

NOTICE OF SALE OF IMMOVABLE PROPERTY
[Under Rules 8(5) And 9(1) Of the Security Interest (Enforcement) Rules, 2002]

Ref. No. AFPI/OUT/LEGAL/02/2025-26

Date: 3rd November, 2025

To,

<p>Name of the Borrower: M/s Chaitanya Bahuuddeshiya Shikshan Prasarak Mandal & Ors.</p> <p>Address: at Abdul Lat, At Post Abdul Lat, Tal- Shirol, Kolhapur, Maharashtra-416143. Mob: 08830937537</p>	<p>Name of the Co-Applicant/ Mortgagor:</p> <p>1) Mr. Sharad Ganpati Kale Address: at Post Abdul Lat, Taluka-Shirol, Dist- Kolhapur-416143. Mob: 8888901166/9623555571</p> <p>2) Mr. Dashrath Ganpati Kale Address: at Post Abdul Lat, Taluka-Shirol, Dist- Kolhapur-416143. Mob: 09850067990</p> <p>3) Mrs. Asha Dashrath Kale Address: at Post Abdul Lat, Taluka-Shirol, Dist- Kolhapur-416143 Mob: 08830937537</p>
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Dear Sir,

Subject: E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002

Loan Account No: 400419003799 & 400419007241

Please Note that AFPL have taken physical possession taken of the immovable property as mentioned in the Schedule-I by the undersigned. Further, as per the order dated 23rd September, 2025 passed by the Hon'ble Supreme Court in SLP bearing 19540/2025, the E-Auction scheduled for the purpose of realization of Secured Assets in exercise of the powers conferred on the Secured Creditors under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Rules there under. Till date, you have not made payment to the Secured Creditor i.e. Auxilo Finserve Pvt Limited (AFPL)

Regd. and Corporate Office

Auxilo Finserve Private Limited

Office No. 63, 5th floor, Kalpataru Square, Kondivita Road, Andheri East, Mumbai 400059, Maharashtra, India.

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CIN No: U65990MH2016PTC286516

towards discharge of your liabilities in full and hence we propose to sell out of it the property mentioned in hereto.

Auction Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to AFPL, the physical possession of which has been taken by the Authorised Officer of AFPL, and will be sold on "As is where is", "As is what is" and "Whatever there is basis" on 9th December, 2025 towards recovery of Rs. 5,06,13,944.70/- (Rupees Five Crore Six Lakhs Thirteen Thousand Nine Hundred Forty Four and Seventy Paise Only) as on 07.09.2021 along with further contractual interest, costs and expenses due to AFPL till realisation from Borrower(s) and Guarantor(s) as mentioned above. The reserve price is as mentioned against property in Schedule-I. The earnest money will be 10% of the reserve price as mentioned in Schedule-I.

This Auction Notice shall be treated as the Notice of 30 days to you, informing that the previously mentioned immovable property, which shall be sold by the undersigned at 11.00, AM on 9th December 2025 by AFPL.

The Auction notice is published in Times of India (English) and Pudhari (Marathi) on 4th November, 2025 inviting offers for sale containing particulars of the immovable property, earnest money deposit, date and time fixed for inspection, last date for submission of offers and date, time and place of sale, is enclosed for your information.

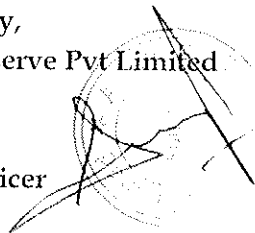
Schedule I

All the piece and parcel of Non Agriculture land area adms. 2500 sq. mtr. out of Gat No. 1226 at Village Abdul Lat, Tal-Shirol, Dist-Kolhapur- 416143-Maharashtra, alongwith the construction thereon and all things attached thereto both presently and in future.

North	Abdul Lat-Hearward Road	South	Mr. Datta Mali (B)
East	Mr. Irgonda Patil, Agriculture Land	West	Mr. Nandkumar Nirmale, Agriculture Land.

Yours Faithfully,
For Auxilo Finserve Pvt Limited

Authorised Officer



Regd. and Corporate Office

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