AAVAS FINANCIERS LIMITED (Formerly known as Au HOUSING FINANCE LIMITED) (CIN:L65922RJ2011PLC034297)

Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020

AUCTION NOTICE Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) rules, 2002 Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of AAVAS FINANCIERS LIMITED (Formerly known as "Au HOUSING FINANCE LIMITED") Secured Creditor, will be sold on "As is where is", "As is what is ", and 'Whatever there is" basis. The details of the cases are as under Earnest Date Date & Reserve Date & Place of Tender Name of Borrowers/ Description of Submission, Tender Open & Auction at Amount of of Poss-Money Price For Co-Borrowers/ Time of Dues As on 13(2)Demand For Property Guarantors/Mortagors Property Auction Notice Propert Aavas Financiers Ltd. 202, 2ND FLOOR. Amrutsinh Dipsinh Parmar 6 Dec 19 12 Jan Property No. 315, Mauje - Mathasuliya, Gram 11.00 Rs. Rs. Mrs. KAPILABEN Panchyat - Mathasuliya, Taluka - Himatnagar. 775200/-77520/ SUN COMPLEX-2 976173 /-Rs. 328719/ 24 AM TO District - Sabarkantha, Gujarat. Admeasuring AMRUTSINH PARMAR BEHIND NAVJIVAN 01.00 Dues as on 12 Dues as on 6 1020 Sq. Feet. PM 23 DALBATI, MOTIPIRA (Ac No.) Feb 2024 Dec 19 LNHIM00617-180072322 Mar CIRCLE, MOTIPURA 2024 HIMMATNAGAR-383001, GUJARAT INDIA MOUJE, MATHASURIYA, 17, PROPERTY NO. BABUSINH PARMAR, Mrs 202, 2ND FLOOR, 5 Oct 21 12 Jan Rs. 11.00 46. MATHASURIYA GRAM PANCHAYAT 1055120/ 105512/ SOVANBEN PARMAR 780039 / AM TO SUN COMPLEX-2, Rs. 451720/ HIMATNAGAR, SABARKANTHA, GUJARAT 01.00 BEHIND NAVJIVAN (Ac No.) Dues as on 1: Dues as on 4 Admeasuring, 1365 Sq. Ft. DALBATI, MOTIPIRA PM 23 LNHIM00617-180072712 Feb 2024 Oct 21 Mar CIRCLE, MOTIPURA 2024 HIMMATNAGAR-383001, GUJARAT-INDIA BHARATBHAI MAUJE LAHERIPURA PROPERTY NO3/7. 12 Jul 21 5 Jan 11.00 SHOP NO - 158. Rs. Rs. Rs. SITUATED AT LAHERIPURA, WITHIN THE 906950/-90695/ AMRUTBHAI PARMAR, 1049264 24 AM TO SHREE JI DADA Rs. 525611/-LIMIT OF DAKHNESHWAR GRAM Mrs. KAPILABEN 01.00 OMPLAX, NR. MAR Dues as on 12 Dues as on 3 PANCHAYAT, TAL. BAYAD, DIST. ARVALLI, BHARATBHAI PARMAR PM 23 KET YARD, BAYAD Feb 2024 Jun 21 GUJARAT, Admeasuring 1100 Sq. Ft. Mar KAPDVANJ ROAD, (Ac No.) BAYAD-383325. 2024 LNBAY00617-180071174 GUIARAT-INDIA BHUPATBHAI KALABHAI Property no. 159, pipodara gram panchyat, SHOP NO: 158. 7 Jul 21 12 Jan Rs. 11.00 1440000/-44000 BARIYA, Mrs. SURYABEN bayad, arvalli, Gujarat, AM TO SHREE JI DADA 1264770.41/ Admeasuring 1440 Sq. Ft. BHUPATBHAI BARIA Dues as on 12 618974.41/-01.00 COMPLAX, NR. MAR PM 23 KET YARD, BAYAD Feb 2024 (Ac No.) Dues as on 30 KAPDVANI LNBAY00517-180066181 Jun 21 Mar 2024 ROAD, BAYAD-383325,GUJARAT INDIA JAYDIPSINH S PARMAR, 10 May 23 PROPERTY BEARING GRAM PANCHAYAT SHOP NO:-5 & 6 21 Jan 11.00 6000000/-60000/ 1ST FLOOR, SUN HOUSE NO. 3/29/3 SITUATED AT AM TO Mrs. RAMILABEN 412217 /-24 Rs. 336373/-TULSIPURA OF TAL. SVLI DIST. VADODARA PARMAR 01.00 RISE COMPLEX Dues as on 12 Dues as on 8 GUJARAT Admeasuring 900 Sq. Ft. WAGHODIA ROAD Guarantor: Mr. Feb 2024 PM 23 May 23 NEAR VRUNDAVAN PRAVINBHAI BHALUBHAI Mar PARMR 2024 CROSSING, CHANDA NAGAR (Ac No.) VRUNDAVAN. LNBRD00618-190087918 WAGHODIA ADODARA-390019 GUJARAT-INDIA KRUSHNAKANTBHAI PROPERTY OF PLOT NO. 7, HARIPUR OFFICE NO 10 May 23 21 Jan 11.00 Rs. REVENUE SURVEY NO. 581 PAIKI, HARIPUR 1206360/ 120636/ NARSIBHAI PATEL, Mrs. 895128 /-Rs. 765024/-24 AM TO 308/309 & 303/4, DHRANGADHRA, SURENDRANAGAR. KAMINIBEN 01.00 3RD FLOOR, Dues as on 1: Dues as on i GUJARAT Admeasuring 202.08 Sq. Mtrs KRUSHNAKANTBHAI PM 23 MEGAMALL, BUS Feb 2024 May 23 PATEL Mar STATION MAIN (Ac No.) 2024 ROAD. URENDRANAGA LNSNA00617-180055206 363001, GUJARAT INDIA LALABHAI PARMAR. 7 Jul 22 1 Jan PROP. NO. 17, & Akarni No. 19 SHOP NO: 158, 11.00 212400/-21240/-Mrs. VINABEN LALABHAI 315593 /-Rs. 194239/-ALANAPO: VAJEPURA TA: BAYAD DIST: AM TO SHREE JI DADA ARVALLI, GUJARAT Admeasuring 450 Sq. ft PARMAR 01.00 OMPLAX, NR. MAR Dues as on 12 Dues as on ! PM 23 KET YARD, BAYAD Feb 2024 Ac No.) Jul 22 KAPDVANJ LNBAY00520-210162970 2024 ROAD, BAYAD-383325,GUJARAT-INDIA MAHENDRABHAI "DAMODAR 21 Jul 21 30 Jar PROPERTY NO 1/96, SITUATED AT ODA, 11.00 LIMITS OF ODA GRAM PANCHAYAT, TAIL 604800/-60480/ COMPLEX" FIRST SHAMALBHAI NAYI, Mrs. 419561 /-AM TO Rs. 361902/-BHAGVATIBEN IDAR, DIST SABARKANTHA, GUJARAT, FLOOR, UNIT 01.00 Dues as on 12 Dues as on 20 Admeasuring 520 Sq. Ft MAHENDRABHAI Feb 2024 PM 23 NO.112 & Jul 21 NAYI,Mr. BHARATKUMAR 113, JAVANPURA Mar MAHENDRABHAI NAYI 2024 TALUKA-IDAR, NARENDRAKUMAR SABARKANTHA AJMELJI SOLANKI 383430, GUJARAT (Ac No.) INDIA LNIDA02918-190096301 MALUSINH CHEHARSINH 8 Mar 22 12 Jan PROPERTY NO. 19, MAUJE- MATHASULIYA, 11.00 202, 2ND FLOOR, Rs. TAL HIMMATNAGAR, DIST 1210000/-121000 AM TO SUN COMPLEX-2, ZALA, Mrs. PREMILABEN 478639 / Rs. 383811/ SABARKHANTHA, GUJARAT MALUSINH ZALA, Mr. BEHIND NAVJIVAN 01.00 Dues as on 12 Dues as on Admeasuring 1100 Sq. Ft. PRADIPSINH MALUSINH PM 23 DALBATI, MOTIPIRA Feb 2024 Mar 22 CIRCLE, MOTIPURA ZALA Mar 2024 HIMMATNAGAR-(Ac No.) 383001, GUJARAT-LNHIM00518-190087537 INDIA FLAT NO 304, 3RD FLOOR, SAKI VIHAR SHOP NO-122.1TH Mangilal Velaram 9 Feb 23 16 Jan 11.00 Chaudhary, Mrs. LERAKI PLOT NO. 69, R. S. NO. 8/2, NEAR DGVCL 1176000/-117600/ AM TO 1207216.41 FLOOR.M/S OFFICE, SARIGAM, VALSAD, GUJARAT MANGILAL CHAUDHARY 1086081.41/ 01.00 GIRNAR Dues as on 12 Admeasuring 68.28 Sq. Mrs PM 23 PACKIGING, PLOT Guarantor: Mr. Feb 2024 dues as on 8 NO 209, GIRNAR NITESHKUMAR Feb 23 Mar GANGAPRASAD DUBEY 2024 KHUSHBOO PLAZA, VILLAGE (Ac No.) LNVAP00315-160024301 VAPI, TALUKA PARDI, DIST. VALSAD-396191 **GUJARAT-INDIA** MULJIBHAI BHIKHABHAI 12 Jul 23 RESIDENTIAL FLAT B/705, 7TH FLOOR, 3RD FLOOR, 7 Jan 11.00 CONSTRUCTED ON PLOT NO. 57/3/1 & 90115/ PARMAR, Mrs. 901150/ AM TO MOLA COMPLEX 919007.41/ CHAMPABEN MULJIBHAI 57/3/2, TPS NO. 57, FP. NO. 83, PAIKI OPP. GIRISH COLD 01.00 802046.82/-Dues as on 12 VEDIKAA RESIDENCY B/S. AAKRUTI PARMAR Feb 2024 PM 23 DRINK, C.G. Dues as on 13 TOWNSHIP, NAROL AHMEDABAD, GUJARAT Mar ROAD. (Ac No.) Jul 23 Admeasuring 67 Sq. Yard 2024 AHEMDABAD-LNADB00315-160019663 380009, GUJARAT INDIA RESIDENTIAL FLAT B/605, 6TH FLOOR, MULJIBHAI BHIKHABHAI 12 Jul 23 3RD FLOOR, 7 Jan 11.00 901150/-CONSTRUCTED ON PLOT NO. 57/3/1 & 90115/-PARMAR, Mrs. 930945.41/ AM TO MOLA COMPLEX 57/3/2, TPS NO. 57, FP. NO. 83, PAIKI CHAMPABEN MULJIBHAI 01.00 OPP. GIRISH COLD 811608.41/-Dues as on 12 VEDIKAA RESIDENCY B/S. AAKRUTI PARMAR PM 23 Feb 2024 Dues as on 13 DRINK, C.G. TOWNSHIP, NAROL AHMEDABAD, GUJARAT (Ac No.) Jul 23 Mar ROAD. Admeasuring 67 Sq. Yard AHEMDABAD-2024 LNADB00315-160019659 380009, GUJARAT INDIA 202, 2ND FLOOR NIRUBEN MANUBHAI FLAT NO. B/1, FIRST FLOOR, SURVEY NO. 11.00 6 Jun 23 30 Jan Rs. Rs. Rs. 256 PAIKI, PLOT NO. 20, 24, & 25, SITUATED 988800/ 98880/ PANDYA, Mr. MANUBHAI 635650 /-Rs. 532002/ 24 AM TO SUN COMPLEX-2, AT PARABDA HIMMATNAGAR BECHARBHAI PANDYA 01.00 BEHIND NAVJIVAN & Rs. & Rs. 75596/ SABARKANTHA GUJARAT DALBATI, PM 23 (Ac No.) 104647 /-Dues as on Admeasuring 57.36 Sq. Mtrs NHIM00318-190093281 & Mar MOTIPIRA CIRCLE Jun 23 Dues as on 12 LNHIM04319-200131078 2024 MOTIPURA, Feb 2024 HIMMATNAGAR 383001, GUJARAT INDIA Pankajgiri Dolgiri Gosvami 8 Feb 23 12 Jan PROPERTY NO. 1943, RAYGADH GRAM 11.00 202, 2ND FLOOR, PANCHAYAT, TAL. HIMMATNAGAR, 590400/-59040/ Mrs. ARUNABEN 523458 /-AM TO SUN COMPLEX-2, Rs. 491950/ BANASKANTHA, GUJARAT GOSVAMI 01.00 BEHIND NAVJIVAN Dues as on 12 Dues as on Admeasuring 720 Sq. Ft. PM 23 DALBATI, MOTIPIRA (Ac No.) Feb 2024 Feb 23 LNHIM00619-200125632 CIRCLE, MOTIPURA Mar 2024 HIMMATNAGAR-383001,GUJARAT-INDIA Pratapsinh Somabhai 26 Dec 22 7 Jan Revenue Survey No. 130, Plot No. D/25, 11.00 115,116,1ST Surajnagar Society, Village – Nagarwada, Sub 3533200/ 353320, AM TO Parmar, Mr. Jashwantsinh 3320448.41 / FLOOR, District - Vadodara (Vibhag -1), District -ATLANTIS. 2594541.41/ 01.00 Somabhai Parmar, Mrs. & Rs. Vadodara, Gujarat. Admeasuring 950 Sq. Fts. Sangitaben Parmar PM 23 SARABHAI ROAD 847174.82 / & Rs. And)Ground Floor Area Admeasuring 950 VADODARA-671217.82/ Mar (Ac No.) Dues as on 1. Sq. Fts. And First Floor Admeasuring 950 Sq. 2024 390007, GUJARAT NBAR02215-160015894 8 Feb 2024 Dues as on 26 Fts, Being Constructed Property). LNBAR01816-170041545 INDIA Dec 22 PRITI NILESHBHAI 6 Apr 23 FLAT NO.203, 2ND FLOOR, PLOT NO.1, R.S. 11.00 OFFICE NO :- 202 NO. 196/1, SAKAR RESIDENCY, SAVGUN 713000/-71300/ BORICHA, Mr. 840687 /-OT MA , 2ND FLOOR, Rs. 739303/ NAGAR, VARTEJ, BHAVNAGAR, GUJARAT SIDDHIVINAYAKA NILESHBHAI Dues as on 12 01.00 Dues as on ! Admeasuring 37.50 Sq. Mtrs MANSUKHBHAI BORICHA PM 23 OMPLEX, WAGHA Feb 2024 Apr 23 Mar WADI RD, OPP. (Ac No.) 2024 DOMINOZ PIZZA LNBHV02221-220179797 VIDHYANAGAR, BHAVNAGAR, GUJARAT 364001 INDIA RAKESHBHAL PROPERTY NO. 254, ASSESSMENT SR. NO. 21 Jan SHOP NO-8 & 9, 6 Apr 23 11.00 306, VALMIKI VAS, VALASANA, 80080/ 800800/-2ND FLOOR. BHIKHABHAI MAKWANA 505727 /-Rs. 404423/-AM TO VADNAGAR, MAHESANA, GUJARAT Mrs. SAVITABEN 01.00 ORBIT BUSINESS Dues as on 12 Dues as on ! Admeasuring 728 Sq. Ft. RAKESHBHAI BHANGI, Mr HUB, NEAR DENA Feb 2024 Apr 23 PM 23 BHIKHABHAI BANK, SHANKARBHAI BHANGI 2024 RADHANPUR Guarantor : Mr. KAKUJI ROAD, MEHSANA HATHISANG THAKOR 384002, GUJARAT INDIA (Ac No.) LNMEH02920-210150676 RAYSINGBHAI 7 Jul 21 12 Jan MAUJE PIPODARA, PROPERTY NO.167, 11.00 SHOP NO: 158. RAMABHAI CHAUHAN, SITAUTED AT PIPODARA, WITHIN THE 936500/-93650/-SHREE JI DADA 1086510 /-Rs. 609901/-24 AM TO Mrs. LALEETABEN LIMIT OF PIPODARA GRAM PANCHAYAT COMPLAX, NR. MAR 01.00 Dues as on 12 Dues as on 30 TAL. BAYAD, DI: ARVALLI, GUJARAT, RAYSANGJI CHAUHAN PM 23 KET YARD, BAYAD-Feb 2024 Jun 21 Admeasuring 1375 Sq. Ft. KAPDVANJ ROAD, Mar (Ac No.) BAYAD-383325. LNBAY00617-180068062 2024 GUJARAT-INDIA SHASHIKIRAN 12 Jul 23 7 Jan RESIDENTIAL FLAT B/707, 7TH FLOOR, Rs. Rs. 11.00 3RD FLOOR, Rs. CONSTRUCTED ON PLOT NO. 57/3/1 & 901150/-90115/-SURYABHAGVAN NAMA, AM TO AMOLA 999727.41/ 57/3/2, TPS NO. 57, FP. NO. 83, PAIKI Mrs. RUKMINI 871150.41/-01.00 COMPLEX, OPP. Dues as on 12 VEDIKAA RESIDENCY B/S. AAKRUTI SURYABHAGVAN NAMA PM 23 GIRISH COLD Feb 2024 Dues as on 11 TOWNSHIP, NAROL AHMEDABAD, GUJARAT Guarantor: Mrs. MEGHNA DRINK, C. G. Jul 23 Mar Admeasuring 67 Sq. Yard MUKUL KOSHTI, M/s. 2024 ROAD, AHEMDABAD-MALE SQUARE RETAILS PVT LTD 880009, GUJARAT-INDIA (Ac No.) LNADB00315-160020834 RESIDENTIAL FLAT G/202, 2ND FLOOR, SHASHIKIRAN 3RD FLOOR, 12 Jul 23 7 Jan 11.00 CONSTRUCTED ON PLOT NO. 57/3/1 & 914600/-91460/ SURYABHAGVAN NAMA, 792502.41/-AM TO AMOLA 57/3/2, TPS NO. 57, FP. NO. 83, PAIKI COMPLEX, OPP. Mrs. RUKMINI 705178.41/ 01.00 Dues as on 12 VEDIKAA RESIDENCY B/S. AAKRUTI SURYABHAGVAN NAMA PM 23 GIRISH COLD Feb 2024 Dues as on 11 TOWNSHIP, NAROL AHMEDABAD, GUJARAT Guarantor : Mrs. MEGHNA Mar DRINK, C.G. Jul 23 Admeasuring 68 Sq. Yard MUKUL KOSHTI, M/s. 2024 ROAD, MALE SQUARE RETAILS AHEMDABAD-PVT LTD 880009, GUJARAT-(Ac No.) INDIA LNADB00315-160020829 VISHNUBHAI 7 Jul 21 PROPERTY NO.2, TENPUR, BAYAD, ARVALLI, 11.00 SHOP NO: 158, TEMPLE, SABARKANTHA. 59940/ HARGOVINDBHAI PATEL AM TO SHREE JI DADA 1257226/-Rs. 625224/-Admeasuring 1080 Sq. Ft. COMPLAX, NR. MA Mrs. JASHIBEN PATEL Dues as on 12 01.00 Dues as on 30 Feb 2024 PM 23 RKET YARD, (Ac No.) Jun 21 BAYAD-Mar LNBAY00517-180068463

GUJARAT-INDIA Terms & Conditions: 1). The person, taking part in the tender, will have to deposit his offer in the tender form provided by the AFL which is to be collected from the above branch offices during working hours of any working day, super scribing "Tender Offer for name of the property "on the sealed envelope along with the Cheque/DD/pay order of 10% of the Reserve Price as Earnest Money Deposit (EMD) in favour of AAVAS FINANCIERS LIMITED payable at Jaipur on/before time of auction during office hours at the above mentioned offices. The sealed rivelopes will be opened in the presence of the available interested parties at above mentioned office of AAVAS FINANCIERS LIMITED (Formerly known as "Au HOUSING FINANCE LIMITED") The Inter-se bidding, if necessary will also take place among the available bidders. The EMD is refundable if the bid is not successful. 2). The successful bidder will deposit 25% of the bidding amount adjusting the EMD amount as initial deposit immediately or within 24hrs after the fall of the hammer towards the purchase of the asset. The successful bidder failing to deposit the said 25% towards initial payment, the entire EMD deposited will be forfeited & balance amount of the sale price will have to be deposited within 30 days after the confirmation of the sale by the secured creditor; otherwise his initial payment deposited amount will be forfeited. 3). The Authorised officer has absolute right to accept or reject any bid or adjourn/postpone the sale process without assigning any reason therefore. If the date of tender depositing or the date of tender opening is declared as holiday by Government, then the auction will be held on text working day. 4). For inspection and interested parties who want to know about the procedure of tender may contact AAVAS FINANCIERS LIMITED (Formerly known as "Au HOUSING FINANCE LIMITED") 201,202, Ilnd Floor, South End Square, Mansarovar Industrial Area, jaipur-302020 or Ravi Verma – 7374003363 or respective branch during office hours. Note: This is also a 15/30 days notice under Rule 9(1)/8(6) to the Borrowers/Guarantors/Mortgagor of the above said loan accounts about tender inter se bidding sale on the above mentioned date. The property will be sold, if their out standing duesare not repaid in full.

Authorised Officer Aavas Financiers Limited

2024

KAPDVANJ ROAD

BAYAD-383325,

(Borrower)

IMPORTANT TERMS & CONDITIONS OF SALE :-

SR. 1.BORROWER(S) NAME

05.03.2024 Time 11.00 A.M. 01. 00 P.M.

FINANCIAL EXPRESS

(Rupees One Crore | Rs. 11,51,415/- (Rupees

13.03.2024 till 4.00 P.M.

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

Registered Office: 27 BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400051 (Corporate Identity No. L65110MH1985PLC038137) kotak Regional Office: Kotak Mahindra Bank Ltd., 4th Floor, Sidhhi Vinayak Complex, Near Shiv Ranjani Kotak Mahindra Bank Cross Road, Satellite, Ahmedabad - 380015.

PUBLIC NOTICE FOR AUCTION **CUM SALE**

From

Notice is hereby given to the public in general and in particular to the Borrower/Co-Borrower/Guarantor that the below described immovable property Officer of Kotak Mahindra Bank Ltd. the Physical Possession of which has been taken by the Authorised Officer of Kotak Mahindra Bank Ltd. will be sold on "AS IS WHERE IS". "AS IS WHAT IS" and "WHATEVER THERE IS" basis, offers are invited to submit online through the Web Portal of our e-Auction Service Partner, M/s.C1 India Pvt Ltd i. e. www.c1india.com by the undersigned for sale of the immovable property of which particulars are given below:-

Sr. No.	Guarantor(s) / Mortgagor(s)	Demand Notice Date and Amount	lmmovab	ition of the le properties	Reserve Price	Earnest Money Deposit (EMD)	Date / Time of e-Auction	
	1. SHREE OM ENTERPRISE (Borrower) 2. BHAVIN VINODBHAI SAKHIA (Co Borrower/Partner) 3. VINODRAY RANCHHODBHAI SAKHIYA (Co Borrower/Partner/Mortgagor) 4. VILASBEN VINODBHAI SAKHIA (Co Borrower/Partner) (Loan A/c No.: BBA WC 9512655203)	Rs. 56,22,316.72/-	Sub Plot No. 3, Shri R Gundawadi, Street No Gundawadi Main Road Type of Posses	o.5, Near Ram Temple,		10% of Bid Amount Rs.6,82,371/- (Rupees Six Lakh Eighty Two Thousand Three Hundred Seventy One Only)	15.03.2024 Time – 11.00 A.M. to 12.00 P.M.	
Date of Inspection of Immovable Properties : 05.03.2024 Time 11.00 A.M. 01. 00 P.M.				Last Date for Submission of Offers / EMD : 13.03.2024 till 4.00 P.M.				
2 1. Golden Star Designer Pvt Ltd Dt. 24.03.2023 Unit/Offices No. 701-706, Block B, 7th Floor, Rs. 1,15,14,150/- 10% of Bid Amount 15.03.2024								

Siddhi Vinayak Arcade, Vasna, Ahmedabad-

382460. Eleven Lakh Fifty One Rs. ifteen Lakh Fourteer 2. Ina Sandeep Chokshi 11:00 AM to Type of Possession:- Physical Thousand One 86,32,793.06/ Thousand Four Hundred (Director/Guarantor/Mortgagor) 12:00 PM Hundred Fifty Only) Fifteen Only) 3. Ghanshyam Pankaj Patel (Director/Guarantor) (Loan A/c No. HF38023155) **Date of Inspection of Immovable Properties** Last Date for Submission of Offers / EMD

1) The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may go through the website of our E-Auction Service Provider, M/s. C1 India Pvt. Ltd. i.e. https://www.bankeauctions.com for bid documents, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online; 2) All the intending purchasers/ bidders are required to register their name in the Web Portal mentioned above as https://www.bankeauctions.com and generate their User ID and

- Password in free of cost of their own to participate in the e-Auction on the date and time aforesaid; 3) For any enquiry, information, support, procedure and online training on e-Auction, the prospective bidders may contact the M/s. C1 India Pvt. Ltd. Department of our e-Auction Service Partner Mr. Vinod Chauhan, through csd@disposalhub.com, Tel. No. : +91 7291971124, 25, 26, Mobile No. : 9813887931 & E-mail ID : delhi@c1india.com &
- support@bankeauctions.com; 4) To the best of knowledge and information of the Authorised officer, there is no encumbrance in the property/ies. However, the intending bidders may inspect the property and its documents as mentioned above or any other date & time with prior appointment and they should make their own independent inquiries regarding the encumbrance, title of property/ies put on e-Auction and claims/ right/ dues/ affecting the property prior to submitting their bid. The e-Auction advertisement does not constitute any commitment or any representation of
- KMBL. The property is being sold with all the existing and future encumbrances whether known or unknown to KMBL. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues; 5) For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.bankeauctions.com) the details of payment of interest-free refundable Earnest Money Deposit (EMD) of the secured asset as mentioned above by way of Demand Draft in favour of 'Kotak Mahindra Bank Limited' payable at Surat along with
- self-attested copies of the PAN Card, Aadhaar Card, Residence Address Proof, Board Resolutions in case of company and Address Proof as specified above. The Borrower(s) / Mortgager(s) / Guarantor(s) are hereby given STATUTORY 15 DAYS NOTICE UNDER RULE 6(2), 8(6) & 9(1) OF THE SARFAESI ACT to discharge the liability in full and pay the dues as mentioned above along with upto date interest and expenses with in fifteen days from the date of this notice failing which the Secured Asset will be sold as per the terms and conditions mentioned above. In case there is any discrepancy between the publications of sale notice in English and Vernacular newspaper, then in such case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final copy, thus removing the ambiguity. If the borrower/guarantors/mortgagers pays the amount due to Bank, in full before the date of sale, auction is liable to be stopped.
- For detailed terms and conditions of the sale, kindly visit our official website https://www.kotak.com/en/bank-auctions.html or contact the Authorised Officer Mr. Prashant Satpute on @9724433999 / Mr. Ashok Motwani on @9873737351at above mentioned Regional office of Bank.
- Special Instruction: e-Auction shall be conducted by our Service Provider, M/s. C1 India Pvt. Ltd. on behalf of Kotak Mahindra Bank Limited (KMBL), on pre-specified date, while the bidders shall be quoting from their own home/ offices/ place of their Bid as per their choice above the Reserve Price. Internet connectivity and other paraphernalia requirements shall have to be ensured by bidders themselves. Please note that failure of Internet connectivity (due to any reason whatsoever it may be) shall be sole responsibility of bidders and neither KMBL nor C1 India Pvt. Ltd. shall be responsible for these unforeseen circumstances. In order to ward-off such contingent situation, bidders are requested to make all the necessary arrangements/ alternatives whatever required so that they are able to circumvent such situation and still be able to participate in the e-Auction successfully. However, it is requested to the Bidder(s) not to wait till the last moment to quote/improve his/her Bid to avoid any such complex situations.

Date: 21.02.2024, Place: Rajkot Authorised Officer, Kotak Mahindra Bank Ltd.

CAPRI GLOBAL CAPITAL LIMITED

APRIGLOBAL 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 Capital Limited Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there s" 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.

DESCRIPTION OF THE

NO.	2. OUTSTANDING AMOUNT	MORTGAGED PROPERTY	2. LAST DATE OF SUBMISSION	2. EMD OF THE PROPERTY	
1.	2. OUTSTANDING AMOUNT 1. Mr. Ikbalbhai Alibha Popatiya ("Borrower") 2. Mrs. Merun Iqbalbhai Popatiya (Co-borrower) LOAN ACCOUNT No. LNMEJUN000075436	All Piece and Parcel of Immovable Property of Residential House constructed on land of Plot No. 39, New Golden Park, land Admeasuring 71 Sq. Mts. of Revenue Survey No. 418/1 Paikee	3. DATE & TIME OF THE PROPERTY INSPECTION 1. E-AUCTION DATE: 27.03.2024 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 26.03.2024	3. INCREMENTAL VALUE RESERVE PRICE Rs. 19,70,000/- (Rupees Nineteen Lacs Seventy Thousand Only).	
	Rupees 20,70,570/- (Rupees Twenty Lakhs Seventy Thousand Five Hundred and Seventy Only) as on 10.06.2022 along with applicable future interest.		23.03.2024		

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:-

 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. 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. 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. 079-61200531/576/596/559/598/587/594/.), Mr. Ramprasad Sharma Mob. 800-002-3297/ 79-6120 0559. Email: 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. 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 26-March-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 26-March-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 Capital 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/Chq 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.
- 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) 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 purchase 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 Article (if any) lying in the property is not part of this 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. Place : GUJARAT Date :21-Feb-2024 Sd/- (Authorised Officer) Capri Global Capital Ltd.

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Place : Jaipur Date : 21-02-2024