -- |
| Total | : | -- | -- | -- | -- | -- | -- |
| Violation observed if any | : | N.A. | | | | | |





Poonawalla Fincorp Limited
CIN: L51504PN1978PLC209007

Corporate Office: Unit No. 2401, 24th Floor, Altimus, Dr. G. M. Bhosale Marg, Worli, Mumbai, Maharashtra - 400018 **T:** +91 22 47733220

Registered Office: 201 and 202, 2nd Floor, AP81, Koregaon Park Annex, Mundhwa, Pune - 411 036 **T:** +91 020 67808090

E: customercare@poonawallafincorp.com | W: www.poonawallafincorp.com

Terms and conditions of the Sale :

1. The particulars in respect of the Immovable Property / Secured Asset specified hereinabove have been stated to the best of the information and knowledge of the Authorised Officer / PFL.
2. However, the Authorised Officer / PFL shall not be responsible for any error, misstatement, or omission in the said particulars. The Bidders are therefore requested in their own interest, to satisfy themselves with regard to the above and all other relevant details / material information pertaining to the abovementioned Immovable Property / Secured Asset, before submitting the bids.
3. Property will be sold on As is where is, As is what is, Whatever there is basis.
4. The auction /sale will be Online e-auction / Bidding through website <https://augeo.samil.in> on the date as mentioned above with Unlimited Extension of 5 minutes. 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 M/s Augeo Asset Management, H-182, Sector 63, NOIDA 201301 no. +91 7428993244/+91 7428695102 / Email id:- shekhar.s@cartradeexchange.com. Please note that Prospective bidders may avail online training on e-auction from them only.
5. Online E-auction participation is mandatory in the auction process by making application in prescribed format which is available along-with the offer/tender document on the website. Bidders are advised to go through the website <https://augeo.samil.in> for detailed terms and conditions of auction sale before submitting their bids and taking part in e-auction sale proceedings. The Tender Document and detailed Terms and Conditions for the Auction may be downloaded from the website <https://augeo.samil.in> or the same may also be collected from the concerned Branch office of Poonawalla Fincorp Ltd. A copy of the Bid form along with the enclosure submitted online (also mentioning UTR Number) shall be sent over to Concern Manager , **Mr. Vyas Mohit Subhashbhai, Address- Poonawalla Fincorp Ltd, 3rd Floor, Majestic Plaza, Office No.304, 305 & 306, Netaji Rd, Ellisbridge, Ahmedabad, Gujarat 380006, Mobile no. 8401372662, E-mail ID: vyas.mohit@poonawallafincorp.com** at Poonawalla Fincorp Ltd on or before date and time mentioned above.
6. Statutory dues like property taxes / cess and transfer charges, arrears of electricity dues, arrears of water charges and other charges known and unknown in respect to the secured assets being sold, shall be ascertained by the Bidder beforehand and the payment of the same shall be the responsibility of the buyer of Secured Assets.
7. Wherever applicable, it is the responsibility of buyer of Secured Assets to deduct tax at source (TDS) @ of 1% of the total sell consideration on behalf of the resident owner (seller) on the transfer of immovable property having consideration equal to Rs.50 Lacs and above and deposit the same with appropriate authority u/s 194 1/A of Income Tax Act.
8. Sale is strictly subject to the Terms, Conditions and Disclaimers stipulated in the prescribed E-Auction Bid Document, Offer Acceptance Letter, Public Notice, terms and conditions mentioned hereinbelow and any other related documents.
9. Property / Secured Asset is available for inspection on **23/02/2026 between 11AM to 4PM**.
10. For any assistance related to inspection of the property, or for obtaining the Bid document and for any other queries, please get in touch with Authorized Officer, **Mr. Vyas Mohit Subhashbhai, Address- Poonawalla Fincorp Ltd, 3rd Floor, Majestic Plaza, Office No.304, 305 & 306, Netaji Rd, Ellisbridge, Ahmedabad, Gujarat 380006, Mobile no. 8401372662, E-mail ID: vyas.mohit@poonawallafincorp.com**
11. Earnest Money Deposit (EMD) amount as mentioned above shall be deposited by the Tenderer by way of NEFT/RTGS/DD in the account of "Poonawalla Fincorp Ltd", Bank-ICICI BANK LTD. CC Account No. 000651000350 and IFSC Code- ICIC0000006, 20, R. N. Mukherjee Road- Kolkata-700001 drawn on any nationalized or scheduled Bank on or before **02/03/2026** and register their name at <https://augeo.samil.in> and get user ID and password free of cost and get training on e-Auction from the service provider. After their Registration on the web-site, the intending purchaser/bidder is required to get the copies of the following documents uploaded, e-mail and sent self-attested hard copy to (respective Manager Poonawalla Fincorp Ltd.) , **Mr. Vyas Mohit Subhashbhai, Address- Poonawalla Fincorp Ltd, 3rd Floor, Majestic Plaza, Office No.304, 305 & 306, Netaji Rd, Ellisbridge, Ahmedabad, Gujarat 380006, Mobile no. 8401372662, E-mail ID: vyas.mohit@poonawallafincorp.com**.
12. The offer amount (to be mentioned in Tender document) shall be above Reserve Price.
13. The last date of submission of Tender in prescribed Tender Document with all necessary documents and EMD in stipulated manner is **02/03/2026** before 5 PM.
14. Incomplete Tender Document or inadequate EMD amount or Tenders received after the date hereinabove shall be treated as invalid, and accordingly shall be summarily rejected and the applicant/ bidder shall have no claim against the Poonawalla Fincorp Ltd) or against Authorised officer in this regard.
15. Conditional offers shall also be treated as invalid.
16. The Tenders will be opened on **03/03/2026** at 11 AM- 4PM in the presence of the Authorised Officer, , **Mr. Vyas Mohit Subhashbhai, Address- Poonawalla Fincorp Ltd, 3rd Floor, Majestic Plaza, Office No.304, 305 & 306, Netaji Rd, Ellisbridge, Ahmedabad, Gujarat 380006, Mobile no. 8401372662, E-mail ID: vyas.mohit@poonawallafincorp.com**.
17. The Immovable Property / Secured Asset shall not be sold below the Reserve Price. .
18. On sale of the property the purchaser shall not have any claim of whatsoever nature against PFL or its Authorised Officer.
19. It shall be at the discretion of the Authorised officer to cancel the auction proceeding for any reason and return the EMD submitted and PFL will not entertain any claim or representation in that regard from the bidders.

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For Poonawalla Fincorp Limited

Authorized Officer