Bandhan Bank Limited

## **FINANCIAL EXPRESS**

AAVAS FINANCIERS LIMITED CIN:L65922RJ2011PLCO34297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square,



Mansarovar Industrial Area, Jaipur. 302020

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 Secured Creditor, will be sold on "As is

AUCTION NOTICE

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortagors	Dues As on	Date & Amount of 13(2)Demand Notice	Date of Poss- ession	Description of Property	Reserve Price For Property	Earnest Money For Property	Date & Time of Auction	Place of Tender Submission, Tender Open & Auction at Aavas Financiers Ltd
DIPAK SURYAKANT NIKAM, GAYATRI NIKAM, SURYAKANT NIKAM GUARANTOR: PANKAJ RAVJIBHAI PARMAR (AC NO.) LNBRD01817- 180053119 & LNBRD02117-180049400	RS. 7,09,154.00/- & Rs. 3,95,436.00/- DUES AS ON 21 MAR 2025	10 SEP 24 RS. 633371/- & Rs. 346891/- DUES AS ON 4 SEP 24	21 FEB 25	RESIDENTIAL PROPERTY BEING FLAT NO. KH/43 OF TARSALI VASAHAT SITUATED AT VADODARA, WHICH IS CONSTRUCTED UPON LAND BEARING R.S. NO. 414, PAIKI, CITY SURVET NO. 1490/B, OF VILLAGE TARSALI, IN THE REGISTRATION SUB-DISTRICT VADODARA AND DISTRICT VADODARA. ADMEASURING 22.99 SQ.MT,	Rs. 948000/-	Rs. 94800/-	11.00 AM TO 01.00 PM 29 APR 2025	SHOP NO :- 5 & 6 ,1ST FLOOR, SUN RISE COMPLEX, WAGHODIA ROAD, NEAR VRUNDAVAN CROSSING, CHAND A NAGAR, VRUNDAVAN, WAG HODIA, VADODARA- 390019, GUJARAT- INDIA
JAYESHBHAI L SONDAGAR, MUKTABEN LAKHUBHAI SONDAGAR GUARANTOR: MUKESHBHAI JAYANTIBHAI VADHWANA (AC NO.) LNSUR02217- 180049721	RS. 14,88,881.00/- DUES AS ON 21 MAR 2025	10 SEP 24 Rs. 1367784/- DUES AS ON 4 SEP 24	16 FEB 25	FLAT NO. 402, 4TH FLOOR BUILDING A, OM TOWNSHIP VIBHAG 2, PASODARA, SURAT, RS NO. 131/1,132,134/1, 134/2 BLOCK NO. 196, 198, 199,200 AS PER PASSING PLAN BUILDING A/1 PAIKI, FLAT NO. 502, 5TH FLOOR, BUILDING NO, A, TALUKA-KAMREJ, MOJE-PASODARA, DISTRICT-SURAT, GUJARAT ADMEASURING 618.09 SQ.FT.	Rs. 1297800/-	Rs. 129780/-	11.00 AM TO 01.00 PM 29 APR 2025	301 & 305, REGENT SQUARE, ABOVE D- MART,ADAJAN, SURAT-395009, GUJARAT-INDIA
NIKITA YOGESH UPADHAYAY, RISHIKESH SITARAM UPADHYAY, YOGESH SITARAM UPADHYAY GUARANTOR: KESHAVKANT GIRDHARI MISHRA (AC NO.) LNSUR01417- 180066759	RS. 8,64,344.00/- DUES AS ON 21 MAR 2025	10 SEP 24 Rs. 800507/- DUES AS ON 4 SEP 24	19 FEB 25	THE RESIDENTIAL PROPERTY, PREMISES OF PLOT NO. 591, (BLOCK NO. 88/B/591) "SAI DEEP RESIDENCY" DEVELOPED UPON RESIDENTIAL NA LAND SITUATED IN SITUATED IN MOJE-JOLVA DIS. SURAT, SUBDIS. PALSANA, MOJE-JOLVA BEARING BLOCK NO. 88/B(ON ANMALGAMATION BLOCK NO. 88 PAIKI, 101 & 102), GUJART ADMEASURING 40.15 SQ.MTRS	Rs. 974700/-	Rs. 97470/-	11.00 AM TO 01.00 PM 29 APR 2025	301 & 305, REGENT SQUARE, ABOVE D- MART,ADAJAN, SURAT- 395009,GUJARAT- INDIA
SUNILKUMAR VINODBHAI SHRIMALI, MRS. TARABEN VINODBHAI SHRIMALI,MR. DUSHYAN VINODBHAI SHRIMALI (AC NO.) LNADB00317- 180052592	RS. 13,66,411.00/- DUES AS ON 21 MAR 2025	23 JUL 24 Rs. 1236330.41/- DUES AS ON 19 JUL 24	23 FEB 25	THE RESIDENTIAL PROPERTY BEARING FLAT NO. 402, BLOCK NO. A, 4TH FLOOR, "HEAVEN HEIGHTS", KHATA NO. 305 OF FINAL PLOT NO. 4/4 OF T.P. SCHEME NO. 121(NARODA) OF SURVEY NO. 529/4, IS SITUATED AT MOUJE. NARODA, DISTRICT-AHMEDABAD, GUJARAT, ADMEASURING 53.65 SQ. MTRS	Rs. 1154000/-	Rs. 115400/-	11.00 AM TO 01.00 PM 29 APR 2025	3RD FLOOR, AMOLA COMPLEX, OPP. GIRISH COLD DRINK, C. G. ROAD, AHEMDABAD- 380009,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 envelopes will be opened in the presence of the available interested parties at above mentioned office of AAVAS FINANCIERS LIMITED The inter-se bidding, if necessary will also take place imong 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 mmediately 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 15 days after the confirmation of the sale by the secured creditor; otherwise his initial payment seposited 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. It the date of tender depositing or the date of tender opening is declared as holiday by Government, then the auction will be held on next working day. 4). For inspection and interested parties who want to know about the procedure of tender may contact AAVAS FINANCIERS LIMITED 201,202, IInd Floor, South End Square, Mansarovar Industrial Area, jaipur-302020 or Pushpendra Meena - 9875896876 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 aid loan accounts about tender interse bidding sale on the above mentioned date. The property will be sold, if their out standing dues are not regaid in full

Place : Jaipur Date: 25-03-2025 **Authorised Officer Aavas Financiers Limited** 

## **CAPRI GLOBAL CAPITAL LIMITED**

**DESCRIPTION OF THE** 

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

SR. 1.BORROWER(S) NAME

submission of bid/s

APRIGLOBAL

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

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

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

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) and 9 (1) of the Security Interest (Enforcement) Rules, 2002 Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the Constructive/physical possession of which has been taken by the Authorised Officer of Capit Global Capital Limited Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on dates below mentioned, for recovery of amount mentioned below due to the Capri Global Capital Limited Secured Creditor from Borrower mentioned below.

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

NO.	2. OUTSTANDING AMOUNT	MORTGAGED PROPERTY	2. LAST DATE OF SUBMISSION		
1.	1-Mr. Hakabhai Shankarbhai Sonagara ("Borrower") 2-Bhavnaben Hakabhai Sonagara 3-Sanjay Hakabhai Sonagara (Co-borrower) LOAN ACCOUNT No. LNMESUD000049730 (Old)/ 80400005933112 (New) Rupees 20,60,578/- (Rupees Twenty Lakhs Sixty Thousand Five Hundred and Seventy Eight Only) along with interest from 05.04.2024 along with applicable future interest.	Goradiya Hanuman Temple, situated at Taluka Sayla, Mouje Sayla, District Surendranagar, Gujarat - 363430, Bounded As: Fast By – Property of	3. DATE & TIME OF THE PROPERTY INSPECTION  1. E-AUCTION DATE: 11.04.2025 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 10.04.2025 3. DATE OF INSPECTION: 09.04.2025	3. INCREMENTAL VALUE RESERVE PRICE: Rs. 21,15,000/- (Rupees Twenty One Lacs Fifteen Thousand Only). EARNEST MONEY DEPOSIT: Rs. 2,11,500/- (Rupees Two Lacs Eleven Thousand Five Hundred Only) INCREMENTAL VALUE: Rs. 10,000/- (Rupees Ten Thousand Only)	
2.	1-Mr. Pankajsingh Sakaldevsingh Rajput ("Borrower") 2- Vaibhaviben Pankajsingh Rajput (Co-borrower) LOAN ACCOUNT No. LNMEANA000061871/8040000554 8311 Rupees 28,51,066/- (Rupees Twenty Eight Lakhs Fifty One Thousand and Sixty Six Only) along with interest from 11.06.2024 along with applicable future interest.	Flat No. 5, Passage and Lift, East: Road, West: House of Manubhai Bhailalbhai	11.04.2025 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 10.04.2025 3. DATE OF INSPECTION:	RESERVE PRICE: Rs. 15,75,000/- (Rupees Fifteen Lacs Seventy Five Thousand Only). EARNEST MONEY DEPOSIT: Rs. 1,57,500/- (Rupees One Lacs Fifty Seven Thousand Five Hundred 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 Capital Limited Secured Creditor's website i.e. www. Capriglobal.in/auction/ TERMS & CONDITIONS OF ONLINE E-AUCTION SALE:-

1. The Property is being sold on "AS IS WHERE IS, WHATEVER THERE & WITHOUT RECOURSE BASIS". As such sale is without any kind of warranties & indemnities. 2. Particulars of the property / assts (viz. extent & measurements specified in the E-Auction Sale Notice has been stated to the best of information of the Secured Creditor and

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

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

6. For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider M/S E-Procurement Technologies Ltd. Auction Tiger, Ahmedabad (Contact no. 079-68136880/68136837), Mr. Ram Kumar Mob. 8000023297. Email: ramprasad@auctiontiger.net,.

7. For participating in the e-auction sale the intending bidders should register their name at https://sarfaesi.auctiontiger.net well in advance and shall get the user id and

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

bidders through Demand Draft/NEFT/RTGS in favor of "Capri Global Capital Limited" on or before 10-April-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 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 10-April-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 with the Secured Creditor) to the service provider M/S eProcurement Technologies Limited to enable them to allow only those bidders to participate in the online inter-se bidding /auction proceedings at the date and time mentioned in E-Auction Sale Notice. 11. Inter-se bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of inter-se bidding, there will be unlimited

extension of "10" minutes each, i.e. the end time of e- auction shall be automatically extended by 10 Minutes each time if bid is made within 10 minutes from the last extension. 12. Bids once made shall not be cancelled or withdrawn. All bids made from the user id given to bidder will be deemed to have been made by him alone. 13. Immediately upon closure of E-Auction proceedings, the highest bidder shall confirm the final amount of bid quoted by him BY E-Mail both to the Authorised Officer, Capri Global Capital Limited, Regional Office Office/9th floor, BBC Tower, Broadway Business Centre, Near Law Garden Circle Netaji Road, Ellisbridge, Ahmedabad,

Gujrat-380009 and the Service Provider for getting declared as successful bidder in the E-Auction Sale proceedings. 14. The successful bidder shall deposit 25% of the bid amount (including EMD) within 24 hour of the sale, being knocked down in his favour and balance 75% of bid amount

within 15 days from the date of sale by DD/Pay order/NEFT/RTGS/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.

16. At the request of the successful bidder, the Authorised Officer in his absolute discretion may grant further time in writing, for depositing the balance of the bid amount. 17. The Successful Bidder shall pay 1% of Sale price towards TDS (out of Sale proceeds) (if applicable) and submit TDS certificate to the Authorised officer and the deposit the

entire amount of sale price (after deduction of 1% towards TDS), adjusting the EMD within 15 working days of the acceptance of the offer by the authorized officer, or within such other extended time as deemed fit by the Authorised Officer, falling which the earnest deposit will be forfeited. 18. Municipal / Panchayat Taxes, Electricity dues (if any) and any other authorities dues (if any) has to be paid by the successful bidder before issuance of the sale certificate.

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

necessary proof in respect of payment of all taxes / charges. 20. Applicable legal charges for conveyance, stamp duty, registration charges and other incidental charges shall be borne by the auction purchaser.

21. The Authorized officer may postpone / cancel the E-Auction Sale proceedings without assigning any reason whatsoever. In case the E-Auction Sale scheduled is postponed to a later date before 15 days from the scheduled date of sale, it will be displayed on the website of the service provider. 22. The decision of the Authorised Officer is final, binding and unquestionable.

23. All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them. 24. Movable item (if any) lying in the property is not offer with sale.

25. For further details and queries, contact Authorised Officer, Capri Global Capital Limited: Mr. Prabhat Barolia Mo. No. 9799395860 and for further inquiry Ms. Kalpana Chetanwala-7738039346. 26. This publication is also 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 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: 25-MARCH-2025

Sd/- (Authorised Officer) Capri Global Capital Ltd.



Bandhan Regional Office: Netaji Marg, Nr. Mithakhali Six Roads, Ellisbridge, Ahmedabad-6. Phone: +91-79-26421671-75

## SYMBOLIC POSSESSION NOTICE

NOTICE is hereby given 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, the Authorized Officer issued demand notice to the borrower(s) on the date mentioned against the account stated hereinafter calling upon them to repay the amount within 60 days from the date of receipt of said notice. The borrower(s) having failed to repay the amount, notice is hereby given to the public in general and in particular the borrower(s) that the undersigned has taken the symbolic possession of the property described herein below under Section 13(4) of the said Act read with Rule 8 of the said Rules on the date mentioned against the account. The borrower(s) in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of the Bank for the amounts, interest, costs and charges thereon. The borrowers'/mortgagors' attention is invited to the provisions of sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

Name of borrower(s), Guarantor & Loan Account No.	Description of the property mortgaged (Secured Asset)	Date of Demand Notice	Date of Symbolic Possession Notice	O/s Amount as on date of Demand Notice
Mr.Manthan Sharad Langalia Mrs.Smita Manthan Langalia 20001100006397	All that piece and parcel of the immovable property admeasuring about 67.57 sq.mtr situated at Flat No.12, 3rd Floor, Survey No.518 CS No.2211, Building known as "Love Kush Apartment", Near Ambikanagar, Kalol City, Dist-Gandhinagar, Gujarat-382721 and bounded by: North: Property of Dr.K.V.Patel, East: Property of Rotary Club, West: Flat No.11, South: Passage	26.12.2024	19.03.2025	Rs.10,46,367.45
Mr.Imrankhan Ayajkhan Pathan Mr.Javidkhan Ayajkhan Pathan Mr.Ayajkhan Gulabkhan Pathan Mrs. Hasinabanu Ayajkhan Pathan 20001100007557	All that piece and parcel of the immovable property situated at Plot No. A-48, Ahmedi Park Society, B/h St. Xaviers School, Pansar, Bearing SR No.1190 Paiki Type A, Kalol (M), Gandhinagar, Gujarat-382721 area admeasuring about 42.64 sq.mtr and bounded by:  North: Plot No.47/C, East: Internal Road, West: R S No.1090/P, South: Plot No.48/B	30.12.2024	19.03.2025	Rs.5,52,725.31
Mr.Lalitkumar Amrutlal Patel Mrs.Dharmishthaben Lalitkumar Patel 20001100007981	All that piece and parcel of the immovable property admeasuring area about 66.88 sq.mtr situated at Block No.18,19 Paiki, New Block No.816,817, Auda Township Plot No.O, Flat No.401, Block-A, 4th Floor, Sankalp Residency, Nr.Sudarshan Cross Road, Area-Borisana, Ta:Kalol, Dist:Gandhinagar, Gujarat-382721 and bounded by: North: Flat No.A-402, East: Flat No.A-404, West; Road, South: Flat No.A-408	02.01.2025	20.03.2025	Rs.4,43,877.84
Mr.Nashir Safimiya Pathan Mrs.Rehanaben Nasirkhan Pathan 20001100009926	All that piece and parcel of the immovable property admeasuring about 52,36 sq.mtr and the Super built up area as 31 sq.mtr situated at Final Plot No.B, Plot No.3,4 Paiki, Survey No,474/1, Al-Sada-Residency, Nr.Kadri Masjid, Near Highway Road, City-Chhatral, Ta:Kalol, Dist: Gandhinagar, Gujarat-382721 and bounded by: North: Private Sub Plot No.A, East: Common Area, West: Gamtal Area, South: Private Sub Plot No.C	02.01.2025	19.03,2025	Rs.8,19,021.29

**CAPRI GLOBAL HOUSING FINANCE LIMITED** ÁPRI GLOBAL

HOUSING FINANCE LIMITED

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

Date: 25/03/2025

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

SR. 1.BORROWER(S) NAME NO. 2. OUTSTANDING AMOUNT		DESCRIPTION OF THE MORTGAGED PROPERTY	1. DATE & TIME OF E-AUCTION 2. LAST DATE OF SUBMISSION		
1.	1. Mr. Nileshkumar Ratilal Prajapati ("Borrower") 2. Mr. Jitendrakumar Ratilal Prajapati 3. Mrs. Jayben Ratilal Prajapati 4. Mr. Ratilal Ramjibhai Prajapati (Co-borrower) LOAN ACCOUNT No. LNHLBR1000060376 (Old)/ 50300000639444 (New) Rupees 12,58,204/- (Rupees Twelve Lakhs Fifty-Eight Thousand Two Hundred and Four Only) as on 02.09.2024 along with applicable future interest.	having land and building bearing: House	OF EMD 3. DATE & TIME OF THE PROPERTY INSPECTION 1. E-AUCTION DATE: 11.04.2025 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 10.04.2025 3. DATE OF INSPECTION: 09.04.2025	3. INCREMENTAL VALUE RESERVE PRICE: Rs. 6,75,000/-(Rupees Six Lacs Seventy Five Thousand Only). EARNEST MONEY DEPOSIT: Rs. 67,500/- (Rupees Sixty Seven Thousand Five Hundre Only) INCREMENTAL VALUE: Rs. 10,000/- (Rupees Ten Thousand Only)	
2.	1. Mr. Nim Rahuf Khimani ("Borrower") 2. Mr. Rahufbhai Jikarbhai Khimani 3. Mrs. Faridaben Rahufbhai Khimani (Co-borrower) LOAN ACCOUNT No. LNHLRAJ000092503 (Old) / 50300000896288 (New) Rupees 27,66,530/-(Rupees Twenty Seven Lakhs Sixty Six Thousand Five Hundred and Thirty Only) as on 02.07.2024 along with applicable future interest.	All that piece and parcel of immovable property comprising of residential Tenement constructed on land admeasuring 62-2 Sq. Mts. of Lekh No. 356 & residential Tenement constructed on Land admeasuring 60.00 Sq. Mts. of Lekh No. 356 lying and situated at City Survey No. 3675, Sheet No. 30 of Taluka Jasdan, District Rajkot, Gujarat - 360050 Bounded as under: (At Site) North: Street then House of Nurmma D. Dalal. South: Other Tenement. East: House of Gafarbhai Karumbhai Ishani. West: House of Rafikbhai Ravani,	11.04.2025 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 10.04.2025 3. DATE OF INSPECTION: 09.04.2025	RESERVE PRICE: Rs. 20,25,000/-(Rupees Twenty Lacs Twenty Five Thousand Only). EARNEST MONEY DEPOSIT: Rs. 2,02,500/- (Rupees Two Lacs Two Thousand Five Hundred Only) INCREMENTAL VALUE: Rs. 10,000/- (Rupees Ten Thousand Only)	
3.	1. Mr. Nitin Hasmukhbhai Lathiya	All that piece and parcel of property of	1. E-AUCTION DATE:	RESERVE PRICE:	

Residential Flat No. 602, 6th Floor, 11.04.2025 (Between

having built-up area 43-87 Sq. Mts. of 3:00 P.M. to 4:00 P.M.)

Building named "Vrundavan"

constructed on collectively Land
admeasuring 275-28 So. Mrs. of Block

WITH KYC: 10.04.2025

No. C-1 D2 & D-3 of Sub-Plot No. 1 to 2/2 09.04.2025

Paiki & Sub-Plot No. 1 to 2/1 Paiki of Plot

No. 1 & 2 of Area known as "Nandanvan

Residency-2" Laying & situated at

Revenue Survey No. 54-1 of village

admeasuring 275-28 Sq. Mts. of Block 3. DATE OF INSPECTION:

interest. Mavdi of Rajkot Taluka & District in the state of Gujarat - 360002, Bounded as under: North: Margin then others property., South: Margin then Road. East: Passage, stair, Lift & Then Flat No. 601. West: Margin then Road. 4. 1. Mr. Dipeshkumar Jagdishchandra All that piece and parcel of property viz. Panchal ("Borrower") 2.Mrs. Leenaben D Panchal (Co-borrower) LOAN ACCOUNT No. LNCGHAHBHL0000000476 (Old) / 51200000491451 (New)

"Borrower")

(Co-borrower)

LOAN ACCOUNT No.

LNHLRAJ000055740 (Old) /

50300000882070 (New)

3. Mrs. Shilpaben Nitinbhai Lathiya

Rupees 24,66,128/- (Rupees Twenty

Hundred and Twenty Eight Only) as on

02.07.2024 along with applicable future

Rupees 10,89,612/-(Rupees Ten

Lakhs Eighty Nine Thousand Six

Hundred and Twelve Only) as on

05.06.2024 along with applicable

future interest.

Four Lakhs Sixty Six Thousand One

Flat No. 402 having super built-up area of 720 Sq. Ft. i.e., 66.88 Sq. Mts., located 3:00 P.M. to 4:00 P.M.) on 4th Floor of Block-27-D in the project known as "Aagam 99 Residency" together with undivided proportionate share admeasuring 45.72 Sq. Yds. i.e., 38.23 Sq. Mts. in the non-agricultural

1. E-AUCTION DATE: 11.04.2025 (Between 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 10.04.2025 3. DATE OF INSPECTION: 09.04.2025 land admeasuring 9819 Sq. Mts., bearing amalgamated Revenue Survey No. 949 p2, situated lying and

being at Moje Sachana, Taluka Viramgam, in the Registration Sub-District Viramgam and District

Ahmedabad, Gujarat - 382150, along with rights to use the common amenities and facilities in the said

Project developed on the Larger Land bearing survey nos. 949/1 and 949/2 and bounded as under:- East-

Road and Open Land, West-Flat No.27D-401, North-Road and Block-J, South-Flat No. 27D-403.

RESERVE PRICE: Rs. 2,70,000/-(Rupees Two Lacs Seventy Thousand Only). EARNEST MONEY DEPOSIT: Rs. 27,000/- (Rupees Twenty Seven Thousand Only) INCREMENTAL VALUE: Rs. 5,000/- (Rupees Five Thousand Only)

Rs. 19,35,000/-(Rupees

Thousand Only).

Five Hundred Only)

Thousand Only)

10,000/- (Rupees Ten

Nineteen Lacs Thirty Five

**EARNEST MONEY DEPOSIT:** 

Lac Ninety there Thousand

INCREMENTAL VALUE: Rs.

Rs. 1,93,500/- (Rupees One

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:-

 The Property is being sold on "AS IS WHERE IS, WHATEVER THERE & WITHOUT RECOURSE BASIS". As such sale is without any kind of warranties & indemnities. 2. Particulars of the property / assts (viz. extent & measurements specified in the E-Auction Sale Notice has been stated to the best of information of the Secured Creditor and

Secured Creditor shall not be answerable for any error, misstatement or omission. Actual extant & dimensions may differ. 3. E-Auction Sale Notice issued by the Secured Creditor is an invitation to the general public to submit their bids and the same does not constitute and will not be deemed to constitute any commitment or may representation on the part of the Secured Creditor. Interested bidders are advised to peruse the copies of title deeds with the Secured Creditor and to conduct own independent enquiries /due diligence about the title & present condition of the property / assets and claims / dues affecting the property before submission of bid/s. 4. Auction/bidding shall only be through "online electronic mode" through the website https://sarfaesi.auctiontiger.net Or Auction Tiger Mobile APP provided by the service provider

M/S eProcurement Technologies Limited, Ahmedabad who shall arrange & coordinate the entire process of auction through the e-auction platform. 5. The bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Secured Creditor /service provider shall not be held responsible for the internet connectivity, network problems, system crash own, power failure etc.

 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,.. 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.

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 10-April-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

Intending bidders are advised to change only the password immediately upon receiving it from the service provider.

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 10-April-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 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, 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 Housing Finance Limited. 15. In case of default in payment of above stipulated amounts by the successful bidder / auction purchaser within the stipulated time, the sale will be cancelled and the amount

already paid (including EMD) will be forfeited and the property will be again put to sale. 16. At the request of the successful bidder, the Authorised Officer in his absolute discretion may grant further time in writing, for depositing the balance of the bid amount.

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

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

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

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

proof in respect of payment of all taxes / charges.

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

later date before 15 days from the scheduled date of sale, it will be displayed on the website of the service provider. 22. The decision of the Authorised Officer is final, binding and unquestionable.

23. All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them. 24. For further details and queries, contact Authorised Officer, Capri Global Housing Finance Limited: Mr. Jeet Brahmbhatt Mo. No. 9023254458/9799395860 and for further inquiry Ms. Kalpana Chetanwala-7738039346.

25. This publication is also 15 (Fifteen) days notice to the Borrower / Mortgagor / Guarantors of the above said loan account pursuant to rule 8(6) and 9 (1) of Security Interest (Enforcement) Rules 2002, about holding of auction sale on the above mentioned date / place.

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

Place : GUJARAT Date : 25-MARCH-2025 Sd/- (Authorised Officer) Capri Global Housing Finance Limited

