MAS Financial Services Limited
6, Ground Floor, Narayan Chambers,
Ashram Road, Ahmedabad-380009.
www.mas.co.in

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Purpose Led.
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MAS Financial Services Ltd. REGISTERED OFFICE: 6, GROUND FLOOR, NARAYAN CHAMBERS, B/H. PATANG HOTEL, ASHRAM ROAD, AHMEDABAD – 380 009. CONTACT PERSON: MR. Krunal I Joshi MOBILE NO. 9624072720.	APPENDIX – IV-A [SEE PROVISO TO RULE 8 (6 SALE NOTICE FOR SALE OF IMMOVABLE PROPE

E–Auction Sale Notice of the Immovable Assets under the Securitization and Reconstruction of the Financial Assets and Enforcement of Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged / charged to the secured i.e. **MAS Financial Services Ltd.**. The physical possession of which has been taken by the authorized officer of **MAS Financial Service s Ltd** **Loan Account No. 5828644** with a right to sale the same on ***"As is What is, As is Where is, and Whatever There is without any Recourse*** for realization of company's dues.

1. BORROWER/S & GUARANTOR/S NAME & ADDRESS **2. TOTAL DUE + INTEREST**	**1. DESCRIPTION OF THE PROPERTY** **2. A/C NO. FOR DEPOSITING EMD / OTHER AMOUNT**
1. M/S. SHRI CHINTAMANI AUTOMOBILE (THROUGH ITS PROPRIETOR MR. PRAFULLA MANIKCHAND BHANGE) (APPLICANT) AT & POST-KALAMB, NAGPUR ROAD, YAVATMAL (MH)-445401 **ALSO AT,** PLOT-543, H.NO.52/A, NAYA LASHKARIBAG, NAGPUR-440026 **2. MR. PRAFULLA MANIKCHAND BHANGE (CO-APPLICANT & GUARANTOR)** PLOT-543, H.NO.52/A, NAYA LASHKARIBAG, NAGPUR-440026 **3. MRS. PREETI BHANGE (CO-APPLICANT & GUARANTOR)** PLOT-543, H.NO.52/A, NAYA LASHKARIBAG, NAGPUR-440026 **4.** AMOUNT **RS.1, 34, 78,198/– IN WORDS ONE CRORE THIRTY FOUR LAKHS SEVENTY EIGHT THOUSAND ONE HUNDRED NINETY EIGHT RUPEES ONLY.** AS PER DEMAND NOTICE DATED **11/06/2025** + INTEREST TILL THE DATE OF REALIZATION AND COST, CHARGES AND OTHER EXPENSES.	ALL THAT PIECE AND PARCEL OF LAND BEARING EASTERN PORTIO OF PLOT NO.543 ADMEASURING 133.77 SQ MTRS (1440.00 SQ F KACHHA CONSTRUCTION 18.58 SQ MTR, TOTAL ADMEASURIN 262.20 SQ MTR (2880.00 SQ FT), WARD NO.54, CIRCLE NO.12/1 DIVISION NO.04, (PACHPAWLI ACCOMMODATION SCHEME UN NO.I), SHEET NO.277/16, CITY SURVYE NO.573, MOUZ HANSAPURI, WITHIN THE LIMITS OF NAGPUR MUNICIPA CORPORATION AND NAGPUR IMPROVEMENT TRUST TAHSIL-DISTRICT-NAGPUR & BOUNDED AS UNDER: **BOUNDED AS FOLLOWS:** East - HOUSE OF SHRI.BHANGE West - HOUSE OF SMT. VISHRATI HIRAMAN AWALE & OTHERS North - LANE South - ROAD **2.** ACCOUNT NO. : 3010200016737 BANK NAME : AXIS BANK LTD IFSC CODE : UTIB0000003 MICR CODE : 380211002 BRANCH NAME : LAW GARDEN – AHMEDABAD

1. DATE & TIME OF E–AUCTION **2. LAST DATE OF SUBMISSION OF EMD** **3. DATE & TIME OF THE PROPERTY INSPECTION**	**1. RESERVE PRICE** **2. EMD OF THE PROPERTY**
1) E–AUCTION DATE: 20/11/2026 11:00 AM TO 01:00 PM WITH FURTHER EXTENSION OF 5 MINUTES **2) LAST DATE OF SUBMISSION OF EMD WITH KYC 19/11/2026** – TILL 05:00 PM **3) DATE OF INSPECTION:** ON **18/11/2026** – BETWEEN 10:00 AM TO 05:00 PM IST	**1. RESERVE PRICE (IN INR)** RS. 1,45,00,000 /- (RUPEES ONE CRORE FOURTY FIVE LAKHS ONL **2. EMD AMOUNT (IN INR)** RS. 14,50,000/- (RUPEES FOURTEEN LAKHS FIFTY THOUSAND ON

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STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

The Borrowers / Co-Borrowers / Guarantors are hereby notify to pay the sum as mentioned in the demand notice along with up to date interest, ancillary expenses before the date of e-auction, failing which the property will be auctioned / sold and balance dues, if any, will be recovered interest and cost.

For further detailed terms and conditions of Sale, please refer to the link ***https://sarfaesi.auctiontiger.net*** also available at **MAS FINANCIAL SERVICES LIMITED** website **i.e. https://MAS.co.in/sarfaesinotices.aspx.**

Place: Ahmedabad

Date: 08/10/2026

MAS Financial Services Ltd.

Authorized Officer

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The intending bidders are advised to visit the Branch and the properties put up on Auction, and obtain necessary information regarding en encumbrances. The purchaser shall make his own enquiry and ascertain the additional charges, encumbrances and any third party interes satisfy himself / herself / itself in all aspects thereto. All statutory dues like property taxes, electricity dues and any other dues, if any, attac the property should be ascertained and paid by the successful bidder(s) / prospective purchaser(s). The bidder(s) / prospective purchaser requested, in their own interest, to satisfy himself / herself / itself with regard to the above and the other relevant details pertaining to the mentioned property / properties, before submitting the bids.

Terms & Conditions of Online Tender / Auction:–

1) The auction sale shall be **"online e-auction"** bidding through website ***https://sarfaesi.auctiontiger.net*** **on the dates as mentioned i table above with further Extension of 5 Minutes.**

2) The interested bidders are required to register themselves with the portal and obtain login ID and Password well in advance, wh mandatory for e-bidding, from auction service provider **M/s. E–Procurement Technologies Ltd. (Auction Tiger) Ahmedabad (Contact Pe Mr. Ram Sharma, Cell No.80000 23297, Email: ramprasad@auctointiger.net, Email: support@auctiontiger.net).** Please note Prospective bidders may avail online training on e-auction from their registered mobile number only.

3) The intending purchaser / bidder is required to submit amount of the Earnest Money Deposit (EMD) by way of Demand Draft/PAY C drawn on any nationalized or scheduled Commercial Bank in favor of **" MAS Financial Services Ltd.**

4) **." PAYABLE AT PAR / AHMEDABAD** or NEFT / RTGS in the account of **"MAS FINANCIAL SERVICES LTD."; ACCOUNT NO. 301020001 BANK NAME: AXIS BANK LTD.; IFSC CODE: UTIB0000003; MICR CODE: 380211002; BRANCH: LAW-GARDEN AHMEDABAD; on or befo and time mentioned above. (Please refer to the details mentioned in table above)** and register their nam ***https://sarfaesi.auctiontiger.net*** and get user ID and password free of cost and get training on e-Auction from the service provider. their Registration on the web-site, the intending purchaser/bidder is required to get the copies of the following documents submit {**1.** C the NEFT / RTGS challan / DD copy / Pay order; **2.** Copy of PAN Card and **3.** Copy of proof of address (Passport, Driving License, Voter's or Aadhar Card, Ration Card, Electricity Bill, Telephone Bill, Registered Leave License Agreement)} on the website before or by the last d submission of the EMD(s) as mentioned in the table above and also submit hard copy thereof at the Branch mentioned hereinabove.

5) Bid must be accompanied with EMD (Equivalent to 10% of the Reserve Price) by way of Demand Draft / Pay order in favour of ' **FINANCIAL SERVICES LTD." PAYABLE AT PAR / AHMEDABAD** or NEFT/RTGS in the account of **"MAS FINANCIAL SERVICES LTD."; ACC NO. 3010200016737; BANK NAME: AXIS BANK LTD.; IFSC CODE: UTIB0000003; MICR CODE: 380211002; BRANCH: LAW-GA AHMEDABAD; on or before date and time mentioned above.**

6) Bids that are not filled up or Bids received beyond last date will be considered as invalid Bid and shall be summarily rejected. No interes be paid on the EMD. Once the bid is submitted by the Bidder, same cannot be withdrawn. If the bidder does not participate in th process, EMD deposited by the Bidder shall be forfeited without further recourse. However, EMD deposited by the unsuccessful bidde be refunded without interest.

7) The bid price to be submitted shall be above the Reserve Price along with increment value of Rs.25, 000/- (Rupees Twenty Five Tho Only) and the bidder shall further improve their offer in multiple of Rs.25, 000/- (Rupees Twenty Five Thousand Only). The property sha be sold below the Reserve Price set by the Authorized Officer.

8) The successful bidder is required to deposit 25% of the sale price (inclusive of EMD) immediately but not later than next working d Demand Draft drawn in favour of **"MAS FINANCIAL SERVICES LTD." PAYABLE AT PAR / AHMEDABAD** or NEFT / RTGS in the account of **FINANCIAL SERVICES LTD."; ACCOUNT NO. 3010200016737; BANK NAME: AXIS BANK LTD.; IFSC CODE: UTIB0000003 ; MICR 380211002; BRANCH: LAW-GARDEN AHMEDABAD;** and the balance amount of sale price shall be paid by the successful bidder with days from the date of confirmation of sale by the Company. The EMD as well as Sale Price paid by the interested bidders shall ca interest. The deposit of EMD or 10% of sale price, whatever may be the case shall be forfeited by the Company, if the successful bidder f adhere to terms of sale or commits any default.

9) On compliance of terms of Sale, Authorized officer shall issue "Sale Certificate" in favour of highest bidder. All the expenses related to duty, registration charges, conveyance, TDS etc. to be borne by the purchaser.

10) Company does not take any responsibility to procure permission / NOC from any authority or under any other law in force in resp property offered or any other dues i.e. outstanding water / electricity dues, property tax or other charges, if any.

11) The successful bidder shall bear all expenses including pending dues of any Development Authority, if any / taxes / utility bills etc. Municipal Corporation or any other authority / agency and fees payable for stamp duty / registration fees etc. for registration of th Certificate.

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12) The Authorized Officer reserves the absolute right and discretion to accept or reject any or all the offers / bids or adjourn / cancel the without assigning any reason or modify any terms of sale without any prior notice. The immovable property shall be sold to the h bidder. However, the Authorized Officer reserves the absolute discretion to allow inter-se bidding, if deemed necessary.

13) To the best of its knowledge and information, the Company is not aware of any encumbrances on the property to be sold except c Company. However, interested bidders should make their own assessment of the property to their satisfaction. The Company does no way guarantee or makes any representation with regard to the fitness / title of the aforesaid property. For any other informatio Authorized Officer shall not be held responsible for any charge, lien, encumbrances, property tax or any other dues to the Governme anybody in respect of the aforesaid property.

14) Further interest will be charged as applicable, as per the loan documents on the amount outstanding in the notice and incidental expe costs, etc. is due and payable till its actual realization.

15) The notice is hereby given to the Borrower(s) / Mortgagor(s) to remain present personally at the time of sale and they can bring the inte buyer / purchasers for purchasing the immovable property as described hereinabove, as per the particulars of the Terms and conditio sale.

16) Online E-auction participation is mandatory in the auction process by making application in prescribed format which is available along the offer / tender document on the website. Bidders are advised to go through the website ***https://sarfaesi.auctiontiger.net*** for de terms and conditions of auction sale before submitting their bids and taking part in e-auction sale proceedings. Online bidding will take at web-site of organization as mentioned hereinabove, and shall be subject to the terms and conditions contained in the tender docu The Tender Document and detailed Terms and Conditions for the Auction may be downloaded from the w ***https://sarfaesi.auctiontiger.net*** or the same may also be collected from the concerned Branch office of **"MAS FINANCIAL SERVICES LT** copy of the Bid Form along with the enclosure submitted online (also mentioning UTR Number) shall be handed over to the **Authorized C – MR. Krunal I Joshi, MOBILE NO. 9624072720; at "MAS FINANCIAL SERVICES LTD.", ADDRESS : 6, GROUND FLOOR NARAYAN CHAM B/H. PATANG HOTEL, ASHRAM ROAD, AHMEDABAD – 380 009 on or before date and time mentioned above. (Please refer to the d mentioned in table above).**

17) The property shall be sold on ***"As is What is Basis"***, ***"As is Where is Basis"*** *and* ***"Whatever There is without any Recourse Basis"*** conditio the intending bidder should make discreet enquiries as regards encumbrance, charge and statutory outstanding on the property c authority besides the Company's charges and should satisfy themselves about the title, extent, quality and quantity of the property b submitting their bid. No claim of whatsoever nature regarding the property put for sale, charges and encumbrances over the property c other matter etc. will be entertained after submission of the online bid and at any stage thereafter. The Company shall not be responsit anything whatsoever including damages or eviction proceeding, etc. The intending bidder shall indemnify the tenants as well as the Cor in this regard. The purchaser shall take necessary action for eviction of tenant / settlement of tenant only in accordance with the Law Company presses into service the principle of caveat emptor.

18) This publication is also a **'30' (Thirty) days'** notice to the Borrower / Mortgagor / Guarantors of the above said loan account pursuant to 6(2), 8(6) and Rule 9 of Security Interest (Enforcement) Rules, 2002, to discharge the liability in full and pay the dues as mentioned a along with upto date interest and expenses within 30 days from the date of this notice failing which the Secured asset will be sold as p terms and conditions mentioned above. In case there is any discrepancy between the publications of Sale notice in English and Vern newspaper, then in such case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final cop removing the ambiguity. If the borrower / mortgagors Spay the amount due to the Company, in full before the date of sale, auction is lia be stopped. For further details and queries, contact **Authorized Officer of "MAS FINANCIAL SERVICES LTD.". – MR. Krunal I Joshi, M NO. 9624072720.**

Place: Ahmedabad

Date: 08/10/2026

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