POONAWALLA FINCORP

POONAWALLA FINCORP LIMITED

PROPERTIES PUT UP FOR AUCTION - 02.11.2026

Property ID	Proposal Number	Date of Auction	Page Numbers
001	**LAP0104100000005416923**	**06/01/2027** at 11 AM-4PM	1-6
002	**LAP0026100000005416936**	**08/01/2027** at 11 AM-4PM	7-11
003	**HL/0089/H/13/000066**	**08/01/2027** at 11 AM-4PM	12-16

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- Gandhinagar
State- Gujarat
Pincode- 382421.
Name of the borrower- Devarshi Packaging
Loan Account No :- LAP0104100000005416923
Outstanding Amount :- Rs. 3348551 (Rupees Thirty Three Lacs Forty Eight Thousand Five Hundred Fifty One Only)
Registered address of Borrower- Devganga Chok, 599, Rupal, Rupal, Rupal Gandhinagar, Gujarat - 382630
Date of physical possession-26/09/2026.
Name of the Title holder of the security possessed- Mr. Hardik Jitendra Vyas
Reserve price- Rs. 3799500/- (Rupees Thirty-Seven Lacs Ninety Nine Thousand Five Hundred only)
Money Deposit- Rs. 379950/-(Rupees Three Lacs Seventy Nine Thousands Nine Hundred Fifty only)
Property type- Residential
Status of Land Holding (Freehold/ Leasehold)- NA
Width of road in front or adjacent to the property (In Ft) (Largest width in case of multiple access roads)- 20 Ft
Total No.of Flats / Unit in building- 4 flat on each floor
No. of Floors in the building- Ground Floor + 5th Floor
Date and time of inspection of the properties- 04/01/2027 at 11AM –4PM
Last Date of Submission of EMD (Earnest Money Deposit) – 05/01/2027 Before 5 PM
Date and Time of Auction- **06/01/2027** (11 AM-4PM)
Name of the Authorised Officer- Dangar Rajesh Damjibhai
Contact No. 7777900058

Details of Property under Auction
ALL THE PIECE & PARCEL OF IMMOVABLE PROPERTY OF FLAT NO. F/201 ON 2ND FLOOR, ADM. 69.23 SQ. MTRS. CONSTRUCTION AREA & ADM. 36.54 SQ. MTRS. UNDIVIDED LAND SHARE (AS PER SALE DEED NO. 13200/2016) IN SCHEME KNOWN AS PRAMUKH LOTUS CONSTRUCTED BY M/S. PSY REALITIES SITUATED AT - SURVEY NO. 658/3, FINAL PLOT NO. 121 OF TP NO. 09 (SARGASAN- HADMATIYA -UVARSAD- TARAPUR- VAVOL) OF MOUJE : UVARSAD, TALUKA & DISTRICT : GANDHINAGAR. **BOUNDARIES (AS PER SALE DEED NO. 13200/2016)** **EAST : FLAT NO. F/204.** **WEST : OPEN SPACE.** **NORTH : FLAT NO. F/202.** **SOUTH : GARDEN.**

3	FLOORWISE DETAILS OF USAGE AND RENTAL VALUE					
	Floor	Usage	Units	Value	If Tenanted, Year of Current Tenancy	Rental Assessment
	1rd floor			NA		
	2th floor			NA		
4	Stage of construction			Completed:100 , Recommended:100		
5	Govt. Guideline value			No		
6	Demolition Risk			No		
7	Latitude & longitude of property			23.198495235736107 72.60811273190157		
	NDMC Parameter					
1	Which seismic zone property is located in?			3		
2	Which cyclone area is the building is located in?			NA		
3	Which flood area is the building is located in?			NA		
4	Which land slide is the building is located in?			NA		
5	CONCRETE GRADE			NA		
6	SOIL SLOPE VULNERABLE TO LANDSLIDE			NA		
7	STEEL GRADE			NA		
8	ENVIRONMENT EXPOSURE CONDITION			NA		

9	COSTAL REGULATORY ZONE	NA
10	FIRE EXIT	NA



Mon Oct 12 2026 17:34:55 GMT+0530 (India Standard Time)



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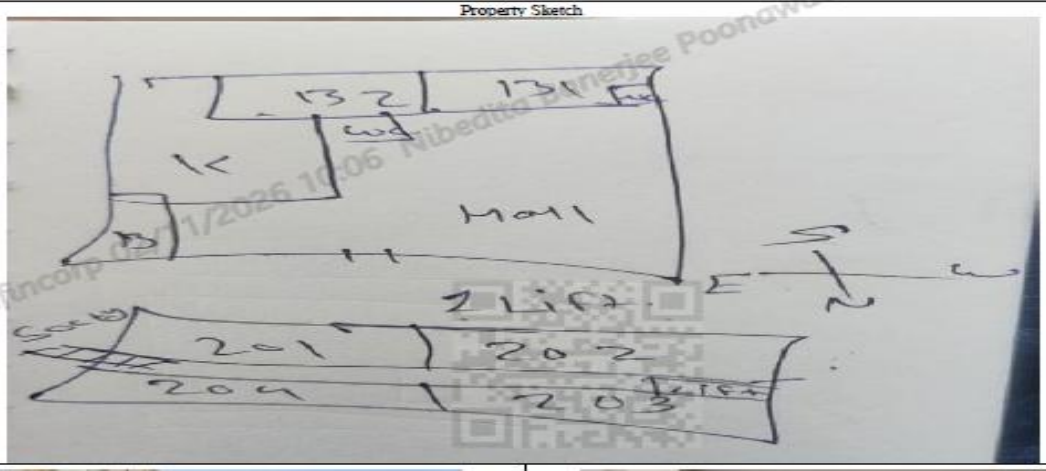


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Property Sketch





Mon Oct 12 2026 17:34:55 GMT+0530 (India Standard Time)



Mon Oct 12 2026 17:34:55 GMT+0530 (India Standard Time)


NEOZ SPORTS AND FITNESS HUB
SRIPRAD AAYA
Sthapan Rd
Megh Malhar Rd
Pramukh Abode Rd
PSY Rd
Shantam Party Plot
MARUTIAMPAKUNJ
Radiant School
LANDMARK HARMONY
DEVSHARNAM
Surya Rd
Pramukh Horizon
Pramukh Bliss
PRAMUKH NAGAR BUNGALOWS
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. 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.
9. Property / Secured Asset is available for inspection on **04/01/2027 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. 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
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 **05/01/2027** 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**.**
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 **05/01/2027** 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 **06/01/2027** at 11 AM- 4PM in the presence of the Authorised Officer, **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**.**
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- Hyderabad
State- Telangana
Pincode- 500018
Name of the borrower- Venu Gopal Andra
Loan Account No :- LAP00261000000005416936
Outstanding Amount :- Rs. 3864008 (Rupees Thirty Eight Lacs Sixty Four Thousand Eight Only)
Registered address of Borrower- 13-1-100/304 Aditya Nilayam, Mothi Nagar, Bala Nagar, Moosapet, Rangareddy, Landmark - Adhtiya Nilayam, Hyderabad Telangana Pin Code - 500018
Date of physical possession-21/09/2026.
Name of the Title holder of the security possessed- Mr.Venu Gopal Andra / Sri.A.N.Jayanth
Reserve price- Rs. 4828032/-(Rupees Forty Eight Lacs Twenty Eight Thousand Thirty Two only)
Money Deposit- Rs. 482803/-(Rupees Four Lacs Eighty Two Thousands Eight Hundred Three only)
Property type- 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)- 40'-0" Wide CC Road
Total No.of Flats / Unit in building- 18
No. of Floors in the building- S+4
Date and time of inspection of the properties- 06/01/2027 at 11AM –4PM
Last Date of Submission of EMD (Earnest Money Deposit) – 07/01/2027 Before 5 PM
Date and Time of Auction- 08/01/2027 (11 AM-4PM)
Name of the Authorised Officer- Mr. Jesus Selva Kenjock
Contact No. 8861144545

Details of Property under Auction

ALL THAT THE FLAT NO: 304, HOUSE BEARING NO.13-1-100/304 ON PLOT NO.62 &69 IN SURVEY NO.19 AND 20, ADMEASURING BULIT UP AREA 1051 SFT. ALONG WITH UNDIVIDED SAHRE OF LAND 30.00 SQ. YARDS (OUT OF 600 SQ, YARDS) SITUATED AT MOTHI NAGAR BOBBUGUDA VILLAGE, KUKATPALLY MUNICIPALITY BALANAGAR MANDAL, MEDCHAL-MALKAJGIRI DISTRICT, TELANGANA STATE
NORTH : FLAT NO: 303 & CORRIDOR
SOUTH : OPEN TO SKY
EAST: OPEN TO SKY
WEST : OPEN TO SKY

H. Built-up Area & Accommodation Details

Floor (Pl mention floor wise)	Accommodation (As per Site)	Carpet Area (Sft) (Mandatory)	Actual Area (Sft)	Permissible BUA (Sft)	Adopted Built-up area (Sft)	Rate Per Sq Ft	Amount in Rs.
3rd Floor	2BHK (as per old report)	729	1051		1051	5250/-	5517750/-
Total			1051				55,17,750/-


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Route Map :



Satellite Map :



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, **Jesus Selva Kenjock A , Address- Poonawalla Fincorp Ltd, Office No. "Indiqube Symphony", Tower -3, 6th Floor, Municipal No. 25, M G Road, Bangalore – 560001, Mobile no. 8861144545, E-mail ID:** jesus.antonysamy@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 **06/01/2027 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, **Jesus Selva Kenjock A , Address- Poonawalla Fincorp Ltd, Office No. "Indiqube Symphony", Tower -3, 6th Floor, Municipal No. 25, M G Road, Bangalore – 560001, Mobile no. 8861144545, E-mail ID:** jesus.antonysamy@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 **07/01/2027** 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.) **Jesus Selva Kenjock A , Address- Poonawalla Fincorp Ltd, Office No. "Indiqube Symphony", Tower -3, 6th Floor, Municipal No. 25, M G Road, Bangalore – 560001, Mobile no. 8861144545, E-mail ID:** jesus.antonysamy@poonawallafincorp.com.
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13. The last date of submission of Tender in prescribed Tender Document with all necessary documents and EMD in stipulated manner is **07/01/2027** 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 **08/01/2027** at 11 AM- 4PM in the presence of the Authorised Officer, **Jesus Selva Kenjock A , Address- Poonawalla Fincorp Ltd, Office No. "Indiqube Symphony", Tower -3, 6th Floor, Municipal No. 25, M G Road, Bangalore – 560001, Mobile no. 8861144545, E-mail ID:** jesus.antonysamy@poonawallafincorp.com.
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18. On sale of the property the purchaser shall not have any claim of whatsoever nature against PFL or its Authorised Officer.
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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:

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For Poonawalla Fincorp Limited

Authorized Officer

Property ID – 003
Property Location- Nellore
State- Andhra Pradesh
Pincode- 524003.
Name of the borrower- Vuddandi Venkata Rao
Loan Account No :- HL/0089/H/13/000066
Outstanding Amount :- Rs. 6062626 (Rupees Sixty Lacs Sixty Two Thousand Six Hundred Twenty Six Only)
Registered address of Borrower H No. 24/1558/1, Brahmanandapuram, Dargamitta, Nellore District, Andhra Pradesh – 524 003
Date of physical possession-09/09/2026.
Name of the Title holder of the security possessed- Sri. Uddandi Naveen Kumar & Sri. Uddandi Venkat Rao
Reserve price- Rs. 5560188/-(Rupees Fifty Five Lacs Sixty Thousand One Hundred Eighty Eight only)
Money Deposit- Rs. 556019/-(Rupees Five Lacs Fifty-Six Thousands Nineteen 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)- CC Road
Total No.of Flats / Unit in building- GF: 01 Unit & FF: 01 Unit
No. of Floors in the building- Ground +1 Upper Floors
Date and time of inspection of the properties- 06/01/2027 at 11AM –4PM
Last Date of Submission of EMD (Earnest Money Deposit) – 07/01/2027 Before 5 PM
Date and Time of Auction- 08/01/2027 (11 AM-4PM)
Name of the Authorised Officer- Jesus Selva Kenjock
Contact No- 8861144545

Details of Property under Auction
DISTRICT, NELLORE SUB-REGISTRAR OFFICE, NELLORE MUNICIPAL CORPORATION, NELLORE CITY, DARGAMITTA, BRAHMANANDAPURAM, OLD WARD NO.24, OLD DOOR NO. 386/20A2, DOOR NO. 1762, OLD ASSESSMENT NO. 22075, NEW DOOR NO.1558, NEW ASSESSMENT NO. 1031034636 CONSISTING OF RCC ROOFED HOUSE, SITE, ETC, BOUNDED BY : [NEW WARD NO.24/1] **EAST - RAJA STREET,** **SOUTH - OWN COMPOUND WALL OF THIS HOUSE,** **WEST - SITE AN EXTENT OF 07 ANKANAMS BELONGS TO VENDEE, ROOFED HOUSE TO SOME EXTENT, PASSAGE TO SOME EXTENT,** **NORTH - OWN COMPOUND WALL OF THIS HOUSE** **WITHIN THESE BOUNDARIES AN EXTENT OF 16 3/4 ANKANAMS OR 112.040 SQ. MTS OR 134 SQ.YARDS OF VACANT SITE, IN IT AN EXTENT OF 10 ANKANAMS OR 720 SQ. FTS OF RCC ROOFED** **HOUSE, FOR THIS HOUSE DOORS, DOOR FRAMES, WINDOWS, RACKS, CEILING MATERIALS, ONE FEET SITE, MUNICIPAL TAP, MOTOR, WELL, LATRINE, BATHROOM, CURRENT METERS NO.020986 INCLUDING ALL EASEMENT RIGHTS**

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)**
Basement / Stilt	:					
Ground Floor RCC	:	Vacant	556	695	-	695
First Floor ACC	:	Vacant	182	228	-	228
Second Floor	:	-	-	-	-	-
Third Floor	:	-	-	-	-	-
Total	:		556	695	-	695
Violation observed if any	:	NA				

Nibedita Banerjee Poonawallafincorp 02/11/2026 11:06
Nibedita Banerj
LAP-SCG5110H
Kolkata



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 , **Jesus Selva Kenjock A , Address- Poonawalla Fincorp Ltd, Office No. "Indiqube Symphony", Tower -3, 6th Floor, Municipal No. 25, M G Road, Bangalore – 560001, Mobile no. 8861144545, E-mail ID:** jesus.antonysamy@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 **06/01/2027 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, **Jesus Selva Kenjock A , Address- Poonawalla Fincorp Ltd, Office No. "Indiqube Symphony", Tower -3, 6th Floor, Municipal No. 25, M G Road, Bangalore – 560001, Mobile no. 8861144545, E-mail ID:** jesus.antonysamy@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 **07/01/2027** 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 **Jesus Selva Kenjock A , Address- Poonawalla Fincorp Ltd, Office No. "Indiqube Symphony", Tower -3, 6th Floor, Municipal No. 25, M G Road, Bangalore – 560001, Mobile no. 8861144545, E-mail ID:** jesus.antonysamy@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 **07/01/2027** 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 **08/01/2027** at 11 AM- 4PM in the presence of the Authorised Officer **Jesus Selva Kenjock A , Address- Poonawalla Fincorp Ltd, Office No. "Indiqube Symphony", Tower -3, 6th Floor, Municipal No. 25, M G Road, Bangalore – 560001, Mobile no. 8861144545, E-mail ID:** jesus.antonysamy@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