FINANCIAL EXPRESS



Ujjivan Small Finance Bank

Registered Office: Grape Garden, No.27, 3rd "A" Cross, 18th Main, 6th Block, Koramangala, Bengaluru-560095, Karnataka. Regional Office: 7th Floor, Almonte IT Park, Sr.No. 8, Kharadi-Mundhwa Bypass, Village Kharadi, Pune -411014.

POSSESSION NOTICE

WHEREAS, the authorized officer of Ujjivan Small Finance Bank, under the Securitization 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 notices to the borrower(s)/ Coborrower (s) calling upon the borrowers to repay the amount mentioned against the respective names together with interest thereon at the applicable rates as mentioned in the said notices within 60 days from the date of receipt of the said notices, along with future interest as applicable, incidental expenses, costs, charges etc incurred till the date of

pe	syment and	/ or realisation.		
SI. No	Loan No	Name of Borrower/ Co-Borrower / Guarantor/ Mortgagor	13(2) Notice Date/ Outstanding Due (in Rs.) As on	Date & Type of Possession
		Lavjibhai Hirabhai Chaudhari Kantaben Lavjibhai Chaudhari, both are residing at 399, B/H Vadi Laxmipura Khara Mitha, Mehsana, Gujarat-384001. Also at: Chaudhari Rameshbhai Auljibhai Labour & Transport Contractar, S-8/9 Jilla Panchayat Shopping Center Opp. Old Bus Station, Mehsana-384001.	18.03.2024 / Rs.7,29,803.27 as on 13.03.2024	19.06.2024 / Possession
	Deceriati	on of the Immersable Property:	72	7.5

Description of the Immovable Property: The property bearing Residential at Gram Panchavat Property no. 399, Assessment Serial no. 399 "Arbudanagar" (Gamthan) admeasuring 650Sq.Ft., situated at Laxmipura (Khara), Ta. & Dist. Mehsana which is bounded as: North: After road, House of Narsangbhai Chaudhary, South: Property of Chaudhary Shankarbhai Badsangbhai, East: House of Chaudhary Dashrathbhai Hirabhai, West: Property of Chaudhary Shymjibhai Jethabhai and owned by Lavjibhai Hirabhai Chauhdary.

Whereas the Borrower's/Co-Borrower's/Guarantor's/ Mortgagors, mentioned herein above have failed to repay the amounts due, notice is hereby given to the Borrower's mentioned herein above in particular and to the Public in general that the authorised officer of Ujjivan Small Finance Bank has taken possession of the properties/secured assets described herein above in exercise of powers conferred on him under Section 13(4) of the said act read with Rule 8 of the said rules on the dates mentioned above. The Borrower's and Co-Borrower's/Mortgagor's 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. The Borrower's/Co-Borrower's/Guarantor's/ Mortgagors mentioned herein above in particular and the Public in general are hereby cautioned not to deal with the aforesaid properties/Secured Assets and any dealings with the said properties/ Secured assets will be subject to the charge of Ujjivan Small Finance Bank.

Place: Gujarat, Date: 19.06.2024 Sd/- Authorised Officer, Ujjivan Small Finance Bank



Registered Office: Block No. A/1003, West Gate, Near YMCA Club Sur. No. 835/1+3, S.G. Highway, Makarba, Ahmedabad - 380051. Corporate Office: CFM Asset Reconstruction Pvt. Ltd., 1st Floor Wakefield House, Sprott Road, Ballard Estate, Mumbai - 400038. Phone: +91 22 40055282, CIN: U67100GJ2015PTC083994

APPENDIX-IV **POSSESSION NOTICE** (For immovable property)

The Authorised Officer of The Mehsana Urban Co-operative Bank Ltd., under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest [Act], 2002 (54 of 2002) and in exercise of powers conferred under section 13(12), 13(2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated 26.10.2018 calling upon the Borrower / Director / Mortgagor / Guarantors - (1) M/s. Jeenam Cotton Private Limited ((Borrower) (2) Mr. Vivekbhai Vasudevbhai Bavarva (Director / Mortgagor / Guarantor) (3) Mr. Lalitkumar Karamsibhai Bavarva (Guarantor) (4) Ms. Manishaben Lalitbhai Bavarva (Guarantor) (5) Ms. Kantaben Vasudevbhai Bavarva (Guarantor & Mortgagor) to repay the amount mentioned in the notice being of Rs. 9.25.79.082/- (Rupees Nine Crore Twenty Five Lakh Seventy Nine Thousand Eighty Two Only) due as on 30-09-2018 plus further interest together with costs, charges and expenses incurred, thereon within 60 days from the date of receipt of the said notice. Further, The Mehsana Urban Co-operative Bank Ltd., has assigned all its rights, title and

interest of the entire outstanding debt of above loan account along with underlying securities in favor of CFM Asset Reconstruction Private Limited (Acting in its capacity as Trustee of CFMARC Trust - 1 MUCB) vide an Assignment Agreement dated 26.03.2021 entered between The Mehsana Urban Co-operative Bank Ltd. and CFM Asset Reconstruction Private Limited under the provisions of Section 5 of SARFAESI Act 2002. The borrower 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 under Sub-Section (4) of

Section 13 of Act read with rule 8 of the security interest Enforcement Rules 2002 on this 22nd day of JUNE of the year 2024. The borrower 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 CFM Asset Reconstruction Private Limited for an amount Rs. 9,25,79,082/- (Rupees Nine Crore Twenty Five Lakh Seventy Nine Thousand Eighty Two Only) due as on 30-09-2018 and interest thereon w.e.f. 01.10.2018 plus other charges. (Amount deposited after issuing

"The Borrower's attention is invited to provision of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets."

of Demand Notice U/Section 13(2) has been given effect).

DESCRIPTION OF IMMOVABLE PROPERTY Property -1: All the piece and parcel of Open Plot No. 6, 7, 8, 9, 10 & 35, Survey No.

70/1, At Rajkot - Jamnagar Highway, Village: Jayava, Taluka & Sub District: Dhrol, District: Jamnagar admeasuring 822.72 Sq. Meter in the name of Mr. Lalitbhai Karamshi Bavarva. Property – 2: All the piece and parcel of Open Plot No. 1, 2, 14, 15, 16 & 103 Alap-1

Survey No. 66/2, At Raikot - Jamnagar Highway, Village: Jayava, Taluka & Sub District: Dhrol, District: Jamnagar admeasuring 1112.33 Sq. Meter in the name of Mr. Lalitbhai Karamshi Bavarva.

Property – 3: All the piece and parcel of Open Plot No. 3, 9, 17, 42, 43, 44, 45, 46, 47, 48, 61, 62, 63 & 64, Revenue Survey No. 66/2, Alap-1, At Rajkot - Jamnagar Highway, Village: Jayava, Taluka & Sub District: Dhrol, District: Jamnagar admeasuring 2084.74 Sq. Meter in the name of Mr. Lalitbhai Karamshi Bavarva. **Authorised Officer, CFM Asset Reconstruction Private Limited** Place: JAMNAGAR (Acting in its capacity as Trustee of CFMARC Trust – 1 MUCB

PUBLIC NOTICE

This is to bring to the public notice that Manoj Chandrakant Patel submitted title documents in Union Bank of India, Ellisbridge Branch, Ahmedabad to get financial assistance. It is stated that original title documents, such as Original Share Certificate, Original Allotment Letter and Possession Letter, Original Letter of No Objection and Negative Lien and Original Receipt dated 15/06/2001 for Rupees Ten Thousand alongwith other copies of property bearing Flat no. 203 admeasuring 95 sq.yrds in the scheme known as Chaitrangi Apartments of Hariharanand Owner's Association, situate, lying and being at Mouje, Registration District Ahmedabad, Sub-Dist-Ahmedabad Taluka City bearing Plot No. 2/A, F.P. No. 173, T.P. No. 2 (Revenue Survey No. 316 Paiki) adm. 328.90 sq.mtrs owned by Manoj Chandrakant Patel have been misplaced/lost, when those were/are in custody of Union Bank of India, Ellisbridge Branch, Ahmedabad. If any person/persons found these documents, kindly submit in Union Bank of India, Ellisbridge Branch, Ahmedabad situate at Asha Arcade, Opp. Gandhigram Railway Station, Nr. Sakar 1 Off. Ashram Road, Ellisbridge, Ahmedabad-09.

Mr. Amit Ranjan Kumar, Branch Manager, Union Bank of India Ellisbridge Branch, Ahmedabad Dt: 25.04.2024



HINDUJA LEYLAND FINANCE

Corporate Office: No. 27A, Developed Industrial Estate, Guindy, Chennai-600 032. Registered Office: Plot No. C-21, Tower C (1-3 floors), G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400051 Website: www.hindujaleylandfinance.com | CIN: U65993MH2008PLC384221

Demand Notice under Section 13[2] of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002.

A notice is hereby given that the following borrower/s have defaulted in the repayment of principal and interest of the loans facility obtained by them from the secured creditor and the loans have been classified as Non-Performing Assets (NPA). The notice were issued to them under Section 13 (2) of Securitisation and Re-construction of Financial Assets and Enforcement of Security Interest Act-2002 on their last known addresses, however the same have returned un-served and as such they are hereby informed by way of public notice about the same.

(1) M/s. Aditya Ormaments (Borrower) Office Add: 314, 3rd Floor, Raj Plaza, Palace Road, Rajkot-360001. (2) Mr. Hitesh C. Sagar (Co-Borrower) Add: 51-A, Nalanda Society Street No-4, Kalawad Road-Rajkot -360004. (3) Mrs. Minaxiben H. Sagar (Co-Borrower) Add: 51-A, Nalanda Society Street No-4, Kalawad Road-Rajkot -360004. (4) Hiteshbhai Chimanlal Sagar HUF (Co-Borrower) Add: 51-A, Nalanda Society Street No-4, Kalawad Road-Rajkot -360004. Loan Account No. GJAKRK00912, Demand Notice Date 08/06/2024, Outstanding Rs. 3,26,01,844/- (Rupees Three Crore Twenty-Six lakh One Thousand Eight Hundred Forty Four Only) as on

SCHEDULE OF THE PROPERTY: All that part and parcel of immovable Property bearing Property Consiting of land admesuring 84-06 sq. Mts.(100-53sq, yards) with building thereonof city survey no.2053 to 2056 of city survey ward no.3 of Raikot, Situated at Hathikhana St. No1, Raikot City, Own by Hitesh Chimanlal Sagar and boundaries as under: North: Public Road, South: Other Property, East: Other Property, West: Other Property.

(1) M/s. Aditya Ormaments (Borrower) Office Add: 314, 3rd Floor, Raj Plaza, Palace Road, Rajkot-360001. (2) Mr. Hitesh C. Sagar (Co-Borrower) Add: 51-A, Nalanda Society Street No-4, Kalawad Road-Raikot -360004. (3) Mrs. Minaxiben H. Sagar (Co-Borrower) Add: Add: 51-A, Nalanda Society Street No-4, Kalawad Road-Rajkot -360004. (4) M/s. Hiteshbhai chimanlal Sagar HUF (Co-Borrower) Add: 51-A, Nalanda Society Street No-4, Kalawad Road-Rajkot -360004.. Loan Account No. GJAKRK00674 Demand Notice Date 08/06/2024, Outstanding Rs. 6,93,33,887/- (Rupees Six Crore Ninety-Three lakh Thirty Three Thousand Eight Hundred Eighty Seven Only) as on 13/05/2024, NPA Date: 30-06-2019.

SCHEDULE OF THE PROPERTY 1: All that part and parcel of immovable Property bearing Property Consiting of land admesuring 84-06 sq. Mts.(100-53sq. yards) with building thereonof city survey no.2053 to 2056 of city survey ward no.3 of Rajkot, Situated at Hathikhana St. No1, Rajkot City, Own by Hitesh Chimanlal Sagar and boundaries as under: North: Public Road, South: Other Property, East: Other Property, West: Other Property

The steps are being taken for substituted service of notice. The aboveborrower/s and/or their guarantors (where ever applicable) are advised to make the payments of outstanding within period of 60 days from the date of publication of this notice failing which, further steps will be taken after the expiry of 60 days from the date of publication of this notice as per the provisions of Securitisation and Re-construction of Financial Assets and Enforcement of Security Interest Act, 2002

Date: 25-06-2024 FOR HINDUJA LEYLAND FINANCE LTD Place: Rajkot **Authorized Officer**

CAPRI GLOBAL HOUSING FINANCE LIMITED

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

NO.	1.BORROWER(S) NAME 2. OUTSTANDING AMOUNT	DESCRIPTION OF THE MORTGAGED PROPERTY All that piece and parcel of Property	1. DATE & TIME OF E-AUCTION 2. LAST DATE OF SUBMISSION OF EMD	1. RESERVE PRICE 2. EMD OF THE PROPERTY 3. INCREMENTAL VALUE
1.	1. Mr. Manish Aatmaprasad Rajput ("Borrower") 2. Mrs. Minadevi Aatmasinh Rajput (Co-borrower) LOAN ACCOUNT No. LNHLAHE000017327 Rupees 32,83,405/- (Rupees Thirty Two Lacs Eighty Three Thousand Four Hundred Five Seven) as on 21.06.2024 along with applicable future interest.	bearing Flat No. 303, Block L, 3rd Floor, admeasuring about 108.69 Sq. Mts. Super built-up area and undivided share 36.00 Sq. Mts, in the scheme of Aditya India Colony, constructed on land bearing Sub Plot No. 3 & 4, Final Plot No. 97+101+106/2 and 105/1, TP Scheme No. 76, Amalgamated Block No. 176/A (Old Block No. 177, 179, 196 and 176/1), Nr. Swaminarayan Vidhyadham, Mouje Hathijan, Vatva, Ahmedabad, Gujarat - 382445, Bounded As:, East By – Flat No. L - 304 , West By – Block No. D, North By – Society Common Road, South By – Flat No. L - 302	3. DATE & TIME OF THE PROPERTY INSPECTION 1. E-AUCTION DATE: 30.07.2024 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 29.07.2024 3. DATE OF INSPECTION: 27.07.2024	RESERVE PRICE: Rs. 18,30,000/- (Rupees Eighteen Lacs Thirty Thousand Only). EARNEST MONEY DEPOSIT: Rs. 1,83,000/- (Rupees One Lac Eighty Three Thousand Only) INCREMENTAL VALUE: Rs. 10,000/- (Rupees Ten Thousand Only)
2.	1. Mr. Kuldip Singh Manjit Singh ("Borrower") 2. Mrs. Lakhwinder Manjit Singh Kaur (Co-borrower) LOAN ACCOUNT No. LNHLJAM000012494 Rupees 5,23,945/- (Rupees Five Lacs Twenty three Thousand Nine Hundred Forty Five Only) as on 21.06.2024 along with applicable future interest.	In the District and Sub District of Jamnagar, at Village Mungani, originally land bearing R.S. No. 243, admeasuring 37939.00 Sq. Mts., was converted into nonagricultural residential plots by the order of Vadinar Area Development Authority and collector Jamnagar. Out of these plots, Plot No. 41 to 53 were No. 41 and New Plot No. 41 was divided in to 41/23 by the approval of Vadinar Area these Sub Plots, Sub Plot No. 41/6, Are Chitrakut, Behind Maruti Nagar, Off. TPS R Sikka, Taluka and District Jamnagar, Gujar North: Sub Plot No. 41/5, South: Sub Plot Road, West: Sub Plot No. 41/19 and 41/20	2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 29.07.2024 3. DATE OF INSPECTION: 27.07.2024 amalgamated and given New Plot to 23 sub plots, Sub Plot No. 41/1 Development Authority. Out of a Admeasuring 65.63. Sq. Mts., toad, Area Chitrakut, Mungni, City at – 361141, Bounded as follows: ot No. 41/7, East: 7.50 Mt. Wide	RESERVE PRICE: Rs. 5,20,000/- (Rupees Five Lacs Twenty Thousand Only). EARNEST MONEY DEPOSIT: Rs. 52,000/- (Rupees Fifty Two Thousand Only) INCREMENTAL VALUE: Rs. 10,000/- (Rupees Ten Thousand Only)
3.	1. Mr. Rajubhai Ajmalbhai Desai ("Borrower") 2. Mrs. Tinaben Desai (Co-borrower) LOAN ACCOUNT No. LNHLAHE000061180 Rupees 25,41,526/- (Rupees Twenty Five Lacs Forty One Thousand Five Hundred Twenty Six Only) as on 21.06.2024 along with applicable future interest.	All that piece and parcel of Plot No. 69, Admeasuring 83.61 Sq Mtrs ,Radhe Govind Park, Nr. Deepa Mataji Mandir, Mouje Rajpur , SN .256 (Old S.N 78) Kadi, Mahesana, Gujarat - 382715 Bounded As: East By — Plot No. 68, West By — Common Road of Plots, North By — Common Road of Plots, South By — Common Road of Plots	(Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 29.07.2024 3. DATE OF INSPECTION: 27.07.2024	RESERVE PRICE: Rs. 20,60,000/- (Rupees Twenty Lacs Sixty Thousand Only). EARNEST MONEY DEPOSIT: Rs. 2,06,000/- (Rupees Two Lacs Six Thousand Only) INCREMENTAL VALUE: Rs. 10,000/- (Rupees Ten Thousand Only)
4.	1. Mr. Vimalkumar Haribhai Lodhiya ("Borrower") 2. Mrs. Chandaniben Vimal Kumar Lodhiya (Co-borrower) LOAN ACCOUNT No. LNHLJUN000039263 Rupees 10,11,165/- (Rupees Ten lacs Eleven Thousand One Hundred Sixty Five Only) as on 21.06.2024 along with applicable future interest.	All Piece and Parcel Constructed Residential Property being Flat No. 401, built-up area admeasuring 41.57 Sq. Mts., situated on 4th Floor, in the residential apartment known as "Shyam Shivam", constructed on land of Plot No. 09 to 11, total land area admeasuring 360.15 Sq. Mts. of RS No. 233/3 of Shahpur Village Sunrise Residency, Off Vanthali Junagad Junagadh, Gujarat - 362015, Boundaries athen Plot No. 12, West: Adj. Common Pass Adj. Margin Space and then Plot No. 22, 23	(Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 29.07.2024 3. DATE OF INSPECTION: 27.07.2024 known as Sadhguru Park, Behind h Road, Taluka Vanthali, District as under: East: Adj. Margin Space sage and Entry Gate, Wall, North:	RESERVE PRICE: Rs. 5,40,000/- (Rupees Five Lacs Forty Thousan Only). EARNEST MONEY DEPOSIT: Rs. 54,000/- (Rupees Fifty Four Thousand Only) INCREMENTAL VALUE: Rs. 10,000/- (Rupees Ten Thousand Only)
5.	1. Mr. Hira Lal Gurjar ("Borrower") 2. Mrs. Rekha Gurjar (Co-borrower) LOAN ACCOUNT No. LNHLVOD000044062 Rupees 14,59,791/- (Rupees Fourteen lacs Fifty Nine Thousand Seven Hundred Ninety One Only) as on 21.06.2024 along with applicable future interest.	All that piece and parcel of Property being Revised Sub Plot No. 9 (as per revised plan, Sub Plot No. 3 and as per original Map Sub Plot 43 & 44), (Plot area admeasuring 44.41 Sq. Mtrs., undivided share of land area admeasuring 5.97 Sq. Mtrs., total area admeasuring 50.38 Sq. Mtrs., built up area admeasuring 44.4 Municipal Bureau Property No. 43/9 in 1 Society situated at Revenue Survey No. 30654.00 Sq. Mtrs., Nr. Navrang Society Ja Gujarat - 388315M, Bounded As: East By West By - Society's approach Road, North Sub Plot No. 10	2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 29.07.2024 3. DATE OF INSPECTION: 27.07.2024 1 Sq. Mtrs.), having Karamsad the scheme known as Janakpuri. 799/4, total area admeasuring nta Marg, Moje Karamsad, Anand, — Survey No. 799/4 Palki Land,	RESERVE PRICE: Rs. 11,50,000/- (Rupees Eleven Lacs Fifty Thousand Only). EARNEST MONEY DEPOSIT: Rs. 1,15,000/- (Rupees One Lac Fifteen Thousand Only) INCREMENTAL VALUE: Rs. 10,000/- (Rupees Ten Thousand Only)
6.	1. Mr. Ravindrakumar Pravinchandra Chande ("Borrower") 2. Mrs. Harsha Ravindra Chande (Co-borrower) LOAN ACCOUNT No. LNMEJUN000030100 Rupees 29,29,106/- (Rupees Twenty Nine Lacs Twenty Nine Thousand One Hundred Six Only) as on 21.06.2024 along with applicable future interest.	All that piece and parcel of Property bearing Office no. S.F. 9/3 and S.F. 9/4 total built up area admeasuring 31-34 Sq. Mts. situated on the second floor of B-Wing of a complex named "Sankalp Complex" constructed on the N.A. land of R.S. No. 209/Palke land admeasuring 4350-00 Sq. Mts. of Junagadh, T.P. Scheme No. 1, F.P.No. 69/1 and 69/2 loacted in Junagadh, Gujarat - 362001 Bounded As: East By – Open Space of the building & then C-Wing, West By – Common Passage and Enterance , North By – Adj. Office No. S.F. 9/5 , South By – Adj. Office No. S.F. 9/2	(Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 29.07.2024 3. DATE OF INSPECTION: 27.07.2024	RESERVE PRICE: Rs. 7,00,000/- (Rupees Seven Lacs Only). EARNEST MONEY DEPOSIT: Rs. 70,000/- (Rupees Seventy Thousand Only) INCREMENTAL VALUE: Rs. 10,000/- (Rupees Ten Thousand Only)
7.	1. Mr. Parbatbhai Karshanbhai Kamaliya ("Borrower") 2. Mrs. Kavitaben Parbatbhai Kamaliya (Co-borrower) LOAN ACCOUNT No. LNHLRAJ000013180 Rupees 8,44,745/- (Rupees Eight Lacs Forty Four Thousand Seven Hundred Forty Five Only) as on 21.06.2024 along	All that piece and parcel of Property Flat No. 306, 3rd Floor, Residential Building named- "Shree Manekpark-A', Constructed on N.A. land collectively admeasuring 1410.81 Sq. Mts. Of Plot No. 24 and 25 Palki, situated at Revenue Survey No. 176 Paikl in Sub- District and Registered District- Rajkot, Gujarat 360003, Bounded As: East By — Entry, Stair and Passage, West By — Open Land of Manek Park, North By — Open Land of	(Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 29.07.2024 3. DATE OF INSPECTION: 27.07.2024	RESERVE PRICE: Rs. 4,40,000/- (Rupees Four Lacs Forty Thousand Only). EARNEST MONEY DEPOSIT: Rs. 44,000/- (Rupees Forty Four 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: -

Manek Park, South By - Flat No. A/305

with applicable future interest.

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.

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

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.

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. 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 29-July-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 29-July-2024. 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 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 Housing Finance Limited, Regional Office 9th floor, BBC Tower, Broadway Business Centre, Near Law Garden Circle Netaji Road, Ellisbridge, Ahmedabad,

Guirat-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/Chq 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. 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. For further details and queries, contact Authorised Officer, Capri Global Housing Finance Limited: Mr. Jeet Brahmbhatt Mo. No. 9023254458/9799395860 and for further inquiry Ms. Kalpana Chetanwala-7738039346.

25. 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 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: 25-JUNE-2024 Sd/- (Authorised Officer) Capri Global Housing Finance Limited

We Red	CURITY INTER	ECTION 13(2) OF CHAPTER III OF SECU EST ACT 2002, READ WITH RULE 3(1) O	RITISATIO	N & RECONSTRUCTION OF FINAN	CIAL ASSET	
We		EST ACT ZOUZ, NEAD WITH NOCE SITT		HIDITY INTEDECT JENEADAEMENT	DILLES OF	S AND ENFORCEMENT O
Site Off Bar Pay PN PN Incl You Ser PN	construction of uated at 305-30 icer, to you all be nk of India/Nation ment of instalin vice of Demand BHFL within a pe BHFL within a pe BHFL within a uding taking pos ir kind attention curity Interest Ac BHFL only till the BHFL only till the	sing Finance Ltd. (hereinafter referred to a Financial Assets and Enforcement of Sec B. Third Floor, Titanium Square, Adajan Christow mentioned Borrowers/Co-Borrower/ Gual Housing Bank guidelines due to nonpayments of principals, interest, etc. The outsfan Notice and hence this Publication of Demarriod of 60 Days of the date of publication of the provisession of the secured assets of the borrower is invited to provisions of sub-Section (8) of Set, 2002 where under you can tender/pay the edite of publication of the notice for sale of the at if the entire amount of outstanding dues to	urity Interes ar Rasta, Ad irantors since ent of install ding amount of Notice who is demand no isions of Sers and guarar ection 13 of the notice amount as secured as	sf Act, 2002 (hereinafter referred to a lajan, Surat - 395009. The said Deman e your account has been classified as ments/interest. The contents of the said it is mentioned below. Further, with rea lich is also required U/s 13(2) of the so otice the aforesaid amount along with up ction 13(4) of the said Act, against all intors. he of the Securitization and Reconstruct to foutstanding dues together with all of sets by public auction, by inviting quota	is the "Act") d Notice was Non-Perform me are the de isons, we bel aid Act. You a o-to-date inte or arry one of tion of Financ osts, charges tions, tender;	by our Surat Branch Offices wed through our Authorizing Assets as per the Resermant of the Committed by you in the lieve that you are evading the bare hereby called upon to prest and charges, failing which more of the secured assets and expenses incurred by the from outlic or by private treating the secured by the provided treating the committee of the secured by the provided treating the secured by the secu
red	eem the secure	at if the entire amount of outstanding dues to e for sale of the secured assets by public aud dasset(s) thereafter. FURTHER you are pro esaid secured assets.	tion, by invi hibited U/s	ting quotations, tender from public or t 13(13) of the said Act from transferr	y private treating either by	NB HFL is not tendered befo aty, you may not be entitled vway of sale, lease or in a
red	eem the secure	e for sale of the secured assets by public aud dasset(s) thereafter. FURTHER you are pro- esaid secured assets. Name/Address of Borrower & Co-Borrower	Name/ Address of Guarantor	ting quotations, tender from public or t 13(13) of the said Act from transferr Property Mortgaged	Date of Demand Notice	NB HFL is not tendered beto aty, you may not be entitled a way of sale, lease or in an Amount O's as on Date of Demand Notice
oth S.	eem the secure er way the afor Loan Account	asset(s) thereafter. FURTHER you are pro esaid secured assets. Name/Address of Borrower &	Name Address of Guarantor N.A.	13(13) of the said Act from transferr Property	Date of Demand Notice 10-06-2024	Amount O's as on Date of Demand Notice

(a) **PNb** Housing

Place:Ahmedabad:25-06-2024

inance Limited

APPENDIX -IV-A E-AUCTION 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)

Registered Office: - 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Phones:-011-23357171, 23357172, 23705414, Web: - www.pnbhous Ahmedabad Branch: PNB Housing Finance Limited, 2nd Floor, Part I, Megha House, Opp. Kotak Bank, Mithakhali Law Garden Road, Ellisbridge, Ahmedabad, Gujrat - 380006 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 Phb 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 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 Reserve EMD Last Date of Bid Inspection Date of Known Encumb Loan No, Name of the Demand Nature of **Description of the Properties** Price (10% of Submission Incremental (RP) (E) RP) (F) of Bid (G) Rate (H) Amount & Date Possession Borrower/Co-Borrower/ Guarantor(s)/Legal heirs (A) Mortgaged (D) Time (I) & Time (J) Cases if any (K) Possession Umiya Medical Store,NR Vandan Avenue, 6,90,000 69,000 69,000 HOU/AHM/1016/325885, B.O. Rs 1396103 | Physical | Flat No 403 ,kanan Appartment, 4th Floor, NR 27-06-2024 11-07-2024 Not Known 10/07/2024 Rs. Ahmedabad ,Pravinbhai S as on 14.07.2017 10000 Between Between 12:00pm to 01:30pm to 04:00pm Patel / Minaxiben Pravinbhai

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. 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.

Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred up to 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

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, if any, deposited) 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 property/secured asset shall be resold. **4. 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 coordinate with **Manojkumar Solanki**, Contact Number 1800 120 8800, auction@pnbhousing.com is authorised person of PNBHFL or refer to www.auction@pnbhousing.com

financialexp.epapr.in

Authorized Officer, M/s PNB Housing Finance Limited

Ahmedabad