POONAWALLA FINCORP

POONAWALLA FINCORP LIMITED

PROPERTIES PUT UP FOR AUCTION - 20.08.2026

Property ID	Proposal Number	Date of Auction	Page Numbers
001	**LAP0190100000018564809**	**13/10/2026** at 11 AM-4PM	1-5
002	**LAP0190100000018992264**	**13/10/2026** at 11 AM-4PM	6-22
003	**LAP0031100000019259863**	**27/10/2026** at 11 AM-4PM	23-27
004	**LAP0039100000019054822 & LAP0039100000019095101**	**27/10/2026** at 11 AM-4PM	28-31
005	**LAP0105100000006220226**	**27/10/2026** at 11 AM-4PM	32-36

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- Surat
State- Gujarat
Pincode- 395002.
Name of the borrower- Umashankar Textiles
Loan Account No :- LAP0190100000018564809
Outstanding Amount :- Rs. 12152952 (Rupees One Crore Twenty One Lacs Fifty Two Thousand Nine Hundred Fifty Two Only)
Registered address of Borrower- F 1753 Raghukul Textile Market Ring Road, Surat, Gujarat Pin Code 395002
Date of physical possession-31/05/2026.
Name of the Title holder of the security possessed- Mr. Manojkumar Misri Saw Gupta & Mr. Manojkumar Gupta respectively
Reserve price- Rs. 10106500/- (Rupees One Crore One Lac Six Thousand Five Hundred only)
Money Deposit- Rs. 1010650/-(Rupees Ten Lacs Ten Thousands Six Hundred Fifty only)
Property type- Shop
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)- 40 Ft
Total No.of Flats / Unit in building- NA
No. of Floors in the building- Ground Floor + Upper Ground Floor + 04 Upper Floors
Date and time of inspection of the properties- **09/10/2026** at 11AM –4PM
Last Date of Submission of EMD (Earnest Money Deposit) – 12/10/2026 Before 5 PM
Date and Time of Auction- **13/10/2026** (11 AM-4PM)
Name of the Authorised Officer- Sharma Sanjay Omprakash
Contact No. 8980005603

Details of Property under Auction
PROPERTY – 1 **ALL THAT RIGHT TITLE AND INTEREST IN SHOP NO. F-1753 ADMEASURING ABOUT 15.80 SQ.MT. SITUATED ON THE GROUND FLOOR OF RAGHUKUL MARKET CONSTRUCTED ON LAND BEARING REVENUE SURVEY NO. 57/1 +2 + 3 WHICH ALSO BEARS FINAL PLOT NO. 91, 92, AND 93 OF T.P. SCHEME NO. 7 OF ANJANA WITHIN DISTRICT SURAT TOGETHER WITH UNDIVIDED PROPORTIONATE SHARE IN THE SAID LAND ADMEASURING ABOUT 7.00 SQ.MT. BELONGS TO MANOJKUMAR MISRI SAW GUPTA.** **PROPERTY – 2** **ALL THAT RIGHT TITLE AND INTEREST IN SHOP NO. F-1754 ADMEASURING ABOUT15.80 SQ.MT. SITUATED ON THE GROUND FLOOR OF RAGHUKUL MARKET CONSTRUCTED ON LAND BEARING REVENUE SURVEY NO. 57/1 +2 + 3 WHICH ALSO BEARS FINAL PLOT NO. 91, 92, AND 93 OF T.P. SCHEME NO. 7 OF ANJANA WITHIN DISTRICT SURAT TOGETHER WITH UNDIVIDED PROPORTIONATE SHARE IN THE SAID LAND ADMEASURING ABOUT 7.00 SQ.MT. BELONGS TO MANOJ KUMAR GUPTA.**

Built-up Area & Accommodation Details						
Floor (Pl mention floor wise)	:	**Accommodation**	**Actual Carpet Area (Sft)**	**CA as per Documents (Sft)**	**Permissible BUA (Sft)**	**Adopted Carpet Area (Sft)**
Basement / Stilt	:	NA	NA	NA	NA	NA
Ground Floor	:	01 Hall with Mezzanine Floor	340 Sq.Ft.	340 Sq.Ft.	NA	340 Sq.Ft.
01st Floor	:	NA	NA	NA	NA	NA
Total	:					340 Sq.Ft.
Violation observed if any	:	NA				

REES
SHOP NO. F -1753-54

21°11'05.7"N 72°50'49.2"E
Directions
Save
Nearby
Send to phone
Share
Add a missing place
Add your business
Add a label
Your Maps activity
Restaurants
Hotels
Things to do
Transit
Parking
Pharmacies
ATMs
Google

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 , **Sharma Sanjay Omprakash, Address- Poonawalla Fincorp Ltd, Office No.304,305,306, Third floor, Majestic Plaza, Lawgarden, Ellis bridge, Ahmedabad -380006, Mobile no. 8980005603, E-mail ID:** sharma.sanjay@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 **09/10/2026 between11AM 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, **Sharma Sanjay Omprakash, Address- Poonawalla Fincorp Ltd, Office No.304,305,306, Third floor, Majestic Plaza, Lawgarden, Ellis bridge, Ahmedabad -380006, Mobile no. 8980005603, E-mail ID:** sharma.sanjay@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 **12/10/2026** 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.) , **Sharma Sanjay Omprakash, Address- Poonawalla Fincorp Ltd, Office No.304,305,306, Third floor, Majestic Plaza, Lawgarden, Ellis bridge, Ahmedabad -380006, Mobile no. 8980005603, E-mail ID:** sharma.sanjay@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 **09/10/2026** 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 13**/10/2026** at 11 AM- 4PM in the presence of the Authorised Officer, **Sharma Sanjay Omprakash, Address- Poonawalla Fincorp Ltd, Office No.304,305,306, Third floor, Majestic Plaza, Lawgarden, Ellis bridge, Ahmedabad -380006, Mobile no. 8980005603, E-mail ID:** sharma.sanjay@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- Surat
State- Gujarat
Pincode- 394210.
Name of the borrower- Queekart
Loan Account No :- LAP0190100000018992264
Outstanding Amount :- Rs. 20377536 (Rupees Two Crores Three Lacs Seventy Seven Thousand Five Hundred Thirty Six Only)
Registered address of Borrower- Shop No 13 Siteshop 421, Uma Plaza, Dindoli, Near Prayosa Circle, Dindoli Kharvasa Road, Surat, Gujarat, Pin Code - 394210
Date of physical possession-21/06/2026.
Name of the Title holder of the security possessed- Mr. Vinod Vateeshwar Chaturvedi /Aashish Vinod Chaturvedi/ National Services/ Reena Vinod Chaturved
Reserve price- Rs. 16491156/- (Rupees One Crore Sixty Four Lacs Ninety One Thousand One Hundred Fifty Six only)
Money Deposit- Rs. 1649116/-(Rupees Sixteen Lacs Forty Nine Thousands One Hundred Sixteen only)
Property type- Commercial Shop
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. Road
Total No.of Flats / Unit in building- NA
No. of Floors in the building- Basement + G.F. + 04 Upper Floors(As per site & plan)
Date and time of inspection of the properties- **09/10/2026** at 11AM –4PM
Last Date of Submission of EMD (Earnest Money Deposit) – 12**/10/2026** Before 5 PM
Date and Time of Auction- **13/10/2026** (11 AM-4PM)
Name of the Authorised Officer- Sharma Sanjay Omprakash
Contact No. 8980005603

Details of Property under Auction

PROPERTY – 1

ALL THAT RIGHT, TITLE AND INTEREST IN FOLLOWING SHOPS OF UMA PLAZA CONSTRUCTED ON LAND BEARING REVENUE SURVEY NO.116 AND ITS BLOCK NO. 183 WHICH ALSO BEARS FINAL PLOT NO. 157 PAIKEE SUB-PLOT NO. 1 ADMEASURING ABOUT 2141.00 SQ.MT. AND SUB-PLOT NO. 2 ADMEASURING ABOUT 2645.00 SQ.MT. TOTAL ADMEASURING ABOUT 4786.00 SQ.MT. OF T.P. SCHEME NO. 69 (GODADARA-DINDOL I) OF DINDOLI WITHIN DISTRICT SURAT TOGETHER WITH UNDIVIDED PROPORTIONATE SHARE IN THE SAID LAND BELONGS TO PRAVINABEN NARENDRABHAI PATEL.

Shop No. (As per sanction plan)	Shop No. (As per Booking plan)	Floor (According to the sanction plan)	Carpet Area (Sq.mt.)	Built up area (Sq.mt.)
13	421	4th	19.62	20.44
12	422	4th	19.62	20.44

THE SAID PROPERTY IS SURROUNDED BY (AS PER DRAFT AGREEMENT TO SALE): -
SHOP NO. 12 & 13
EAST:- ADJOINING 36.00 MT. ROAD
WEST: - ADJOINING 12.00 MT. ROAD
NORTH: - ADJOINING FINAL PLOT NO. 154/B
SOUTH: - ADJOINING SUB- PLOT NO. 3

PROPERTY -2

ALL THAT RIGHT, TITLE AND INTEREST IN FOLLOWING SHOP OF UMA PLAZA CONSTRUCTED ON LAND BEARING REVENUE SURVEY NO. 116 AND ITS BLOCK NO. 183 WHICH ALSO BEARS FINAL PLOT NO. 157 PAIKEE SUB-PIOT NO. 1 ADMEASURING ABOUT 2141.00 SQ.MT. AND SUB-PLOT NO. 2 ADMEASURING ABOUT 2645.00 SQ.MT. TOTAL ADMEASURING ABOUT 4786.00 SQ,MT. OF T.P.

SCHEME NO. 69 (GODADARA-DINDOLI) OF DINDOLI WITHIN DISTRICT SURAT TOGETHER WITH UNDIVIDED PROPORTIONATE SHARE IN THE SAID LAND BELONGS TO ATULKUMAR PRAVINBHAI PATEL.

Shop No. (As per sanction plan)	Shop No. (As per Booking plan)	Floor (According to the sanction plan)	Carpet Area (Sq.mt.)	Built up area (Sq.mt.)
11	423	4th	19.62	20.75

THE SAID PROPERTY IS SURROUNDED BY (AS PER DRAFT AGREEMENT TO SALE):-
EAST: - ADJOINING 36.00 MT. ROAD
WEST: - ADJOINING 12.00 MT. ROAD
NORTH: - ADJOINING FINAL PLOT NO. 154/B
SOUTH: - ADJOINING SUB PLOT NO. 3

PROPERTY – 3

ALL THAT RIGHT, TITLE AND INTEREST IN FOLLOWING SHOP OF UMA PLAZA CONSTRUCTED ON LAND BEARING REVENUE SURVEY NO. 116 AND ITS BLOCK NO. 183 WHICH ALSO BEARS FINAL PLOT NO. 157 PAIKEE SUB-PIOT NO. 1 ADMEASURING ABOUT 2141.00 SQ.MT. AND SUB-PLOT NO. 2 ADMEASURING ABOUT 2645.00 SQ.MT. TOTAL ADMEASURING ABOUT 4786.00 SQ,MT. OF T.P. SCHEME NO. 69 (GODADARA-DINDOLI) OF DINDOLI WITHIN DISTRICT SURAT TOGETHER WITH UNDIVIDED PROPORTIONATE SHARE IN THE SAID LAND BELONGS TO MANJULABEN DINESHBHAI PATEL.

Shop No. (As per sanction plan)	Shop No. (As per Booking plan)	Floor (According to the sanction plan)	Carpet Area (Sq.mt.)	Built up area (Sq.mt.)
19	417	4th	21.45	22.37
18	418	4th	21.45	22.37

THE SAID PROPERTY IS SURROUNDED BY (AS PER DRAFT AGREEMENT TO SALE):-
SHOP NO. 19 & 18
EAST:- ADJOINING 36.00 MT. ROAD
WEST: - ADJOINING 12.00 MT. ROAD
NORTH: - ADJOINING FINAL PLOT NO. 154/B
SOUTH: - ADJOINING SUB- PLOT NO. 3

PROPERTY – 4

ALL THAT RIGHT, TITLE AND INTEREST SHOP NO. 16 (AS PER BOOKING PLAN SHOP NO. 402) ADMEASURING ABOUT 79.23 SQ.MT. CARPET AREA AND 82.49 SQ.MT. BUILT UP AREA SITUATED ON THE 4TH FLOOR ACCORDING TO THE SANCTION PLAN OF UMA PLAZA CONSTRUCTED ON LAND BEARING REVENUE SURVEY NO. 116 AND ITS BLOCK NO. 183 WHICH ALSO BEARS FINAL PLOT NO. 157 PAIKEE SUB-PIOT NO. 1 ADMEASURING ABOUT 2141.00 SQ.MT. AND SUB-PLOT NO. 2 ADMEASURING ABOUT 2645.00 SQ.MT. TOTAL ADMEASURING ABOUT 4786.00 SQ, MT. OF T.P. SCHEME NO. 69 (GODADARA-DINDOLI) OF DINDOLI WITHIN DISTRICT SURAT TOGETHER WITH UNDIVIDED PROPORTIONATE SHARE IN THE SAID LAND BELONGS TO SHARDABEN KANUBHAI PATEL. THE SAID PROPERTY IS SURROUNDED BY (AS PER DRAFT AGREEMENT TO SALE): -
EAST:- ADJOINING 36.00 MT. ROAD
WEST: - ADJOINING 12.00 MT. ROAD
NORTH: - ADJOINING FINAL PLOT NO. 154/B
SOUTH: - ADJOINING SUB- PLOT NO. 3

PROPERTY -5

ALL THAT RIGHT, TITLE AND INTEREST IN FOLLOWING SHOP OF UMA PLAZA CONSTRUCTED ON LAND BEARING REVENUE SURVEY NO. 116 AND ITS BLOCK NO. 183 WHICH ALSO BEARS FINAL PLOT NO. 157 PAIKEE SUB-PIOT NO. 1 ADMEASURING ABOUT 2141.00 SQ.MT. AND SUB-PLOT NO. 2 ADMEASURING ABOUT 2645.00 SQ.MT. TOTAL ADMEASURING ABOUT 4786.00 SQ,MT. OF T.P. SCHEME NO. 69 (GODADARA-DINDOLI) OF DINDOLI WITHIN DISTRICT SURAT TOGETHER WITH UNDIVIDED PROPORTIONATE SHARE IN THE SAID LAND BELONGS TO KAPILABEN AMRUTBHAI PATEL.

Shop No. (As per sanction plan)	Shop No. (As per Booking plan)	Floor (According to the sanction plan)	Carpet Area (Sq.mt.)	Built up area (Sq.mt.)
15	403	4th	84.43	88.17

THE SAID PROPERTY IS SURROUNDED BY (AS PER DRAFT AGREEMENT TO SALE): -
EAST: - ADJOINING 36.00 MT. ROAD
WEST: - ADJOINING 12.00 MT. ROAD
NORTH: - ADJOINING FINAL PLOT NO. 154/B
SOUTH: - ADJOINING SUB PLOT NO. 3

PROPERTY – 6

ALL THAT RIGHT, TITLE AND INTEREST IN FOLLOWING SHOP OF UMA PLAZA CONSTRUCTED ON LAND BEARING REVENUE SURVEY NO. 116 AND ITS BLOCK NO. 183 WHICH ALSO BEARS FINAL PLOT NO. 157 PAIKEE SUB-PIOT NO. 1 ADMEASURING ABOUT 2141.00 SQ.MT. AND SUB-PLOT NO. 2 ADMEASURING ABOUT 2645.00 SQ.MT. TOTAL ADMEASURING ABOUT 4786.00 SQ,MT. OF T.P. SCHEME NO. 69 (GODADARA-DINDOLI) OF DINDOLI WITHIN DISTRICT SURAT TOGETHER WITH UNDIVIDED PROPORTIONATE SHARE IN THE SAID LAND BELONGS TO ANANDIBEN MAHENDRABHAI PATEL.

Shop No. (As per sanction plan)	Shop No. (As per Booking plan)	Floor (According to the sanction plan)	Carpet Area (Sq.mt.)	Built up area (Sq.mt.)
17	419	4th	21.45	22.37
14	420	4th	17.57	18.88

THE SAID PROPERTY IS SURROUNDED BY (AS PER DRAFT AGREEMENT TO SALE): -
SHOP NO. 17 & 14
EAST:- ADJOINING 36.00 MT. ROAD
WEST: - ADJOINING 12.00 MT. ROAD
NORTH: - ADJOINING FINAL PLOT NO. 154/B
SOUTH: - ADJOINING SUB- PLOT NO. 3

PROPERTY 1

BUILT-UP AREA & ACCOMMODATION DETAILS						
Floor (Pl mention floor wise)	:	Accommodation	CA Area (Sft)	Built Up Area (Sft)	Super Built Up Area (Sft)	Adopted area (Sft)
Basement / Stilt	:					
4th Floor	:	Commercial Shop	211.00 (As per Document, Plan and Site.)	220.00 (As per Document)	-	CA – 211.00 (As Per Doc)
-	:	-	-	-	-	
-	:	-	-	-	-	-
Total	:	-	-	-	-	-
Violation observed if any	:	NA				

T.P.MAP

PROPERTY-2 2

BUILT-UP AREA & ACCOMMODATION DETAILS						
Floor (Pl mention floor wise)	:	**Accommodation**	**CA Area (Sft)**	**Built Up Area (Sft)**	**Super Built Up Area (Sft)**	**Adopted area (Sft)**
Basement / Stilt	:					
4th Floor	:	**Commercial Shop**	211.00 (As per Document, Plan and Site.)	223.00 (As per Document)	-	**CA – 211.00 (As Per Doc)**
-	:	-	-	-	-	-
-	:	-	-	-	-	-
Total	:	-	-	-	-	-
Violation observed if any	:	NA				

M. PROPERTY PHOTOGRAPHS

18.00 MT
143
164
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165
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145
154/B
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183
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152/B
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173
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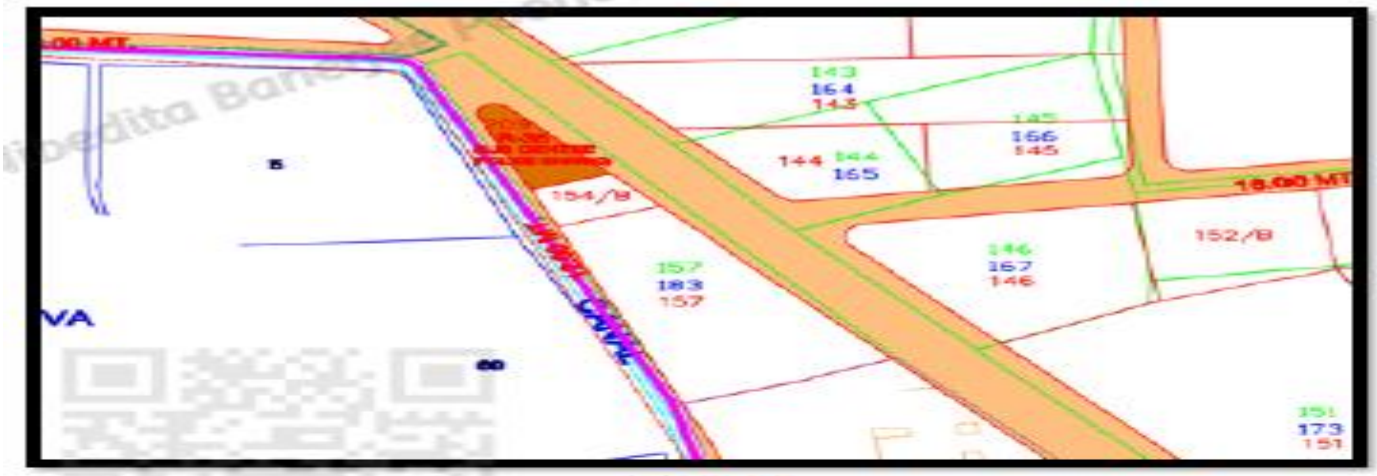
T.P.MAP

PROPERTY 3

BUILT-UP AREA & ACCOMMODATION DETAILS						
Floor (Pl mention floor wise)	:	Accommodation	CA Area (Sft)	Built Up Area (Sft)	Super Built Up Area (Sft)	Adopted area (Sft)
Basement / Stilt	:					
4th Floor	:	Commercial Shop	231.00 (As per Document, Plan and Site.)	241.00 (As per Document)	420.00 As per doc	CA – 231.00 (As Per Doc)
-	:	-	-	-	-	
-	:	-	-	-	-	-
Total	:	-	-	-	-	-
Violation observed if any	:	NA				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T.P.MAP

PROPERTY 4

BUILT-UP AREA & ACCOMMODATION DETAILS						
Floor (Pl mention floor wise)	**:**	**Accommodation**	**CA Area (Sft)**	**Built Up Area (Sft)**	**Super Built Up Area (Sft)**	**Adopted area (Sft)**
Basement / Stilt	:					
4th Floor	:	**Commercial Shop**	853.00 (As per Document, Plan and Site.)	888.00 (As per Document)	1490.00 (As per Doc)	**CA – 853.00 (As Per Doc)**
-	:	-	-	-	-	
-	:	-	-	-	-	-
Total	:	-	-	-	-	-

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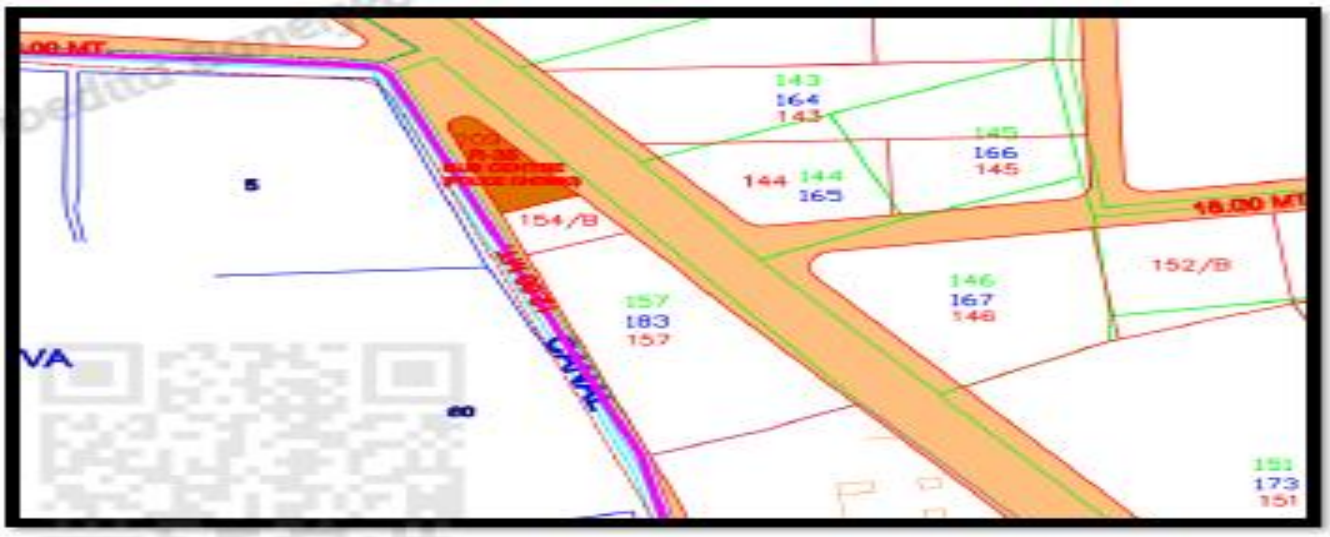
T.P.MAP

PROPERTY 5

BUILT-UP AREA & ACCOMMODATION DETAILS						
Floor (Pl mention floor wise)	**:**	**Accommodation**	**CA Area (Sft)**	**Built Up Area (Sft)**	**Super Built Up Area (Sft)**	**Adopted area (Sft)**
Basement / Stilt	:					
4th Floor	:	**Commercial Shop**	909.00 (As per Document, Plan and Site.)	949.00 (As per Document)	-	**CA – 909.00(As Per Doc)**
-	:	-	-	-	-	
-	:	-	-	-	-	-
Total	:	-	-	-	-	-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T.P.MAP

INDUSTRIES

PROPERTY 6

BUILT-UP AREA & ACCOMMODATION DETAILS						
Floor (Pl mention floor wise)	**:**	**Accommodation**	**CA Area (Sft)**	**Built Up Area (Sft)**	**Super Built Up Area (Sft)**	**Adopted area (Sft)**
Basement / Stilt	:					
4th Floor	:	**Commercial Shop**	231.00 (As per Document, Plan and Site.)	241.00 (As per Document)	389.00 (As per Doc)	**CA – 231.00 (As Per Doc)**
-	:	-	-	-	-	
-	:	-	-	-	-	-
Total	:	-	-	-	-	-

143
164
143
166
145
144
144
165
154/B
18.00 MT
152/B
146
167
146
157
183
157
151
173
151

T.P.MAP

Police Station
INDUSTRIES

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 , **Sharma Sanjay Omprakash, Address- Poonawalla Fincorp Ltd, Office No.304,305,306, Third floor, Majestic Plaza, Lawgarden, Ellis bridge, Ahmedabad -380006, Mobile no. 8980005603, E-mail ID:** sharma.sanjay@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 **09/10/2026 between11AM 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, **Sharma Sanjay Omprakash, Address- Poonawalla Fincorp Ltd, Office No.304,305,306, Third floor, Majestic Plaza, Lawgarden, Ellis bridge, Ahmedabad -380006, Mobile no. 8980005603, E-mail ID:** sharma.sanjay@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 12**/10/2026** 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.) **Sharma Sanjay Omprakash, Address- Poonawalla Fincorp Ltd, Office No.304,305,306, Third floor, Majestic Plaza, Lawgarden, Ellis bridge, Ahmedabad -380006, Mobile no. 8980005603, E-mail ID:** sharma.sanjay@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 **12/10/2026** 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 **13/10/2026** at 11 AM- 4PM in the presence of the Authorised Officer, **Sharma Sanjay Omprakash, Address- Poonawalla Fincorp Ltd, Office No.304,305,306, Third floor, Majestic Plaza, Lawgarden, Ellis bridge, Ahmedabad -380006, Mobile no. 8980005603, E-mail ID:** sharma.sanjay@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

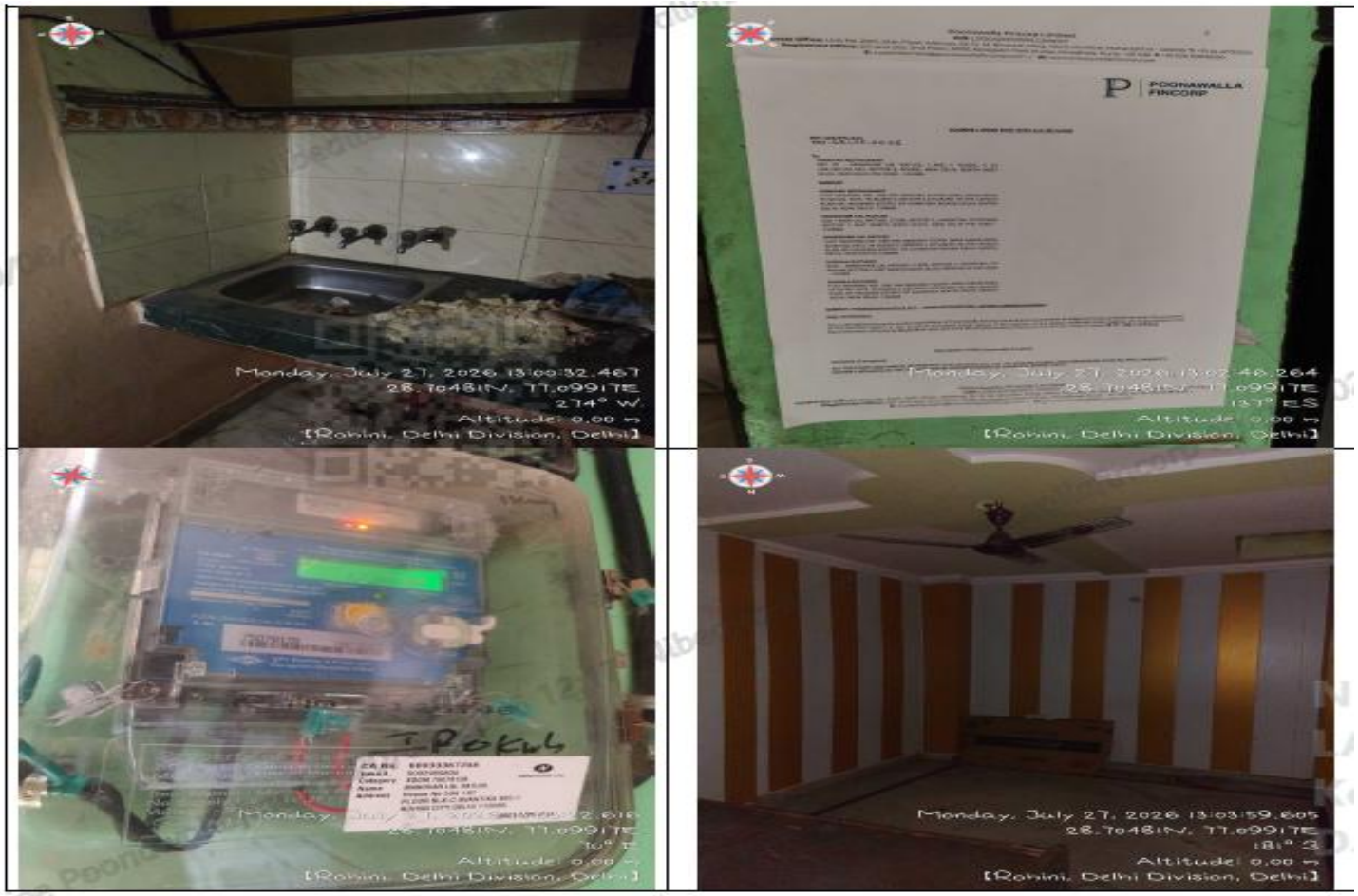
Authorized Officer

Property ID – 003
Property Location- Rohini
State- Delhi
Pincode- 110085.
Name of the borrower- Vinayak Restaurant
Loan Account No :- LAP00311000000019259863
Outstanding Amount :- Rs. 7735575 (Rupees Seventy Seven Lacs Thirty Five Thousand Five Hundred Seventy Five Only)
Registered address of Borrower:- I And Ii Floor,, E 15 149,150,151,152, Sector 8, Rohini, New Delhi, North West Delhi, New Delhi Pin Code - 110085
Date of physical possession-27/06/2026.
Name of the Title holder of the security possessed- **Manohar Lal Ratudi**
Reserve price- Rs. 6843880/- (Rupees Sixty Eight Lacs Forty Three Thousand Eight Hundred Eighty only)
Money Deposit- **Rs. 684388/-(Rupees Six Lacs Eighty Four Thousands Three Hundred Eighty Eight only)**
Property type- Authority Flat
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)- 22feet
Total No.of Flats / Unit in building- G+3
No. of Floors in the building- G+3
Date and time of inspection of the properties- **23/10/2026** at 11AM –4PM
Last Date of Submission of EMD (Earnest Money Deposit) – 2**6/10/2026** Before 5 PM
Date and Time of Auction- **27/10/2026** (11 AM-4PM)
Name of the Authorised Officer- Akram khan
Contact No. 6264247441

Details of Property under Auction
ALL THAT PART AND PARCEL OF PROPERTY FLAT BEARING NO. 599, ON GROUND FLOOR, AREA MEASURING 32.00 SQ. MTS., IN BLECK-C, SECTOR-1 SITUATED IN THE LAYOUT PLAN OF HOUSING ESTATE OF AVANTIKA, ROHINI, DELHI

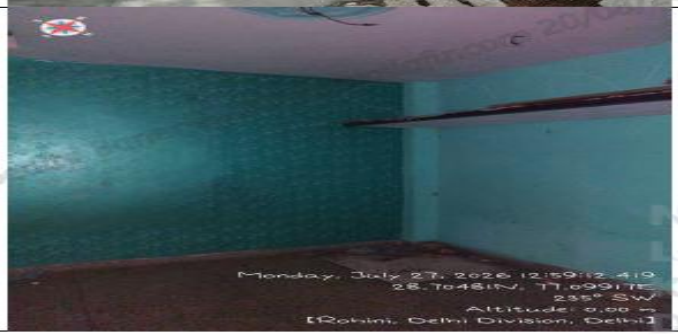
Built-up Area & Accommodation Details

Floor (Pl mention floor wise)	:	Accommodation	Carpet Area (Sft)	Actual BUA (Sft)	Permissible BUA (Sft)	Adopted Built-up area(Sft)
Ground floor	:	2 Room, 1 Kitchen, 1 Toile Other,	NA	330	310	310
First floor	:	2 Room, 1 Kitchen, 1 Toile Other,	NA	330	310	310
Second floor	:	2 Room, 1 Kitchen, 1 Toile Other,	NA	330	310	310
Third floor	:	1 Room,	NA	110	275	110
Total	:		**NA**	**1100**	**1205**	**1040**
Violation observed if any	:	NA				


Monday, July 27, 2026 13:00:32.467
28.7048°N, 77.0991°E
274° W
Altitude: 0.00 m
[Rohini, Delhi Division, Delhi]
POONAWALLA FINCORP
Monday, July 27, 2026 13:03:59.605
28.7048°N, 77.0991°E
181° S
Altitude: 0.00 m
[Rohini, Delhi Division, Delhi]

Monday, July 27, 2026 13:04:22.281
28.7048IN, 77.0991TE
322° WN
Altitude: 0.00 m
[Rohini, Delhi Division, Delhi]

Monday, July 27, 2026 13:05:04.345
28.7048IN, 77.0991TE
151° ES
Altitude: 0.00 m
[Rohini, Delhi Division, Delhi]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235° SW
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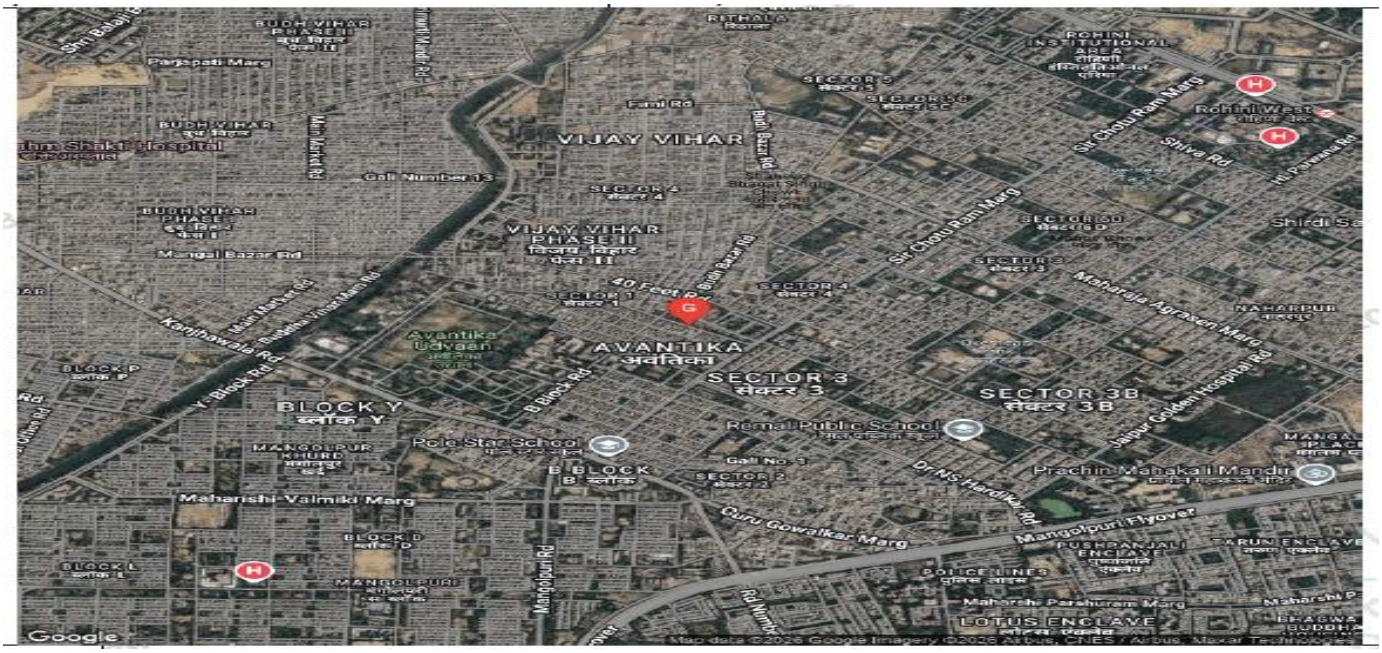
[Rohini, Delhi Division, Delhi]


VIJAY VIHAR
VIJAY VIHAR PHASE II
AVANTIKA
अवंतिका
SECTOR 3
सेक्टर 3
SECTOR 3B
सेक्टर 3B
BLOCK Y
ब्लॉक Y
Pole Star School
Remal Public School
Prachin Mahakali Mandir
Maharishi Valmiki Marg
Guru Gowalkar Marg
Mangolpuri Flyover
Sir Chotu Ram Marg
Rohini West
Shiva Rd
Maharaja Agrasen Marg
Jaipur Golden Hospital Rd
Dr NS Hardikar Rd
Mangolpuri Rd
Main Market Rd
Kanjhawala Rd
Y Block Rd
B Block Rd
Budh Bazar Rd
Mangal Bazar Rd
Gali Number 13
Parjapati Marg
Shri Balaji
Google

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. Akram khan, Address- Poonawalla Fincorp,5th Floor, Prem Dohil Sadan, Plot No 11, Rajendra Place, Delhi, New Delhi, Delhi 110008, Mobile no. 6264247441, E-mail ID:** akram.khan1@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**/10/2026 between11AM 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. Akram khan, Address- Poonawalla Fincorp,5th Floor, Prem Dohil Sadan, Plot No 11, Rajendra Place, Delhi, New Delhi, Delhi 110008, Mobile no. 6264247441, E-mail ID:** akram.khan1@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 26**/10/2026** 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. Akram khan, Address- Poonawalla Fincorp,5th Floor, Prem Dohil Sadan, Plot No 11, Rajendra Place, Delhi, New Delhi, Delhi 110008, Mobile no. 6264247441, E-mail ID:** akram.khan1@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 **26/10/2026** 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 **27/10/2026** at 11 AM- 4PM in the presence of the Authorised Officer **Mr. Akram khan, Address- Poonawalla Fincorp,5th Floor, Prem Dohil Sadan, Plot No 11, Rajendra Place, Delhi, New Delhi, Delhi 110008, Mobile no. 6264247441, E-mail ID:** akram.khan1@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

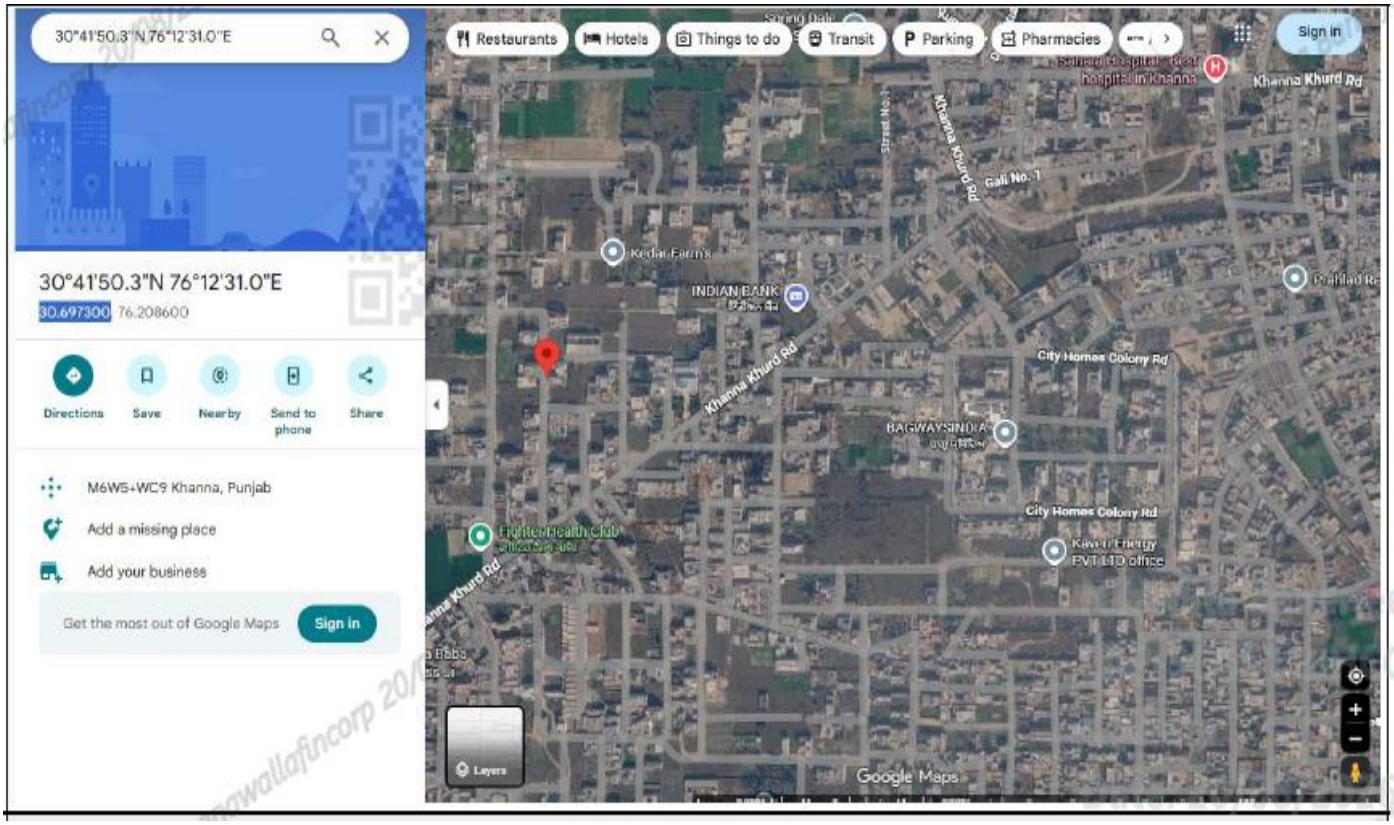
Authorized Officer

Property ID – 004
Property Location- Ludhiana
State- Punjab
Pincode- 141401.
Name of the borrower- Guru Gym
Loan Account No :- LAP0039100000019054822 & LAP0039100000019095101
Outstanding Amount :- Rs. 9557590 (Rupees Ninety Five Lacs Fifty Seven Thousand Five Hundred Ninety Only)
Registered address of Borrower:- First Floor, Bhumra Complex, Guru Gym, G T Road, Woodland Showroom, G T Road, Khanna, Ludhiana, Punjab, Pin Code- 141401.
Name of the Title holder of the security possessed- Bhupinder Kaur
Reserve price- Rs. 7645863/- (Rupees Seventy-Six Lacs Forty Five Thousand Eight Hundred Sixty Three only)
Money Deposit- Rs. 764586 /-(Rupees Seven Lacs Sixty Four Thousands Five Hundred Eighty Six only)
Property type- Residential
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)- 20' wide
Total No.of Flats / Unit in building- 1
No. of Floors in the building- G + 01
Date and time of inspection of the properties- **23/10/2026** at 11AM –4PM
Last Date of Submission of EMD (Earnest Money Deposit) – 2**6/10/2026** Before 5 PM
Date and Time of Auction- **27/10/2026** (11 AM-4PM)
Name of the Authorised Officer- Parwinder Singh
Contact No. 7696655640

Details of Property under Auction
ALL THAT PIECE AND PERCEL OF PROPERTY ONE HOUSE MEASURING 0K-10-1/8M, COMPRISED IN KHASRA NO. 22//9, 10/1, 10/2, 10/3, 11, KHATTA NO. 438/512, AS PER JAMABANDI FOR THE YEAR 2009-10, SITUATED AT VILLAGE KHANNA KHURD, H.B. NO. 239, TEHSIL KHANNA AND DISTT. LUDHIANA, AND BOUNDED AS UNDER:- **EAST:- STREET 20' WIDE ADM 35'-0"** **WEST:- OTHER OWNER ADM 35'-0"** **NORTH:- BEINGHISELF OWNER ADM 78'-0"** **SOUTH:- RAM MURTI OTHERS ADM 78'-3"**

Built-Up Area & Accommodation Details:						
Floor (Pl Mention Floor Wise)	:	Accommodation	Carpet Area (Sqft)	Actual SBUA (Sqft)	Permissible BUA (Sqft)	Adopted Built-Up Area (Sqft)
Ground Floor RCC	:		1596	1995	1776	1776
First Floor RCC	:		1372	1715	1776	1715
Second Floor SHED	:		0	0	0	0
Total	:		2968	3710	3552	3491
Violation Observed If Any	:	NA				

M.C. KHANNA
UPIN
J015 0617 000


30°41'50.3"N 76°12'31.0"E
30.697300 76.208600
Directions
Save
Nearby
Send to phone
Share
M6WS+WC9 Khanna, Punjab
Add a missing place
Add your business
Get the most out of Google Maps
Sign in
Restaurants
Hotels
Things to do
Transit
Parking
Pharmacies
Sign in
Khanna Khurd Rd
Gali No. 1
Kedar Farms
INDIAN BANK
City Homes Colony Rd
BAGWAY SINDIA
Fighter Health Club
Kaven Energy PVT LTD office
Layers
Google Maps

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. Parwinder Singh, Address- Poonawalla Fincorp Ltd, Ground Floor, SCO-3 ,Opp C D office, Puda complex, Jalandhar, Punjab-144001, Mobile no. 7696655640, E-mail ID:** parwinder.singh@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 **23/10/2026 between11AM 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. Parwinder Singh, Address- Poonawalla Fincorp Ltd, Ground Floor, SCO-3 ,Opp C D office, Puda complex, Jalandhar, Punjab-144001, Mobile no. 7696655640, E-mail ID:** parwinder.singh@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 2**6/10/2026** 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. Parwinder Singh, Address- Poonawalla Fincorp Ltd, Ground Floor, SCO-3 ,Opp C D office, Puda complex, Jalandhar, Punjab-144001, Mobile no. 7696655640, E-mail ID:** parwinder.singh@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 **26/10/2026** 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 **27/10/2026** at 11 AM- 4PM in the presence of the Authorised Officer, **Mr. Parwinder Singh, Address- Poonawalla Fincorp Ltd, Ground Floor, SCO-3 ,Opp C D office, Puda complex, Jalandhar, Punjab-144001, Mobile no. 7696655640, E-mail ID:** parwinder.singh@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 – 005
Property Location- Rajkot
State- Gujarat
Pincode- 360002.
Name of the borrower- A R Sales
Loan Account No :- LAP0105100000006220226
Outstanding Amount :- Rs. 3845247 (Rupees Thirty Eight Lacs Forty Five Thousand Two Hundred Forty Seven Only)
Registered address of Borrower:- 8 Manhar Plot, Opp Ram Temple, Mangla Main Road, Rajkot, Gujarat - 360002
Date of physical possession-19/07/2026.
Name of the Title holder of the security possessed- Mr. Rajeshbhai Maheshbhai Agravat
Reserve price- Rs. 3791113/- (Rupees Thirty Seven Lacs Ninety One Thousand One Hundred Thirteen only)
Money Deposit- Rs. 379111/-(Rupees Three Lacs Seventy Nine Thousands One Hundred Eleven only)
Property type- Row House
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)- 6.10 Mt. Wide Road
Total No.of Flats / Unit in building- NA
No. of Floors in the building- GF + 1
Date and time of inspection of the properties- **23/10/2026** at 11AM –4PM
Last Date of Submission of EMD (Earnest Money Deposit) – 2**6/10/2026** Before 5 PM
Date and Time of Auction- **27/10/2026** (11 AM-4PM)
Name of the Authorised Officer- Dangar Rajesh Damjibhai
Contact No. 7777900058

Details of Property under Auction
ALL THE PIECE AND PARCEL OF IMMOVABLE PROPERTY OF RESIDENTIAL HOUSE/COTTAGE NO. 16 BEARING REVENUE SURVEY NO. 177 PAIKI; HOUSE CONSTRUCTION ON LAND AREA ADMEASURING 71-64 SQ. MTRS. OF PLOT NO. 53 PAIKI; OF VILLAGE: MOTAMAVA; TA:DIST: RAJKOT OF GUJARAT STATE. **(HEREIN AFTER REFERRED TO AS "SAID PROPERTY") & BOUNDED AS UNDER, [AS PER REGD. SALE DEED]** **NORTH : COTTAGE NO. 15 OF PLOT NO. 52.** **SOUTH : COTTAGE NO. 17 OF PLOT NO. 53.** **EAST : OTHERS PROPERTY.** **WEST : ROAD**

Built-Up Area & Accommodation Details

Floor (Pl Mention Floor Wise)	Actual Built Up/Carpet Area (In Sq.Ft.)	Permissible Built Up/Carpet Area (In Sq.Ft.)	Adopted Built Up/Carpet Area (In Sq.Ft.)
Ground Floor	469	463	463
First Floor	246	463	246
Second Floor	0	0	0
Third Floor	0	0	0
Floor Wise Accommodation	GF - 1BHK FF - 1 Bed		
Violation Observed If Any	NA		

Nibedita Banerjee Poonawallafincorp 20/08/2026 12:45
Nibedita Banerj
LAP-5CG5110H
Kolkata
Date: 20/08/202

POONAWALLA
FINCORP

SURROUNDING DEVELOPMENT

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. Dangar Rajesh Damjibhai, Address- Poonawalla Fincorp Ltd, Office No.306, 3rd Floor, Twin Star, South Block, Chowk, 150 Feet Ring Rd, near Silver Height, Ram Vihar Society, Nana Mava, Rajkot, Gujarat 360004, Mobile no. 7777900058, E-mail ID:** dangar.rajesh@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.
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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 2**6/10/2026** 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. Dangar Rajesh Damjibhai, Address- Poonawalla Fincorp Ltd, Office No.306, 3rd Floor, Twin Star, South Block, Chowk, 150 Feet Ring Rd, near Silver Height, Ram Vihar Society, Nana Mava, Rajkot, Gujarat 360004, Mobile no. 7777900058, E-mail ID:** dangar.rajesh@poonawallafincorp.com**.**
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21. The sale shall be conferred on the highest bidder subject to confirmation by Secured Creditor i.e. PFL
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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.
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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.
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For Poonawalla Fincorp Limited

Authorized Officer