FINANCIAL EXPRESS

MAHINDRA RURAL HOUSING FINANCE LTD.

Mahindra

Corporate Office: Unit No.203, Amiti Building, Piramal Agastya Corporate Park, Opposite Fire Brigade Station, Kamani Junction, L.B.S. Main Road, Kurla(West), Mumbai-400070. Tel:+91 226292 9800 Regional Office: 82, 8th Floor, New York Tower-A, Near Thaltej Cross Road, Thaltej, Ahmedabad-380054

NOTICE

PUBLIC NOTICE FOR AUCTION-CUM-SALE OF IMMOVABLE PROPERTIES

In exercise of powers conferred under section 13 (4) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (herein after referred to as "SARFAESI Act") and Rule 8 and 9 of Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as "Rules") for the purpose of recovering the secured debts, the authorized officer of the secured creditor M/s Mahindra Rural Housing Finance Ltd. (hereinafter referred to as "MRHFL") has decided to sell the secured asset (immoveable Property), the possession of which had been taken by the Authorised officer of the Secured Creditor under S. 13 (4) of SARFAESI Act, described herein below on "AS IS WHERE IS BASIS" and "AS IS WHAT IT IS BASIS" and the public and all concerned including the concerned borrowers/mortgagors, their representatives, as the case may be are hereby informed that the secured asset listed below will be sold by public auction for which the

Name of the Borrower(s)/ Co-Borrower(s)/ Guarantor(s) / Mortgagors	Date & Amount of 13(2) Demand Notice	Date of Physical Possession	Description of property	Reserve price	Date Of Inspection	Date & Time of Auction
			2	EMD		
BRANCH- BARODA	10.10.2019 Rs. 4.71,906/-	26.07.2024	HOUSE NO.1, VILLAGE- MORLIPURA, TALUKA-	Rs. 14,88,800/-	20.11.2024	26.11.2024
Borrower: RAMESHBHAI POOJABHAI PARMAR Co-Borrower: MANOJBHAI RAMESHBHAI PARMAR HETALBEN MANOJBHAI PARMAR KAILASHBEN RAMESHBHAI PARMAR Guarantor: LILABEN VIJAYBHAI CHAUHAN LAN: 627868	(Rupees Four Lakh Seventy One Thousand Nine Hundred Six Only)		WAGHODIYA, DIST- VADODARA, GUJARAT- 390019	Rs. 1,48,880/-		
2.	09.09.2022	13.08.2024	R S NO-113, PLOT NO- 56, GREEN CITY, NR- JITALI BUS STATION, MOJE-JITALI, TA- ANKLESHWAR, DIST- BHARUCH, GUJARAT- 393001	Rs. 9,80,714/-	20.11.2024	26.11.2024
BRANCH- ANKLESHWAR Borrower: SEEMA KRASHN SUKLA Co-Borrower: KRASHNKUMAR SHIVMANI SUKLA Guarantor: GUPTESHWAR SUKHARAJ YADAV LAN: 968231	Rs. 9,52,701/- (Rupees Nine Lakh Fifty Two Thousand Seven Hundred One Only)			Rs. 98,071.40V-		
3.	03.03.2023	22.08.2024	PLOT NO.311.	Rs. 4,81,600/-	20.11.2024	26,11,2024
BRANCH- SURAT Borrower: MUSLIM MUOSHER Co-Borrower: MOHARUN MOHAMADSHER Guarantor: VIRENDRA PRASAD VERMA LAN: 1277597	Rs. 6,80,741/- (Rupees Six Lakh Eighty Thousand Seven Hundred Forty One Only)		MAKHDUM NAGAR, NR. KOTHWA POST OFFICE, MOJE-KOTHWA, SUB DIST-MANGROL, DIST- SURAT, GUJARAT- 394110	Rs. 48,160/-		
4.	13.02.2023	22.08.2024	BLOCK NO-110, PLOT NO-304, MAKHDUM NAGAR, MOJE-KOTHVA, S U B D I S T - T A - MANGROL, DIST-SURAT, GUJARAT-394110	Rs. 5,98,125/-	0.880,000,000,000	26.11.2024
BRANCH- SURAT Borrower: ASHARAFKHAN MIRBAJKHAN KHAN Co-Borrower: MOHSIN ASHRAF KHAN PARVINBANO ASHRAFKHAN KHAN Guarantor: IMRAN MAHEMUD MANSURI LAN: 1326177	Rs. 9,41,118/- (Rupees Nine Lakh Forty One Thousand One Hundred Eighteen Only)			Rs. 59,812.50/-		

- MRHFL acting through its Authorized Officer has now received offers to buy the same (offer amount is tabulated in the table above), and we intend to accept it. interalia considering the fact that the previous public auction held was unsuccessful.
- To Participate in Auction intended bidder has to deposit 10 % of the Reserve Price. 3. The detail terms and conditions of the auction sale are incorporated in the prescribed tender form. Tender forms are available on www.mahindraruralhousingfinance.com as well as above branch office. The sale will be subject to terms and conditions mentioned in Tender Form.
- For further details, contact the Authorised Officers, Mr. Zakirmiyan Malek 9687697573 Last date of submission of sealed offers in the prescribed tender forms along with EMD on 25.11.2024 at the branch office address mentioned herein above. Tenders that are not filled up properly or tenders received beyond last date will be considered as invalied tender and shall accordingly be rejected. No interest shall be paid on the EMD.
- Date of opening of the offers for properties is 26.11.2024 at the above mentioned branch office address at 11.00 AM, the tender will be opened in the presence of
- Date of inspection of the immovable properties for 20.11,2024 between 10.00 AM to 5.00 PM.
- The Borrower(s)/Guarantor(s) are hereby given 30 DAYS SALE NOTICE UNDER SECURITY INTEREST (ENFORCEMENT) RULES, 2002 to pay the sum mentioned as above before the date of Auction failing which the offer received will be accepted and the immovable property will be auctioned and balance, if any will be recovered with interest and costs. If the Borrower pays the amount due to Mahindra Rural Housing Finance Ltd., in full before the date of sale, auction is
- The immovable property will be sold to the highest tendered. However, the undersigned reserves the absolute discretion to allow inter se bidding, if deemed necessary.
- Sd/- Authorised officer Mahindra Rural Housing Finance Limited Place: Gujarat Date: 11/10/2024

CAPITAL LIMITED Circle Office: - 9-B, 2nd floor, Pusa Road, Rajinder Place, New Delhi-110060

CAPRI GLOBAL CAPITAL LIMITED APRIGLOBAL Registered & Corporate Office :- 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai-400013

APPENDIX- IV-A [See proviso to rule 8 (6) and 9 (1)] Sale notice for sale of immovable properties

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) and 9 (1) 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 immovable property mortgaged/charged to the Secured Creditor, the Constructive/physical possession of which has been taken by the Authorised Officer of Capri Global Capital Limited Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on dates below mentioned, for recovery of amount mentioned below due to the Capri Global Capital Limited Secured Creditor from Borrower mentioned below. The reserve price, EMD amount and property details mentioned below.

SR. NO.	1.BORROWER(S) NAME 2. OUTSTANDING AMOUNT		1. DATE & TIME OF E-AUCTION 2. LAST DATE OF SUBMISSION	1. RESERVE PRICE 2. EMD OF THE PROPERTY
1.	1.Mr. Ratilal Makhhabhai Bharwad	All that piece and parcel of Property being		3. INCREMENTAL VALUE
	(Now Deceased) ("Borrower")	Commercial/ Hotel Purpose land being	3. DATE & TIME OF THE	RESERVE PRICE: Rs.
	2.Mrs. Punaben Bharwad (Co-borrower)	Hotel Gopal, admeasuring about 5811	PROPERTY INSPECTION	1,90,00,000/- (Rupees One
	LOAN ACCOUNT No.	Sq. Mts. Paiki, 2013 Sq. Mts., and	1. E-AUCTION DATE: 14.11.2024	Crore Ninety Lacs Only).
	LNMEAH2000143486 (Old) and	Construction thereon 104.50 Sq. Mtrs.,	(Between 3:00 P.M. to 4:00 P.M.)	EARNEST MONEY DEPOSIT:
	80300005500312 (New)	bearing Block / Survey No. 811 Opp.		
	Rupees 1,44,77,416/- (Rupees One	Reliance Petrol Pump, Lali, Mouje Bidaj,		K3. 19,00,000/ - (Kupees
	Crore Forty Four Lacs Seventy Seven		3. DATE OF INSPECTION:	Nineteen lacs Only)
	Thousand Four Hundred Sixteen Only)	Bounded As: East By – National Highway		INCREMENTAL VALUE: Rs.
	as on 05.10.2024 along with applicable	No. 8, West By – Road, North By – Land of		1,00,000/- (Rupees One Lac
	future interest.	Block / Survey No. 808, South By – Land		Only)
		of Block / Survey No. 812 & 813		

For detailed terms and conditions of the sale, please refer to the link provided in Capri Global Capital Limited Secured Creditor's website i.e. www. Capriglobal.in/auction/ TERMS & CONDITIONS OF ONLINE E-AUCTION SALE:-

1. The Property is being sold on "AS IS WHERE IS, WHATEVER THERE & WITHOUT RECOURSE BASIS". As such sale is without any kind of warranties & indemnities. 2. Particulars of the property / assts (viz. extent & measurements specified in the E-Auction Sale Notice has been stated to the best of information of the Secured Creditor and Secured Creditor shall not be answerable for any error, misstatement or omission. Actual extant & dimensions may differ. 3. E-Auction Sale Notice issued by the Secured Creditor is an invitation to the general public to submit their bids and the same does not constitute and will not be deemed to

constitute any commitment or nay representation on the part of the Secured Creditor. Interested bidders are advised to peruse the copies of title deeds with the Secured

Creditor and to conduct own independent enquiries /due diligence about the title & present condition of the property / assets and claims / dues affecting the property before submission of bid/s 4. Auction/bidding shall only be through "online electronic mode" through the website https://sarfaesi.auctiontiger.net Or Auction Tiger Mobile APP provided by the service provider M/S eProcurement Technologies Limited, Ahmedabad who shall arrange & coordinate the entire process of auction through the e-auction platform. 5. The bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Secured Creditor /service

provider shall not be held responsible for the internet connectivity, network problems, system crash own, power failure etc. 6. For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider M/S E-Procurement Technologies Ltd. Auction Tiger,

Ahmedabad (Contact no. 079-68136880/68136837), Mr. Ram Kumar Mob. 8000023297. Email: ramprasad@auctiontiger.net,. 7. For participating in the e-auction sale the intending bidders should register their name at https://sarfaesi.auctiontiger.net well in advance and shall get the user id and

password. Intending bidders are advised to change only the password immediately upon receiving it from the service provider. 8. For participating in e-auction, intending bidders have to deposit a refundable EMD of 10% OF RESERVE PRICE (as mentioned above) shall be payable by interested

bidders through Demand Draft/NEFT/RTGS in favor of "Capri Global Capital Limited" on or before 13-November-2024. 9. The intending bidders should submit the duly filled in Bid Form (format available on https://sarfaesi.auctiontiger.net) along with the Demand Draft remittance towards

EMD in a sealed cover addressed to the Authorized Officer, Capri Global Capital Limited Regional Office 9th floor, BBC Tower, Broadway Business Centre, Near Law Garden Circle Netaji Road, Ellisbridge, Ahmedabad, Gujrat-380009 latest by 03:00 PM on 13-November-2024. The sealed cover should be super scribed with "Bid for _____ (as mentioned above) for property of "Borrower Name.". participating in E-Auction Sale- - in the Loan Account No.

10. After expiry of the last date of submission of bids with EMD. Authorised Officer shall examine the bids received by him and confirm the details of the qualified bidders (who have quoted their bids over and above the reserve price and paid the specified EMD with the Secured Creditor) to the service provider M/S eProcurement Technologies Limited to enable them to allow only those bidders to participate in the online inter-se bidding /auction proceedings at the date and time mentioned in E-Auction Sale Notice. 11. Inter-se bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of inter-se bidding, there will be unlimited

extension of "10" minutes each, i.e. the end time of e- auction shall be automatically extended by 10 Minutes each time if bid is made within 10 minutes from the last extension. 12. Bids once made shall not be cancelled or withdrawn. All bids made from the user id given to bidder will be deemed to have been made by him alone. 13. Immediately upon closure of E-Auction proceedings, the highest bidder shall confirm the final amount of bid quoted by him BY E-Mail both to the Authorised Officer, Capri

Global Capital Limited, Regional Office Office/9th floor, BBC Tower, Broadway Business Centre, Near Law Garden Circle Netaji Road, Ellisbridge, Ahmedabad, Gujrat-380009 and the Service Provider for getting declared as successful bidder in the E-Auction Sale proceedings.

14. The successful bidder shall deposit 25% of the bid amount (including EMD) within 24 hour of the sale, being knocked down in his favour and balance 75% of bid amount within 15 days from the date of sale by DD/Pay order/NEFT/RTGS/Chg favouring Capri Global Capital Limited.

15. In case of default in payment of above stipulated amounts by the successful bidder / auction purchaser within the stipulated time, the sale will be cancelled and the amount already paid (including EMD) will be forfeited and the property will be again put to sale. 16. At the request of the successful bidder, the Authorised Officer in his absolute discretion may grant further time in writing, for depositing the balance of the bid amount.

17. The Successful Bidder shall pay 1% of Sale price towards TDS (out of Sale proceeds) (if applicable) and submit TDS certificate to the Authorised officer and the deposit the entire amount of sale price (after deduction of 1% towards TDS), adjusting the EMD within 15 working days of the acceptance of the offer by the authorized officer, or within

such other extended time as deemed fit by the Authorised Officer, falling which the earnest deposit will be forfeited. 18. Municipal / Panchayat Taxes, Electricity dues (if any) and any other authorities dues (if any) has to be paid by the successful bidder before issuance of the sale certificate.

Bids shall be made taking into consideration of all the statutory dues pertaining to the property. 19. Sale Certificate will be issued by the Authorised Officer in favour of the successful bidder only upon deposit of entire purchase price / bid amount and furnishing the

necessary proof in respect of payment of all taxes / charges. 20. Applicable legal charges for conveyance, stamp duty, registration charges and other incidental charges shall be borne by the auction purchaser. 21. The Authorized officer may postpone / cancel the E-Auction Sale proceedings without assigning any reason whatsoever. In case the E-Auction Sale scheduled is

postponed to a later date before 30 days from the scheduled date of sale, it will be displayed on the website of the service provider. 22. The decision of the Authorised Officer is final, binding and unquestionable.

23. All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them.

24. Movable item (if any) lying in the property is not offer with sale.

25. For further details and queries, contact Authorised Officer, Capri Global Capital Limited: Mr. Prabhat Barolia Mo. No. 9799395860 and for further inquiry Ms. Kalpana Chetanwala-7738039346. 26. This publication is also 30 (Thirty) days notice to the Borrower / Mortgagor / Guarantors of the above said loan account pursuant to rule 8(6) and 9 (1) of Security Interest

(Enforcement) Rules 2002, about holding of auction sale on the above mentioned date / place.

Special Instructions / Caution: Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Capri Global Capital Limited nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives such as back-up power supply

and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully. Sd/- (Authorised Officer) Capri Global Capital Ltd. Place: GUJARAT Date: 11-Oct- 2024

Sale Notice for sale of Immovable Property 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) and Rule 9(1) of the Security Interest (Enforcement)

APPENDIX IV-A

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 to Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Ltd.) [CIN: L65922DL2005PLC136029] ("Secured Creditor"), the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis on 30.10.2024 from 04.00 P.M. to 05.00 P.M., for recovery of Rs. 20,08,442/- (Rupees Twenty Lakh Eight Thousand Four Hundred Forty Two only) pending towards Loan Account No. HDHLSUR00488316, by way of outstanding principal, arrears (including accrued late charges) and interest till 08.10.2024 with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. 09.10.2024 along with legal expenses and other charges due to the Secured Creditor from Maheshbhai S. Buha @ Maheshbhai Savjibhai Buha @ Buha Maheshbhai Savjibhai and Kailashben Maheshbhai Buha @ Kailashben M. Buha @ Buha Kailasben Maheshbhai.

The Reserve Price of the Immovable Property will be Rs. 11,00,000/- (Rupees Eleven Lakh only) and the Earnest Money Deposit ("EMD") will be Rs. 1,10,000/- (Rupees One Lakh Ten Thousand only) i.e. equivalent to 10% of the Reserve Price

DESCRIPTION OF THE IMMOVABLE PROPERTY ALL THAT PART AND PARCEL OF FLAT NO. A - 408, HAVING SUPER BUILT - UP AREA OF 82.06 SQ. MTRS., I. E. 883.00 SQ. FT. BUILT - UP AREA. ADMEASURING 52.04 SQ. MTRS. I. E. 560.00 SQ. FT., ON THE FOURTH FLOOR OF BUILDING - A, AT "SAMARPAN TOWNSHIP", NEAR SAMARPAN ROW HOUSE, OPP. VIKRANT SCHOOL, KAMREJ DUNGRA ROAD AT REGISTRATION

For detailed terms and conditions of sale, please refer to the link provided on the website of the Secured Creditor i.e. www.sammaancapital.com; Contact No. 0124-6910910, +91 7065451024; E-mail id: auctionhelpline@sammaancapital.com. For bidding, log on to www.auctionfocus.in.

DISTRICT & SUB - DISTRICT KAMREJ, DISTRICT SURAT - 394827, GUJARAT.

Date: 08.10.2024 Place : SURAT

AUTHORISED OFFICER SAMMAAN CAPITAL LIMITED (Formerly known as INDIABULLS HOUSING FINANCE LTD.)

Borrower mentioned below. The reserve price, EMD amount and property details mentioned below.

APPENDIX IV-A

Sale Notice for sale of Immovable Property 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) and Rule 9(1) 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 Immovable Property mortgaged to Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Ltd.) [CIN L65922DL2005PLC136029] ("Secured Creditor"), the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis on 30,10,2024 from 04.00 P.M. to 05.00 P.M., for recovery of Rs. 50,11,252/- (Rupees Fifty Lakh Eleven Thousand Two Hundred Fifty Two only) i.e. Rs. 14,59,489/- (Rupees Fourteen Lakh Fifty Nine Thousand Four Hundred Eighty Nine only) pending towards Loan Account No. HLAPSUR00391956; and Rs. 35,51,763/- (Rupees Thirty Five Lakh Fifty One Thousand Seven Hundred Sixty Three only) pending towards Loan Account No. HLAPSUR00392181, by way of outstanding principal, arrears (including accrued late charges) and interest till 08.10.2024 with applicable future nterest in terms of the Loan Agreement and other related loan document(s) w.e.f. 09.10.2024 along with legal expenses and other charges due to the Secured Creditor from PARASKUMAR POPATLAL BHADANI (PROPRIETOR, BRAHMANI KIRANA & PROVISION STORE) and REKHABEN BHADANI.

The Reserve Price of the Immovable Property will be Rs. 21,50,000/- (Rupees Twenty One Lakh Fifty Thousand only) and the Earnest Money Deposit ("EMD") will be Rs. 2,15,000/- (Rupees Two Lakh Fifteen Thousand only) i.e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY SHOP NO. 1, GROUND FLOOR, BUILDING - H, LAKE VIEW RESIDENCY, B/S GRUHAM ICON, NEAR KOSAD TENAMENT, R. S. NO. 601/2, BLOCK NO. 1084. T. P. S. NO. 66 (KOSAD - VARIYAV), F. P. NO. 338, KOSAD, SURAT - 394107,

GUJARAT (AREA ADMEASURING 24.85 SQ. METERS). For detailed terms and conditions of sale, please refer to the link provided on the website of the Secured Creditor i.e. www.sammaancapital.com; Contact No : 0124-6910910, +91 7065451024; E-mail id : auctionhelpline@sammaancapital.com. For bidding, log on to www.auctionfocus.in.

AUTHORIZED OFFICER SAMMAAN CAPITAL LIMITED (Formerly known as Date: 08.10.2024 INDIABULLS HOUSING FINANCE LTD.) Place : SURAT

APPENDIX -IV-A - E-AUCTION-PUBLIC SALE NOTICE of IMMOVABLE PROPERTY/IES

E-AUCTION-SALE NOTICE FOR SALE OF IMMOVEABLE 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) Reg. Off.:- 9º Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Ph.:-011-23357171, 23357172, 23705414, Web:-www.pnbho BRANCH OFFICE: 8TH FLOOR DCM BUILDING16, BARAKHAMBA ROAD, C P NEW DELHI - 110001 | Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-D mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken (as described in Column no-C) by the authorized Office M/s PNB Housing Finance Limited/Secured Creditor, will be sold on "AS IS WHERE IS, AS IS WHAT IS and WHATEVER THERE IS BASIS" as per the details mentioned below Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrowers/ mortgagor(s)(since deceased) as the case may be indicated in Column no-A under Rule-8(6) & 9 of the Security Interest Enforcement Rules, 2002 amended as ridate. For detailed terms and conditions of the sale, please refer to the link provided in M/s PNB Housing Finance Limited/secured creditor's website i.e. www.pnbhousing.com. Reserve EMD Last Date of Bid Incre Inspection Price (10% of Submision mental Date & RP) (F) of Bid (G) Rate (H) Time (I) Description of the Properties mortgaged (D) Loan No. Name of the | Demanded | Nature of Known Amount & posse Date (B) ssion (C) Encum brances/ Court Case if any (K) Guarantor/Legal heirs(A) Office No 501 B, Office No 501 Rs. Rs. Sth Fl, 21st Century, Bussiness 37,85,000-37,85,000-37,85,000-37,85,000-37,85,000-37,85,000-37,85,000-37,85,000-37,85,000-37,85,000-37,85,000-37,85,000-37,85,000-37,85,000-37,85,000 Rs. 10,000/-Rs. 40,50,136.02 NHL/DEL/0418/519086 28.10.2024 15.10.2024 29.10.2024 Prateek Chowdhary/ between 10:00 AM between 02:00 PM Mrs Pooja Choudhary & as on date 16.10.2019 M/S Peayush Machineries *NIL/Not Pvt Ltd, B.O.: Delhi 05:30 PM 03:00 PM "Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof.

"To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/ claims in respect of above mentioned immovable/secured assets except what is disclosed in the Column No.-K. Further such encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances. (1.) As on date, there is no order restraining and/or court injunction PNBHFL/the authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/secured assets and status is mentioned in column no-K (2.) The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/orders passed etc. if any, stated in column no-K, including but not limited to the title of the documents of the title pertaining thereto available with the PNBHFL and satisfy themselves in all respects prior to submitting tenderbid application form or making Offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form. (3.) Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s) the purchaser is legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money) on the same day or not later than next working day. The sale may be confirmed in favour of (bidder(s) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the sale consideration amount has to be deposited by the purchaser within 15 days' from the date of acknowledgement of sale confirmation letter and in default of such deposit, the authorized office shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry of mandatory period of 15 days mentioned in the sale confirmation letter and the property/secured asset shall be resold as per the provisions of Sarfaesi Act. (4.) M/s C1 India Private Limited would be assisting the Authorised officer in conducting sale through an e-Auction having its Corporate office at Plot No. 68, 3rd Floor, Sector 44, Gurgaon, Haryana 122003 Website - www.bankeauctions.com For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with Mr. Satish Chander, Tol Free: 1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNBHFL or refer to www.pnbhousing.com. PLACE:- DELHI, DATE:- 10.10.2024 SD/- AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED

CAPRI GLOBAL HOUSING FINANCE LIMITED

SR. 1.BORROWER(S) NAME

CAPRI GLOBAL HOUSING FINANCE LIMITED

Registered & Corporate Office: - 502, Tower-A, Peninsula Business Park, Senapati Bapat Marq, Lower Parel, Mumbai-400013 **Circle Office :-** 9-B, 2nd floor, Pusa Road, Rajinder Place, New Delhi-110060

APPENDIX- IV-A [See proviso to rule 8 (6) and 9 (1)]

DESCRIPTION OF THE

Sale notice for sale of immovable properties 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) and 9 (1) 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 immovable property mortgaged/charged to the Secured Creditor, the Constructive/physical possession of which has been taken by the Authorised Officer of Capri Global Housing Finance Limited Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on dates below mentioned, for recovery of amount mentioned below due to the Capri Global Housing Finance Limited Secured Creditor from

1. DATE & TIME OF E-AUCTION 1. RESERVE PRICE

NO.	2. OUTSTANDING AMOUNT	MORTGAGED PROPERTY	2. LAST DATE OF SUBMISSION	2. EMD OF THE PROPERTY
1.	1. Mr. Koshal Kishor Prasad ("Borrower") 2. Ms. Radha Devi (Co-borrower) LOAN ACCOUNT No. LNHLSUR000017732 (Old)/ 50300000905869 (New) Rupees 13,03,904/- (Rupees Thirteen lacs Three Thousand Nine Hundred and Four Only) as on 05.10.2024 along with applicable future interest.	Flat No: 204 on the 2nd Floor of the Building No: 8 known as Shree Tirupati Balaji Residency situated at: Sanki bearing Block No: 72/B Paiki A Type Plot No: 19 and B Type Plot No: 18 of Village: Sanki, Taluka, Palsana, District: Surat, Gujarat 394310 admeasuring about 29.08 Square Meters (Built Up Area) along with undivided proportionate share in the said land. East: Building No. 09, West: Road, North: Land, South: Building No. 07	OF EMD 3. DATE & TIME OF THE PROPERTY INSPECTION 1. E-AUCTION DATE: 29.10.2024 (Between 1:00 P.M. to 2:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 28.10.2024 3. DATE OF INSPECTION: 26.10.2024	3. INCREMENTAL VALUE RESERVE PRICE: Rs. 2,50,000/-(Rupees Two Lacs Fifty Thousand Only). EARNEST MONEY DEPOSIT: Rs. 25,000/- (Rupees Twenty Five Thousand Only) INCREMENTAL VALUE: Rs. 5,000/- (Rupees Five Thousand Only)
2.	1. Mr. Govindbhai Rameshbhai Patel ("Borrower") 2. Mrs. Jagrutiben Govindbhai Patel (Co-borrower) LOAN ACCOUNT No. LNHLSUR000044225 Rupees 10,14,816/- (Rupees Ten Lacs Fourteen Thousand Eight Hundred Sixteen Only) as on 25.07.2023 along with applicable future interest.	All that piece and parcel of Flat No. 406, ad measuring 31.50 sq mtrs. 4th Floor, Shree Hari Residency, Plot No. 369 to 373, in Jolwa Residency, R. S. 182, Block 223, Super built-up Admeasuring 58.44 Sq Mtr area Village Jolwa, Tehsil Palasana, District Surat, Gujarat — 394310, Bounded As:, East By-Open Land, West By-Open Entry & Passage, North By-Flat No. 405, South By — Flat No. 407	2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 28.10.2024 3. DATE OF INSPECTION:	RESERVE PRICE: Rs. 2,80,000/-(Rupees Two Lacs Eighty Thousand Only). EARNEST MONEY DEPOSIT: Rs. 28,000/- (Rupees Twenty Eight Thousand Only) INCREMENTAL VALUE: Rs. 5,000/- (Rupees Five Thousand Only)
3.	1. Mr. Ajmalji Raymalji Thakor ("Borrower") 2. Mrs. Bhartiben Ajmalji Thakor (Co-borrower) LOAN ACCOUNT No. LNHLMEH000006977 Rupees 6,99,137/- (Rupees Six Lakhs Ninety Nine Thousand One Hundred and Thirty Seven) as on 08.01.2023 along with applicable future interest.	All that piece and parcel of Property bearing Milkat No. 1/94 and Milkat No. 1/95, Panchyat Daftar No. 96& 97,Admesuring 70.57 Sq Mtrs -Chhelo Madh, Nr. Mahakali Temple, Buttapaldi, Mahesana, Gujarat - 384120, Bounded As:, East By — House of Prabhatbhai Somabhai Thakor, West By — After door and open land of said property, House of Gomtiben Amthaji Thakor, North By — House of Bhadiben Chanduji Thakor, South By — House of Dashrathji Masangji Thakor	2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 28.10.2024 3. DATE OF INSPECTION: 26.10.2024	RESERVE PRICE: Rs. 4,00,000/-(Rupees Four Lacs Only). EARNEST MONEY DEPOSIT: Rs. 40,000/- (Rupees Forty Thousand Only) INCREMENTAL VALUE: Rs. 5,000/- (Rupees Five Thousand Only)

For detailed terms and conditions of the sale, please refer to the link provided in Capri Global Housing Finance Limited Secured Creditor's website i.e. www.caprihomeloans.com/auction TERMS & CONDITIONS OF ONLINE E-AUCTION SALE:-

1. The Property is being sold on "AS IS WHERE IS, WHATEVER THERE & WITHOUT RECOURSE BASIS". As such sale is without any kind of warranties & indemnities. 2. Particulars of the property / assts (viz. extent & measurements specified in the E-Auction Sale Notice has been stated to the best of information of the Secured Creditor and Secured Creditor shall not be answerable for any error, misstatement or omission. Actual extant & dimensions may differ.

3. E-Auction Sale Notice issued by the Secured Creditor is an invitation to the general public to submit their bids and the same does not constitute and will not be deemed to constitute any commitment or nay representation on the part of the Secured Creditor. Interested bidders are advised to peruse the copies of title deeds with the Secured Creditor and to conduct own independent enquiries /due diligence about the title & present condition of the property / assets and claims / dues affecting the

4. Auction/bidding shall only be through "online electronic mode" through the website https://sarfaesi.auctiontiger.net Or Auction Tiger Mobile APP provided by the service provider M/S eProcurement Technologies Limited, Ahmedabad who shall arrange & coordinate the entire process of auction through the e-auction platform. 5. The bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Secured Creditor /service provider shall not be held responsible for the internet connectivity, network problems, system crash own, power failure etc.

6. For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider M/S E-Procurement Technologies Ltd. Auction Tiger, Ahmedabad (Contact no. 079-68136880/68136837), Mr. Ramprasad Sharma Mob. 800-002-3297/79-6120 0559. Email: ramprasad@auctiontiger.net,. 7. For participating in the e-auction sale the intending bidders should register their name at https://sarfaesi.auctiontiger.net well in advance and shall get the user id and password. Intending bidders are advised to change only the password immediately upon receiving it from the service provider.

8. For participating in e-auction, intending bidders have to deposit a refundable EMD of 10% OF RESERVE PRICE (as mentioned above) shall be payable by interested bidders through Demand Draft/NEFT/RTGS in favor of "Capri Global Housing Finance Limited" on or before 28-Oct-2024. 9. The intending bidders should submit the duly filled in Bid Form (format available on https://sarfaesi.auctiontiger.net) along with the Demand Draft remittance towards EMD in a sealed cover addressed to the Authorized Officer, Capri Global Housing Finance Limited Regional Office 9th floor, BBC Tower, Broadway Business Centre, Near Law Garden Circle Netaji Road, Ellisbridge, Ahmedabad, Gujrat-380009 latest by 03:00 PM on 28-Oct-2024. The sealed cover should be super

10. After expiry of the last date of submission of bids with EMD, Authorised Officer shall examine the bids received by him and confirm the details of the qualified bidders (who have quoted their bids over and above the reserve price and paid the specified EMD with the Secured Creditor) to the service provider M/S eProcurement Technologies Limited to enable them to allow only those bidders to participate in the online inter-se bidding /auction proceedings at the date and time mentioned in E-Auction Sale Notice.

__(as mentioned above) for property of "Borrower Name.".

11. Inter-se bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of inter-se bidding, there will be unlimited extension of "10" minutes each, i.e. the end time of e- auction shall be automatically extended by 10 Minutes each time if bid is made within 10 minutes from the

12. Bids once made shall not be cancelled or withdrawn. All bids made from the user id given to bidder will be deemed to have been made by him alone. 13. Immediately upon closure of E-Auction proceedings, the highest bidder shall confirm the final amount of bid quoted by him BY E-Mail both to the Authorised Officer, Capri Global Housing Finance Limited, Regional Office 9th floor, BBC Tower, Broadway Business Centre, Near Law Garden Circle Netaji Road, Ellisbridge, Ahmedabad, Gujrat-380009 and the Service Provider for getting declared as successful bidder in the E-Auction Sale proceedings.

14. The successful bidder shall deposit 25% of the bid amount (including EMD) within 24 hour of the sale, being knocked down in his favour and balance 75% of bid amount within 15 days from the date of sale by DD/Pay order/NEFT/RTGS/Chg favouring Capri Global Housing Finance Limited. 15. In case of default in payment of above stipulated amounts by the successful bidder / auction purchaser within the stipulated time, the sale will be cancelled and the

amount already paid (including EMD) will be forfeited and the property will be again put to sale. 16. At the request of the successful bidder, the Authorised Officer in his absolute discretion may grant further time in writing, for depositing the balance of the bid amount. 17. The Successful Bidder shall pay 1% of Sale price towards TDS (out of Sale proceeds) (if applicable) and submit TDS certificate to the Authorised officer and the deposit the entire amount of sale price (after deduction of 1% towards TDS), adjusting the EMD within 15 working days of the acceptance of the offer by the authorized

officer, or within such other extended time as deemed fit by the Authorised Officer, falling which the earnest deposit will be forfeited.

18. Municipal / Panchayat Taxes, Electricity dues (if any) and any other authorities dues (if any) has to be paid by the successful bidder before issuance of the sale

certificate. Bids shall be made taking into consideration of all the statutory dues pertaining to the property.

19. Sale Certificate will be issued by the Authorised Officer in favour of the successful bidder only upon deposit of entire purchase price / bid amount and furnishing the

necessary proof in respect of payment of all taxes / charges.

20. Applicable legal charges for conveyance, stamp duty, registration charges and other incidental charges shall be borne by the auction purchaser. 21. The Authorized officer may postpone / cancel the E-Auction Sale proceedings without assigning any reason whatsoever. In case the E-Auction Sale scheduled is

postponed to a later date before 15 days from the scheduled date of sale, it will be displayed on the website of the service provider. 22. The decision of the Authorised Officer is final, binding and unquestionable. 23. All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them.

24. For further details and queries, contact Authorised Officer, Capri Global Housing Finance Limited: Mr. Jeet Brahmbhatt Mo. No. 9023254458 or Ms. Kalpana Chetanwala 7738039346. 25. This publication is also 15 (Fifteen) days notice to the Borrower / Mortgagor / Guarantors of the above said loan account pursuant to rule 8(6) and 9 (1) of Security Interest (Enforcement) Rules 2002, about holding of auction sale on the above mentioned date / place.

Special Instructions / Caution: Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Capri Global Housing Finance Limited nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully. Sd/- (Authorised Officer) Capri Global Housing Finance Limited Place: GUJARAT Date: 11-10-2024

Ahmedabad

scribed with "Bid for participating in E-Auction Sale- - in the Loan Account No. _

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