

TERMS AND CONDITIONS OF PUBLIC AUCTION

PUBLIC NOTICE FOR E-AUCTION FOR SUBSEQUENT SALE OF IMMOVABLE PROPERTIES

LAST DATE & TIME OF SUBMISSION OF EMD AND DOCUMENTS (ONLINE) ON/BEFORE 11.12.2025 UPTO 5:00 PM

Sale of immovable property/ies mortgaged to ORIX Leasing & Financial Services India Ltd. under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No.54 of 2002)

Whereas, the Authorized Officer of ORIX Leasing & Financial Services India Ltd (Secured Creditor) has taken possession of the following property/ies (Secured Property) pursuant to the notice issued under Section 13 (2) of the Security Interest (Enforcement) Rules 2002 with right to sell the same on “AS IS WHERE IS BASIS and AS IS WHAT IS BASIS” consequent to failure of the Borrower(s) / Co-Borrower(s), under Loan Account details of which are as under, to repay the Amount Due under Loan Agreement and whereas consequent upon failure of the said Borrower(s) / Co-Borrower(s) to repay the Amount Due , the undersigned in exercise of power conferred under Section 13(4) of the said Act proposes to realize Secured Creditor’s Amount Due by sale of the said property/ies. The sale will be done by the undersigned through e-auction platform provided at the Web Portal (<https://www.bankauctions.in/>). Capitalized words used herein and not defined shall have meaning as ascribed to them under Loan Agreement executed with Borrower(s) / Co-Borrower(s).

DESCRIPTION OF IMMOVABLE PROPERTIES

NAME OF THE BORROWERS AND CO-BORROWERS	DETAILS OF PROPERTY	RESERVE PRICE (INR)	DATE/ TIME OF E- AUCTION
OUTSTANDING AMOUNT		EARNEST MONEY DEPOSIT (EMD)	
LOAN ACCOUNT NUMBER			
DEMAND NOTICE DATE		BID INCREASE AMOUNT	
<ul style="list-style-type: none">• MANIKLAL NANDRAM UNECHA LAXMAN• GOVINDA MANIKLAL UNECHA	ALL THAT PIECE AND PARCEL OF RESIDENCIAL UNIT ON 1ST & 2ND FLOOR, ADMEASURING OF COMMERCIAL SHOP = 199 SQ. FT. CARPET AREA AND 265 SQ. FT. BUILT-UP AREA AND ADMEASURING OF RESIDENTIAL AREA = 1930 SQ. FT. CARPET AREA & 3124 SQ. FT. BUILT-UP AREA (INCLUDING 33% OPEN SPACE AREA), CITY SR. NO. 382, NEAR VITTHAL RUKMINI TEMPLE, KONDHWA KHURD, PUNE, PUNE CITY, MAHARASTRA-411048, AND BOUNDED AS: EAST: BUILDING WEST: ROAD NORTH: BUILDING SPACE SOUTH BUILDING SPACE	INR 1,35,00,000/- (RUPEES ONE CRORE THIRTY FIVE LAKH ONLY)	11:00 A.M. TO 01.00 P.M. ON 12.12.2025
LN0000000004204		EARNEST MONEY DEPOSIT 10% INR 13,50,000/- (RUPEES THIRTEEN LAKH FIFTY THOUSAND RUPEES ONLY).	

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INR 4,81,27,636.82/- (RUPEES FOUR CRORE EIGHTY ONE LAKH TWENTY SEVEN THOUSAND SIX HUNDRED THIRTY SIX RUPEES AND EIGHTY TWO PAISA ONLY) AS ON 10.11.2025		BID INCREMENT AMOUNT 50,000/- (FIFTY THOUSAND ONLY)	
08.10.2018			
<ul style="list-style-type: none"> • VILAS WADNERE • MADHURI WADNERE • YASH COMPUTERS 	ALL THAT PIECE AND PARCEL OF SHOP NO.18, ADMEASURING 266 SQ. FT., ON GROUND FLOOR, KUMAR SADAN, CTS NO.444, SOMWAR PETH, PUNE CITY, MAHARASTRA-411011, AND BOUNDED AS:- EAST: BUILDING SPACE WEST: FLAT/STAIRCASE NORTH: BUILDING SPACE SOUTH: LIFT	INR 39,37,500/- (RUPEES THIRTY NINE LAKHS THIRTY SEVEN THOUSAND FIVE HUNDRED ONLY)	11:00 A.M. TO 01.00 P.M. ON 12.12.2025
LN0000000017860		EARNEST MONEY DEPOSIT 10% INR 3,93,750/- (RUPEES THREE LAKH NINETY THREE THOUSAND SEVEN HUNDRED FIFTY ONLY).	
INR 1,00,20,762.94/- (RUPEES ONE CRORE TWENTY THOUSAND SEVEN HUNDRED SIXTY TWO AND NINETY FOUR PAISA ONLY) AS ON 10.11.2025		BID INCREMENT AMOUNT 50,000/- (FIFTY THOUSAND ONLY)	
16.07.2021			

TERMS & CONDITIONS:

The e-Auction is being held on “AS IS WHERE IS”, “AS IS WHAT IS BASIS” and “WHATEVER THERE IS BASIS”.

To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any Secured Property. However, the intending bidders should make their/his/her own independent inquiries regarding the encumbrances, title/ legal claims, if any, over Secured Property put on auction and claims/ rights/ title / interest / dues/ affecting the Secured Property, prior to submitting

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their/his/her bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Secured Creditor. The Secured Property is being sold with all the existing and future encumbrances, rights, titles, interest etc whether known or unknown to the Secured Creditor. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ titles / interest /claims, dues over Secured Property.

It shall be the responsibility of the bidders to inspect and satisfy themselves about the Secured Property and specification before submitting their/his/her Bid. The inspection of Secured Property put up for auction (for sale) is available for inspection on all working days” and on 05.12.2025 from 11 O’clock to 6: 30 p.m., with prior appointment.

The interested bidders shall submit their/his/her EMD through Demand Draft in favor of “ORIX LEASING & FINANCIAL SERVICES INDIA LTD” Payable at “ORIX LEASING & FINANCIAL SERVICES INDIA LTD.”. Please note that the Cheques shall not be accepted as EMD amount.

After Registration (One Time) by the bidder in the Web Portal (<https://www.bankauctions.in/>), the intending bidder/ purchaser is required to get the e-copies of the following documents uploaded in the Web Portal before the Last Date & Time of submission of the Bid Documents viz. (i) Copy of the NEFT/RTGS Challan or Demand Draft; (ii) Copy of PAN Card; (iii) Proof of Identification/ Address Proof (KYC) viz. self-attested copy of Voter ID Card/ Driving License/ Passport/ Ration Card etc., without which the Bid is liable to be rejected.

The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid Documents, Training/ Demonstration on Online Inter-se Bidding etc., may contact M/s. 4 Closure, 605A, 6 th Floor, Maitrivanam, Hyderabad Pin: 500038, Help Line No. +91-040 23736405, 8142000062/66, and Mr. Nitesh D Pawar (Contact Details: + +91 8142000725), Helpline E-mail Id: nitesh@bankauctions.in and for any query related to Secured Property, the intending bidder/ purchaser may contact **Authorised Officer Mr. Hrishikesh Padwal** (Contact Details: +91-9167677628) during the working hours from Monday to Saturday.

Only buyers holding valid User ID/ Password and confirmed payment of EMD through Demand Draft in favor of “ORIX LEASING & FINANCIAL SERVICES INDIA LTD.” shall be eligible for participating in the e-Auction process.

The interested bidder has to submit their/his/her Bid Documents [EMD (not below the Reserve Price) and required documents on/ before 11.12.2025 by way of hardcopy to the Authorized Officer. Interested bidder who is not able to submit their/his/her Bid Documents by way

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of Hardcopy to the Authorised Officer, can submit their Bid Documents through online mode (which is open from the date of publishing the e-Auction Event on the Web Portal, (<https://www.bankauctions.in/>) on/ before 11.12.2025, after going through the Registering Process (One time) and generating User ID & Password of their own, shall be eligible for participating the e-Auction Process, subject to due verification (of the documents) and/ or approval of the Authorized Officer. However, the original demand draft of the EMD amount has to be mandatorily deposited/submitted with the Authorised Officer on or before 11.12.2025

During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the 'Bid Increase Amount' (mentioned above) or its multiple and in case bid is placed during the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (each time till the closure of e-Auction process), otherwise, it will automatically get closed. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the e-Auction Process shall be declared as a Successful Bidder by the Authorized Officer/ Secured Creditor, after required verification.

The EMD of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The EMD shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, immediately after the acceptance of bid price by the Authorized Officer and the balance 75% of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer/ Secured Creditor. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and Secured Property shall be put to re-auction and the defaulting borrower shall have no claim/ right in respect of property/ amount.

The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody or in relation to Secured Property.

The Authorized Officer has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction without assigning any reason thereof.

The bidders are advised to go through the detailed Terms & Conditions of e-Auction Process available on the Web Portal of M/s. 4 Closure, <https://www.bankauctions.in/> before submitting their/his/her bids and taking part in the e-Auction.

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Special Instructions: The prospective qualified bidders may avail online training on e-Auction from M/s. 4 Closure prior to the date of e-Auction. Bidding in the last moment should be avoided. Neither the Authorised Officer nor Secured Creditor / Service provider will be responsible for any technical lapse/ power or internet failure etc. in order to avoid such contingent situations bidders are requested to ensure that they are technically well equipped and has all alternatives such as power supply back-up etc., so that they are able to circumvent such situation and are able to participate in the Online Inter-se Bidding, successfully.

Please find herein the 15 days subsequent sale notice under Rules 8(6) and 9(1) of the Security Interest (Enforcement) Rules, 2002.

DATE: 22.11.2025

PLACE: PUNE

AUTHORISED OFFICER

ORIX LEASING & FINANCIAL SERVICES INDIA LTD.