

CAPRI GLOBAL HOUSING FINANCE LIMITED

Registered & Corporate Office :- 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, 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)]

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

SR. NO.	1. BORROWER(S) NAME 2. OUTSTANDING AMOUNT	DESCRIPTION OF THE MORTGAGED PROPERTY	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 3. INCREMENTAL VALUE
1.	1. Mr. Pravin Ramdas Kumbhar ("Borrower") 2. Mrs. Nita Pravin Kumbhar (Co-borrower) LOAN ACCOUNT No. LNHLSUR000012010 (Old)/51200000905230 (New) Rupees 10,95,061/- (Rupees Ten Lacs Ninety Five Thousand and Sixty One Only) as on 31.01.2025 along with applicable future interest.	All that piece and parcel of Property bearing Plot No. 140, Adm. 40.19 Sq. Mtrs., undivided share of COP - 2 adm. 4.3683 Sq. Mtrs., and undivided share of COP - 2 adm. 5.0557 Sq. Mtrs., together with undivided share adm. 29.7555 Sq. Mtrs., in road and COP in V.K. Residency, situated on land bearing Revenue Survey No. 355/2, 374 & 375, New Block No. 498 (Old Block No. 447/B/2), Near Vishala Hotel, Village Haldharu, Taluka Kamrej, Surat, Gujarat - 394180 Bounded As:East By – Plot No. 141, West By – Plot No. 139, North By – Plot No. 147, South By – 7.50 mtrs. Road	1. E-AUCTION DATE: 28.03.2025 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 27.03.2025 3. DATE OF INSPECTION: 26.03.2025	RESERVE PRICE: Rs. 7,65,000/- (Rupees Seven Lacs Sixty Five Thousand Only) EARNEST MONEY DEPOSIT: Rs. 76,500/- (Rupees Seventy Six Thousand Five Hundred Only) INCREMENTAL VALUE: Rs. 5,000/- (Rupees Five Thousand Only)
2.	1. Mr. Babubhai Padam Sahu ("Borrower") 2. Mrs. Khojani Babu Sahu 3. Mr. Purusotam Rabindra Behera (Co-borrower) LOAN ACCOUNT No. LNHLSUR000043221 (Old)/50300000908214 (New) Rupees 10,94,344/- (Rupees Ten Lacs Ninety Four Thousand and Three Hundred Forty Four Only) as on 28.11.2024 along with applicable future interest.	All that piece and parcel of Property bearing Plot No. 9, adm. 52.65 Sq. Mtrs., along with adjacent land adm. 7.55 Sq. Mtrs., total adm. 60.20 Sq. Mtrs., together with undivided proportionate share 33.75 Sq. Mtrs , in road & COP in 'Shivanta Homes-1', situated on the land bearing Revenue Survey No. 419, 420, 423, 424, Block No. 450, Opp. Ramdev Residency, Near Aaradhna Platinum, UmraKh Kareli Road, Near Gangadhara Station, Village UmraKh, Bardoli, District Surat, Gujarat - 394601, Bounded As:East By – Society Road, West By – Plot No. 8, North By – Plot No. 10, South By – Society Road	1. E-AUCTION DATE: 28.03.2025 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 27.03.2025 3. DATE OF INSPECTION: 26.03.2025	RESERVE PRICE: Rs. 9,00,000/- (Rupees Nine Lacs Only) EARNEST MONEY DEPOSIT: Rs. 90,000/- (Rupees Ninety Thousand Only) INCREMENTAL VALUE: Rs. 10,000/- (Rupees Ten 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 / assets (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 extent & 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 ray 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 bids/.
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 27-March-2025.
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 27-March-2025. The sealed cover should be super scribed with "Bid for participating in E-Auction Sale - in the Loan Account No. _____ (as mentioned above) for property of "Borrower Name".
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 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 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/Cheque 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, failing 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 Brahmhatt Mo. 9023254458/9799395860 and for further inquiry Ms. Kalpana Chetanwala-778039346.
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.

Place : GUJARAT Date : 12-MARCH-2025 Sd/- (Authorised Officer) Capri Global Housing Finance Limited

POSSESSION NOTICE
(for immovable property)

Whereas,
The undersigned being the Authorized Officer of SAMMAAN CAPITAL LIMITED (CIN:L65922DL2005PLC136029) (formerly known as INDIABULLS HOUSING FINANCE LIMITED) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated 01.05.2021 calling upon the Borrower(s) HARESHBHAI M SAVALIYA ALIAS SAVALIYA HARESHBHAI AND SANGITABEN HARESHBHAI SAVALIYA ALIAS SAVALIYA SANGITABEN to repay the amount mentioned in the Notice being Rs. 15,39,463.61 (Rupees Fifteen Lakhs Thirty Nine Thousand Four Hundred Sixty Three And Paise Sixty One Only) against Loan Account No. HHLSUR00338047 as on 31.03.2021 and interest thereon within 60 days from the date of receipt of the said Notice.
The Borrower(s) having failed to repay the amount, Notice is hereby given to the Borrower(s) and the public in general that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 09.03.2025.
The Borrower(s) in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of SAMMAAN CAPITAL LIMITED (formerly known as INDIABULLS HOUSING FINANCE LIMITED) for an amount of Rs. 15,39,463.61 (Rupees Fifteen Lakhs Thirty Nine Thousand Four Hundred Sixty Three And Paise Sixty One Only) as on 31.03.2021 and interest thereon.
The Borrowers' attention is invited to provisions of Sub-Section (8) of Section 13 of the Act in respect of time available, to redeem the Secured Assets.

DESCRIPTION OF THE IMMOVABLE PROPERTY

PROPERTY SITUATED AT DISTRICT SURAT, OLPAD SUB DISTRICT OF MOUJE GAM UMRA, BLOCK NO. 33 (REVENUE SURVEY NO 27/2), OF NON AGRICULTURAL LAND ADMEASURING 11331 SQ. MTS. AND BLOCK NO. 34 (REVENUE SURVEY NO.33, 35/1), OF NON AGRICULTURAL LAND ADMEASURING 11635 SQ. MTS., AFTER AMALGAMATION ALLOTTED NEW BLOCK NO. 33, TOTAL ADMEASURING 22966 SQ. MTS., IN THAT NON AGRICULTURAL LAND SCHEME PLANNED FOR RESIDENTIAL PURPOSE AND KNOWN AS "RAVI KIRAN" SOCIETY, OF PLOTS PAKIAS PER APPROVED PLAN PLOT NO. 138, AT PLACE PLOT NO. A-63, PROPERTY OF OPEN PLOT ADMEASURING 66 SQ. MTS., PLOT WITH ADJOINING ROAD ADMEASURING 31.66 SQ. MTS. AND ADJOINING COP ADMEASURING 11.34 SQ. MTS., ALONG WITH PROPORTIONATE UNDIVIDED SHARE TOTAL ADMEASURING 109.01 SQ. MTS., OF PROPERTY WHICH IS BOUNDED AS FOLLOWS.
EAST : INTERNAL ROAD WEST : PLOT NO. 121(A-54)
NORTH : PLOT NO. 137(A-64) SOUTH : PLOT NO. 139(A-62)

Sd/-
Date : 09.03.2025 Authorised Officer
Place : SURAT SAMMAAN CAPITAL LIMITED
(FORMERLY KNOWN AS INDIABULLS HOUSING FINANCE LIMITED)

POSSESSION NOTICE
(for immovable property)

Whereas,
The Authorized Officer of SAMMAAN CAPITAL LIMITED (formerly known as INDIABULLS HOUSING FINANCE LIMITED) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated 20.11.2021 calling upon the Borrower(s) DINESHBHAI V PATEL AND SUNITABEN DINESHBHAI LAKHANI to repay the amount mentioned in the Notice being Rs. 3,40,929.68 (Rupees Three Lakhs Forty Thousand Nine Hundred Twenty Nine and Paise Sixty Eight Only) against Loan Account No. D010XXXI (Earlier Loan Account No. HHLSUA00399348 of IHFL) as on 18.11.2021 and interest thereon within 60 days from the date of receipt of the said Notice. Further the IHFL has assigned all its rights, title and interest of the above loan account in favor of Indiabulls Asset Reconstruction Company Ltd. as Trustee of Indiabulls ARC- XXXI, Trust by way of an Assignment Agreement dated 21.08.2023.
The Borrower(s) having failed to repay the amount, Notice is hereby given to the Borrower(s) and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 09.03.2025.
The Borrower(s) in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Indiabulls Asset Reconstruction Company Ltd. for an amount of Rs. 3,40,929.68 (Rupees Three Lakhs Forty Thousand Nine Hundred Twenty Nine and Paise Sixty Eight Only) as on 18.11.2021 and interest thereon.
The Borrowers' attention is invited to provisions of Sub-Section (8) of Section 13 of the Act in respect of time available, to redeem the Secured Assets.

DESCRIPTION OF THE IMMOVABLE PROPERTY

FLAT NO - 304, SAURASTRA GREEN CITY, BUILDING NO. A-18, BLOCK NO - 119/A, 120, MOJE GAM - UMRA, NR. RANGOLI CHOWKDI, SURAT, GUJARAT - 394130.

Sd/-
Date : 09.03.2025 Authorised Officer
Place : SURAT Indiabulls Asset Reconstruction Company Ltd.
Trustee on Behalf Indiabulls ARC- XXXI

यूनियन बैंक
अफ इंडिया
एकता का संकेत
A Government of India Undertaking

Union Bank
of India

STRESSED ASSET MANAGEMENT BRANCH, MUMBAI
Ground Floor, Bharat House, M.S. Marg, Fort, Mumbai - 400001.
E-mail: samvmumbai@unionbankofindia.bank

POSSESSION NOTICE
(Rule-8 (1)) (For Immovable Property)

Whereas, The undersigned being the Authorized Officer of Union Bank Of India, Stressed Asset Management Branch, Mumbai under the Securitization And Reconstruction of Financial Assets And Enforcement Security Interest (Second) Act, 2002 (Act No. 54 Of 2002) and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 31-08-2024 calling upon the borrower/s, namely, (1) M/S. BHADRESH AGRO VENTURE LTD. at - 101-104, Tower A, Peninsula Corporate Park, Lower Parel (West), Mumbai - 400013, (2) MR. BHADRESH VASANTRAI MEHTA at - 402, Manju Apartments, 2A, ND Road, Off. Nepeansea Road, Mumbai - 400060, (3) MR. PARTH BHADRESH MEHTA at - 402, Manju Apartments, 2A, ND Road, Off. Nepeansea Road, Mumbai - 400060, (4) M/S. BRITEX COTTON INTERNATIONAL LTD. at - 101-104, Tower A, Peninsula Corporate Park, Lower Parel (West), Mumbai - 400013, (5) MRS. ANJANABEN (wife of Late. Alpesh Pashabhai Amin) at - 103, Amin Wada, Chakleshwar Mahadev, Dehgam, District - Gandhinagar, Gujarat - 382305 & (6) MS. AMIN KRINA ALPESHBHAI (daughter of Late. Alpesh Pashabhai Amin) at - 103, Amin Wada, Chakleshwar Mahadev, Dehgam, District - Gandhinagar, Gujarat - 382305 to repay the amount mentioned in the notice being Rs. 151,47,82,008.33 (Rupees One Hundred Fifty One Crore Forty Seven Lacs Eighty Two Thousand Eight and Thirty Three Paise Only) as on 31-07-2024 with further interest, cost and expenses within 60 days from the date of receipt of the said notice.
The Borrower/s (which also includes Mrs. Anjanaben & Ms. Amin Krina Alpeshbhai, being the Legal Heirs of Late. Alpesh Pashabhai Amin) having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken physical possession of the property described herein below in exercise of powers conferred on him/her under section 13(4) of the said act read with rule 8 of the said rules on 11th of March of the year 2025.
The Borrower/s (which also includes Mrs. Anjanaben & Ms. Amin Krina Alpeshbhai, being the Legal Heirs of Late. Alpesh Pashabhai Amin) in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Union Bank of India for an amount Rs. 151,47,82,008.33 (Rupees One Hundred Fifty One Crore Forty Seven Lacs Eighty Two Thousand Eight and Thirty Three Paise Only) and further interest & other contingents charges thereon.
The Borrower/s (which also includes Mrs. Anjanaben & Ms. Amin Krina Alpeshbhai, being the Legal Heirs of Late. Alpesh Pashabhai Amin) attention is invited to provisions of sub-section (8) of section 13 of the act, in respect of time available to the borrower to redeem the secured assets.

DESCRIPTION OF IMMOVABLE PROPERTY

All the part & parcel of immovable property being Residential and Commercial Use Non-Agricultural land bearing Revenue Survey No. 1013/1, 1013/2 and 1014 total admeasuring 19,222 sq. mtrs. of T.P.S. No. 3 (Dehgam) and Final Plot No. 60 land admeasuring 11,487 sq.mtrs; along with construction thereon i.e. in a scheme known as "Madina Heights" situated at Moje-Dehgam, Taluka-Dehgam, Dist. Gandhinagar in the name of Late. Amin Alpeshkumar Pashabhai

Sd/-
Date: 11.03.2025 Dhurandhar Ram
Place: Gandhinagar Chief Manager
Union Bank of India

APPENDIX- IV-A - E-AUCTION PUBLIC SALE NOTICE OF IMMOVABLE PROPERTY/IES										
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 PROVISIO TO RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002										
Reg. Off:- 9 th Floor, Antirah Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Phones-011-23357174, 23357172, 23705414, Web:-www.pnbhousing.com										
B.O. SURAT : 305-308, Third Floor, Titanium Square, Adajan Char Rasta, Adajan, Surat, Gujrat - 395009, VADODARA : 331, Third Floor, Trivia Complex, Natu Bhai Circle, Vadodara, Gujrat - 390007										
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 Officer of 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), assignee(s) of the respective borrower/s 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 on date. 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.										
Loan No. Name of the Borrower/Co-Borrower / Guarantor / Legal heirs(A)	Demand Amount & Date (B)	Nature of Possession (C)	Description of the Properties mortgaged (D)	Reserve Price (RP) (E)	EMD (10% of RP) (F)	Last Date of Submission of bid (G)	Bid Incre mental (Rate) (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Known Encumbrances, if any (K)
NHL/SRT/0218/494489 Archana Miteshbhai Patel / Miteshkumar Rameshbhai Patel B.O.: SURAT	RS. 1562441.59 08-05-2023	Physical Possession	Block 234, 2nd Floor, 234.0, Radhika Optima, Radhika, Optima, Nr. Krishna Township, Satellite Road, Moje Vachcha, Surat, RS No. 176+178, Block No.180, TPS No. 24, OP No. 41, FP No.41, Surat, Gujarat-395006, India.	RS. 1200000	RS. 120000	29-03-25	RS. 10,000	19-03-2025 Between 12:00pm to 04:00pm	31-03-2025 Between 2PM to 03:00PM	Any Know
HOU/SRT/0617/394146 Mukeshbhai Laljibhai Zalavadiya / Sureshbhai Laljibhai Zalavadiya / Vipul Laljibhai Zalavadiya / Laljibhai B Zalavadiya B.O.: SURAT	RS. 2625886.73 16-09-2021	Physical Possession	192. C Type, Kumkum Bungalows Cipad Sayan Main Road Cipad Nr Heaven 444, Surat Gujarat-394540 India.	RS. 1200000	RS. 120000	29-03-25	RS. 10,000	26-03-2025 Between 12:00pm to 04:00pm	31-03-2025 Between 2PM to 03:00PM	Not Know
NHL/SRT/0719/722927 Hareshbhai V Mendpara / Shilpaben Hareshbhai Mendpara B.O.: SURAT	RS. 962897.11 13-07-2023	Physical Possession	Block 230 Second Floor Shop No 230 Anirant Plaza Opp. Nakstotra Township Nr. Aangan Residency Dindoli-Karadva Road Dindoli Surat RS No. 143/12 Block No. 219 TPS No. 62 OP No. 23 FP No. 23 Surat Gujarat-394210 India.	RS. 778000	RS. 77800	29-03-25	RS. 10,000	26-03-2025 Between 12:00pm to 04:00pm	31-03-2025 Between 2PM to 03:00PM	Not Know
HOU/SRT/0417/372296 Vishnukant Ramkishan Pandey / Atulkumar Pandey / Kamaladevi Vishnukant Pandey B.O.: SURAT	RS. 2030540.24 10-09-2018	Physical Possession	Flat No 302 3rd Floor(as Per Approved Plan 2nd Floor) Bldg No A 2, Anjani Nandan Residency, B/s Shree Hari Bunglow, Nr Sania Lake, Maruti Villa Residency, Chalthan- Saniya Kande Road, Saniya Kande, Surat, Gujarat-394210, surat, india.	RS. 1200000	RS. 120000	29-03-25	RS. 10,000	26-03-2025 Between 12:00pm to 04:00pm	31-03-2025 Between 2PM to 03:00PM	Not Know
HOU/VA/0822/1019678 Priyanka J Patel / J U Patel B.O.: VADODARA	RS. 3213456 7 Oct-23	Physical Possession	D 403 Palaash Height, Nr Legend Hotel, Tarsali By Pass, Tarsali, Vadodara, Gujarat-390009, Vadodara, India (850 Sq.Ft)	RS. 2026000	RS. 202600	29-03-25	RS. 10,000	27-03-2025 Between 12:00pm to 04:00pm	31-03-2025 Between 2PM to 03:00PM	Not Know
*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 tender/bid 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 officer 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, 3 rd Floor, Sector 44, Gurgaon, Haryana 122003 Website -www.bankauctions.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 Vivek Lodha Toll Free No. - 1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNBHFL or refer to www.pnbhousing.com.										
PLACE:- GUARAT		DATE:- 13.03.2025		SD- AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED						

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