Registered A.D.

NOTICE OF SALE OF IMMOVABLE PROPERTY TO BORROWER UNDER RULES 8(5) AND 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Ref.: No. NFPL/136301 Date: 15-07-2026

1. Mr. Naresh Kumar S/o Mr. Pali Ram
Address: Manoharpura, Dhulwa, Jhunjhunu, Rajasthan- 333033
Property Add: Gram Baloda, Tehsil Surajgarh, District Jhunjhunu, Rajasthan-333033

2. Mr. Kuldeep Singh S/o Mr. Lekh Ram
Address: Ward No. 13, Manoharpura, Dhulwa, Buhana, Jhunjhunu, Rajasthan-333033

3. Mr. Shailesh S/o Naresh Kumar
Address: Ward No. 13, Manoharpura, Jhunjhunu, Rajasthan- 333033

4. Mrs. Mintu C/o Shailesh
Address: Ward No. 13, Manoharpura, Jhunjhunu, Rajasthan- 333033

5. Mr. Rohit Ahlawat S/o Kuldeep
Manoharpura, Jhunjhunu, Rajasthan-333033

Sub.: Thirty Days' Notice of the sale of immovable secured assets under rules 8 (5) and 9 (1) of the security Interest (Enforcement) Rules, 2002

Dear Sir(s),

This has reference to possession notice served to you in respect of the immovable property (details) of which are set out hereunder affixed on secured on 01/06/2026 and publication thereof in Prabhat Headline (English) & Prabhat Abhinandan (Hindi) on 03/06/2026 for the purpose of realizing secured assets for recovery of outstanding, dues of the Namdev Finvest Ltd. (Formerly known as Namdev Finvest Private Limited) in exercise of powers under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the rules made there under. You having failed to make payment towards the discharge of your liabilities to the Namdev Finvest Ltd., it is proposed to sell the above movable and immovable secured assets.

This notice of 30 days is given to you in respect of the proposed sale of secured property by auction on 24/08/2026 of the immovable assets aforesaid by the undersigned

You are also requested to give your positive co-operation and support for the success of auction and bring suitable buyer to purchase the property.
A copy of auction notice giving particulars as prescribed under rule 8 of the Security Enforcement Rules, 2002 is enclosed herewith for your information.

Date: 15/07/2026 Authorised Officer
Place: Jhunjhunu (Rajasthan) Namdev Finvest Ltd.

Description of the secured property (as per records available with the bank):-

All the Piece and Parcel of Commercial Plot Situated in Khasra No. 720/425, Gram Baloda, Tehsil Surajgarh, District Jhunjhunu, Rajasthan, Admeasuring Area 990 Square Meter, Owned by Naresh Kumar S/o Pali Ram.

North	House of Sh. Ram Singh
South	Open Land of Sh. Ram Singh
East	Open Land of Sh. Ram Singh
West	CC Road

Enclosed: (1) E-Auction Notice and (2) Terms and conditions of e-auction.

TERMS AND CONDITIONS FOR SALE OF ASSET OF THROUGH ONLINE-AUCTION UNDER SARFAESI ACT 2002

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation 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.
Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described the immovable property mortgaged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of HO- Namdev Finvest Ltd. Namdev House, Plot No. 21, Neer Sagar-A, Bhankrota, Jaipur (RAJASTHAN) - 302026 PHONE 0141 -2250026, on date 01-06-2026 Secured Creditor, will be sold on "As is where is, "'As is what is", and "Whatever there is" basis for recovery of does in below mentioned accounts. The details of Borrower(s) /Mortgagor (s) Guarantor (s)/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are
mentioned below-

Name & Address of Borrower/ Co-Borrowers/ Guarantors	1. Mr. Naresh Kumar S/o Mr. Pali Ram Address: Manoharpura, Dhulwa, Jhunjhunu, Rajasthan- 333033 Property Add: Gram Baloda, Tehsil Surajgarh, District Jhunjhunu, Rajasthan-333033 2. Mr. Kuldeep Singh S/o Mr. Lekh Ram Address: Ward No. 13, Manoharpura, Dhulwa, Buhana, Jhunjhunu, Rajasthan-333033 3. Mr. Shailesh S/o Naresh Kumar Address: Ward No. 13, Manoharpura, Jhunjhunu, Rajasthan- 333033 4. Mrs. Mintu C/o Shailesh Address: Ward No. 13, Manoharpura, Jhunjhunu, Rajasthan- 333033 5. Mr. Rohit Ahlawat S/o Kuldeep Manoharpura, Jhunjhunu, Rajasthan-333033

Demand Notice Date and Total Dues	23/10/2025; Total Rs. 62,26,069/- as on 03/10/2025 + further applicable Notice interest, cost, charges & other expenses etc. **Present Outstanding Amount**: Total Rs. 77,31,318/- as on 12.06.2026 + further applicable interest, cost, charges & other expenses etc.		
Status of Possession: - Physical Possession			
Date of property inspection is 19/08/2026; Time: 12.00 Noon to 03.00 P.M.			
Last date & time for submission of EMD and documents by 21/08/2026 up to 4:00 P.M			
S.No.	Description of the immovable property with known encumbrances :	Reserve Price, EMD, Bid Increase Amount	Date & Time of E-auction
1.	All the Piece and Parcel of Commercial Plot Situated in Khasra No. 720/425, Gram Baloda, Tehsil Surajgarh, District Jhunjhunu, Rajasthan, Admeasuring Area 990 Square Meter, Owned by Naresh Kumar S/o Pali Ram. **Bounded by**: On the East by - Open Land of Sh. Ram Singh, On the West - by CC Road, On the North - by House of Sh. Ram Singh, On the South by - Open Land of Sh. Ram Singh **Note:** - The Value is "O (ZERO)" of all movable assets and other fixed assets etc, in account of Mr. Naresh Kumar.	Rs. 48,96,960/- Rs. 4,89,696/- Rs. 30,000/-	24/08/2026 02.00 P.M. 06.00 P.M. (With unlimited extensions of 10 min. each)

TERMS AND CONDITIONS -

The Sale will be conducted by the undersigned through e-auction platform provided by the e-Auction service provider /s. C1 India Pvt Ltd, Tel: helpline no. 7291981124/25/26. (M): 8866682937, Mr. Bhavik Pandya.
NFL contact details:- 8769677643 & 8905556902

1. Helpline Email ID-Gujarat@c1india.com & support@bankeauctions.com the Website www.bankeauctions.com on the date and time mentioned above. The intending Bidders/Purchasers are requested to register portal https://www.bankeauctions.com(direct link https://www.bankeauctions.com/ using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take working days), the intending Bidders/Purchasers have to transfer the EMD amount using online mode in his Global EMD Wallet well in advance before the auction time. Bidder registration, submission & verification of KYC documents and transfer of EMD in wallet must be completed well in advance at least two days before auction date. In case Auction purchaser submits the KYC documents within two days preceding the Auction date, Authorized officer / Bank / a Auction service provider is having liberty to accept and complete the KYC verification & EMD amount. However, in such event the Authorized officer / Bank / e- Auction service provider will not be held liable for any delay/failure for verification of KYC documents and bidder will be able to bid on the date of E-auction only if the Bidder's Global Wallet have sufficient balance (EMD amount) as on the date and time of Auction. Bidders may give offers cither for one or more properties. In case of offers for more than one property bidders will have to deposit EMD for each property.

2. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online i.e., through NEFT after generation of Challan from in bidders Global EMD Wallet. NEFT Challan will be valid for one transaction only. If multiple transactions are made, only first will be reconciled and other transaction(s) shall not be considered. NEFT transfer can be done from any Scheduled Commercial Bank. Only NEFT mode should be used for fund transfer. Use of any other payment mode would result in non-credit of EMD amount in the bidder's wallet. Payment of EMD by any other mode such as Cheques will not be accepted. The Earnest Money Deposited shall not bear any interest. For refund of EMD of the unsuccessful bidders, Bidder has to seek the refund online from e-Auction service provider by logging in https://www.bankeauctions.com/by following procedure for

refund given therein and only after seeking refund online, the refund will be made by the e-Auction service provider. EMD amount of the unsuccessful bidders will be returned without interest.

3. Platformhttps://www.bankeauctions.com/ for e-Auction will be provided by Bark's e- Auction service provider **C1 India Pvt. Ltd. | Plot No.68 | 3rd Floor | Sector – 44 | Gurgaon, Haryana Pin: 122003.**Bidders/Purchasers are required to participate in the e-Auction process at c-Auction Service Provider's website www.bankeauctions.com This Service Provider will also provide online demonstration/ training for the intending bidders/ purchasers on e-Auction on the portal before the e-auction. The Sale Notice containing the Terms and Conditions of Sale is uploaded in the Banks websites/webpage portal (direct link https://www.namfin.in/e-auction.htm). The intending participants of e-auction may download free of cost, copies Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from &-BRO-IBAPI portal (httos://www.ibapi.in).

4. The bid price to be submitted shall be equivalent or above the reserve price and during the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and by minimum increase in the bid amount given in the table to the last higher bid of the bidders. The property will not be sold below the reserve price set by the Authorized Officer. The bid quoted below the reserve price shall be rejected. The bidders shall increase their bids in multiples of the amount specified in the public sale notice/Terms and condition of Sale. Unlimited extension of 10 Minutes time will be given in case of receipt of bid in last ten minutes. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed.
5. Intending Bidders are advised to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.
6. In case of any difficulty or assistance is required before or during e-Auction process they may contact authorized representative of our e-Auction Service Provider www.bankeauctions.com contact details of which are available on the -Auction portal.
7. After Finalization of e-Auction by the Authorized Officer, successful bidder will be informed by our above referred service provider through SMS/ email. (On mobile no/ email address given by them/ registered with the service provider).
8. The successful Auction Purchaser / Bidder shall have to deposit 25% (Twenty Five Percent) of the bid amount (Le. including EMD amount deposited earlier) immediately on finalization/concluding of Auction i.e., on the same day or not later than next working day. The balance amount of bid purchase price payable shall be paid by the successful Auction Purchaser/Bidder to the Authorised Officer on or before the fifteenth day of confirmation of sale of the property or such extended period as may be agreed upon in writing between the purchaser and the secured creditor, in any case not exceeding three months. in case of failure to deposit the amount as mentioned above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty conduct a fresh auction sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.
9. Default of Payment: Default of payment of 25% of bid amount (less EMD) on the same day or the next working day as stated above and or 75% of balance bid amount within the stipulated time shall render automatic cancellation of sale without any notice. The EMD and any other monies paid by the successful bidder shall be forfeited to the Bank by the Authorised Officer.
10. Payment of sale consideration by the successful bidder to the Bank will be subject to TDS under Section 194-1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75% of the bid amount. The successful Auction Purchaser / Bidder shall have to pay applicable GST to Bank on the bid amount.
11. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per Rules. The purchaser shall bear the stamp duties, including those of sale certificate, registration charges, all statutory dues payable to Government/any authority, Taxes, GST and rates and outgoing, both existing and future relating to properties.
12. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained. The Sale Certificate will be issued only in the name of the successful bidder.
13. The Sale Certificate will not be issued pending operation of any stay/ injunction/restraint order passed by the DRT/DRAT/High Court or any other court against the issue of Sale Certificate. Further no interest will be paid on the amount deposited during this period. The deposit made by the successful-bidder, pending execution of Sale Certificate, will be kept in non-interest-bearing deposit account. No request for return of deposit either in part or full/cancellation of sale will be entertained. In case of stay of further proceedings by DRI/DRAT/High Court or any other Court, the auction may either be deferred or cancelled and persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation against Authorised officer / Bank.

14. The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale/modify any terms and conditions of the sale without any prior notice and without assigning any reason.
15. The Intending purchaser can inspect the property on date and time mentioned above at his/her expense. For inspection about the title document & other documents available with the Company, the intending bidders may contact Namdev Finvest Limited at its registered office at Namdev Finvest Ltd. Namdev House, Plot No. 21, Neer Sagar-A, Bhankrota, Jaipur (RAJASTHAN) - 302026 PHONE 0141 -2250026 during office hours prior at least two days before auction date.
16. The property is being sold on "As is where Is", "As is what is" and *Whatever there Is" basis and the intending bidders should make their own discreet independent inquiries & verify the concerned Registrar/SRO/Revenue Recorded other Statutory authorities regarding the encumbrances and claims/rights/dues charges of any authority such as Sales Tax, Excise/GST/Income Tax besides the Bank's charge and shall satisfy themselves regarding the, title nature, description, extent, quality, quantity, condition, encumbrance, lien, charge. statutory dues, etc over the property before submitting their bids, the e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party encumbrances/ claims/right/dues. No claim of whatsoever nature regarding the property put for sale charges/encumbrances over the property or on any other matter etc., will be entertained after submission of the online bid.
17. The Bank does not undertake any responsibility to procure any permission/license, NOC. etc. in respect of the property offered for sale. The Authorised Officer secured Creditor shall not be responsible for any dues like outstanding water/service charges, transfer fees, electricity dues, dues to the Municipal Corporation/local authority/Co-operative Housing Society or any other dues, taxes, levies, fees, transfer fees if any in respect of and/or in relation to the sale of the said property. Successful Bidder has to comply with the provisions of Income Tax regarding purchase of property & to pay the tax to the authorities as per applicable rates.
18. The Authorised Officer will be at liberty to amend modify/ delete any of the conditions as may be deemed necessary in the light of facts and circumstances of each case. The Bank/Authorised Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without any prior notice and assigning any reason. Bidders shall be deemed to have read and understood all the conditions of sale and are bound by the same. No counter-offer/conditional offer/conditions by the bidder and/or successful-bidder will be entertained, Words and expressions used herein above shall have the same meanings respectively assigned to hers in SARFAESI Act, 2002, and the Rules framed there under.
19. The sale is subject to confirmation by the Secured Creditor Bank.
20. The sale is subject to conditions /Rules/Provisions prescribed in the SARFAESI Act 2002 and Security Interest (Enforcement) Rules, 2002 Rules framed there under.

    All Terms and Conditions of sale and sale notice has also been uploaded on the website of Namdev Finvest Limited (Secured Creditor) on its website namely www.namfin.in