

GRIHUM HOUSING FINANCE LIMITED
(FORMERLY KNOWN AS POONAWALLA HOUSING FINANCE LTD)
Registered Office: 6th Floor, B Building, Ganga Trueno, Lohagaon, Pune, Maharashtra 411014


APPENDIX IV (See rule 8(1))
POSSESSION NOTICE
(For Immovable Property)

Whereas, the undersigned being the Authorised Officer of Grihum Housing Finance Limited (formerly known as Poonawalla Housing Finance Limited) as the name Poonawalla Housing Finance Limited changed to Grihum Housing Finance Limited with effect from 17 Nov 2023 (Previously known as Magna Housing Finance Limited and originally incorporated with name of GE Money Housing Finance Public Unlimted Company) herein after referred as Secured Creditor of the above Corporate/ Register office under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred as the "said Act") and in exercise of the powers conferred under Section 13 (12) of the said Act read with the 3 of the Security Interest (Enforcement) Rules 2002, issued a demand notice below dated calling upon the below Borrowers to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/ her under Section 13 (4) of the said Act read with Rule 8 of the said Rules of the Security Interest Enforcement Rules 2002 on this 23rd Day of the March of the Year 2025. The borrowers in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of secured Creditor/ the amount and interest thereon. The borrower'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. Details of Property taken in possession are herein below.

Sr. No.	Name of Borrowers	Description of Property	Possession taken Date	Date of statutory Demand Notice	Amount in Demand Notice (Rs.)
1.	SALIM KHAN, HASINA	All That Piece And Parcel Of The Residential Property Plot No. 27-A Admeasuring 56.54 Sq. Yards Part Of Kharsa No. 1715 Situated At Village-Somalpur Tehsil & Dist. Ajmer And Boundaries Of The Plot Are As Under:- East- Other Private Land West- N.P.C. Road North-Plot No. 26 South- Remaining Part Of Plot No. 27-B Admeasuring Area: 56.54 Sq. Yards.	23/03/2025	07/11/2024	Loan No. HL00098000000005005357 Rs. 779460/- (Rupees Seven Lakh Seventy Nine Thousand Four Hundred Sixty Only) payable as on 07/11/2024 along with interest @ 12.50 p.a. till the realization

Place: RAJASTHAN Date: 27.03.2025 Sd/- Authorised Officer, Grihum Housing Finance Limited, (Formerly known as Poonawalla Housing Finance Limited)



Altum Credo Home Finance PVT. LTD.
Regd. Office: Floor No. 7, Kalpataru Infirnia, Wakdevadi, Shivajinagar, Pune - 411005. MAHARASHTRA (INDIA).

CORRIGENDUM

This Corrigendum is issued to 13(2) demand Notice dated 05.03.2025 published in Indian Express and Dainik Navayogi. In the said 13(2) Demand Notice pertaining to Borrower **Mr. Sita Ram Lodha**, please note following to be read correctly as below:

FOR LAN	5153204000010
READ LAN	5148204000014

All other details mentioned in the said 13(2) demand Notice published on 05.03.2025 remain unchanged.

Date: 27.03.2025
Place: Bhiwara

Authorised Officer
Altum Credo Home Finance Pvt. Ltd. (ACHFL)




भारतीय विज्ञान शिक्षा एवं अनुसंधान संस्थान मोहाली
(भारत शांति, मानव विकास)
INDIAN INSTITUTE OF SCIENCE EDUCATION AND RESEARCH MOHALI
(Ministry of Education, Govt. of India)

PhD Admission (August 2025 session)

Applications are invited from prospective candidates for admission to the PhD Program at IISER Mohali. Applications are invited in the areas of Biological Sciences, Chemical Sciences, Physical Sciences, Mathematical Sciences, Earth & Environmental Sciences, and Humanities & Social Sciences for the session beginning in August 2025. Candidates interested in pursuing research in interdisciplinary areas are also encouraged to apply.

The details of eligibility criteria, online application form and application procedure are available at <https://www.iiser Mohali.ac.in>

The online application facility will remain opened till April 10, 2025 (Thursday) 11:59 PM.



MUTHOOT FINCORP LIMITED
(A Muthoot Pappachan Group Company) CIN : U65929KL1997PLCO011518
Administrative Office : 710 A & 711 A, 7th Floor, Phase - 2, Spencer Plaza, Mount Road, Annasalai, Chennai- 600002
Registered Office : Muthoot Centre, TC No 27/3022, Punnem Road, Trivandrum, Kerala - 695 001

E-AUCTION SALE NOTICE (Sale Through e-bidding Only)

SALE NOTICE OF IMMOVABLE SECURED ASSETS Issued under 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) indicated in **COLUMN (A)** that the below described immovable property(ies) described in **COLUMN (C)** Mortgaged/Charged to the secured creditor the **SYMBOLIC POSSESSION/POSSESSION** of which has been taken as described in **COLUMN (D)** by the Authorized Officer of Muthoot Fincorp Limited Secured Creditor, will be sold on "As is Where is", "As is what is" and "Whatever there is" as per details mentioned below:

Notice is hereby given to Borrower/Mortgagor(s)/legal heir, legal representatives (Whether Known or unknown), executor(s), administrator(s), successor(s) and assign(s) of the mortgaged Borrower(s)/Mortgagor(s) (Since deceased), as the case may be indicated in **COLUMN (A)** under Rule 9(1) of the Security Interest (Enforcement) Rules 2002. For detailed terms & conditions of the sale, please refer to the link provided in Muthoot Fincorp Limited secured Creditor's website i.e. www.muthootfincorp.com and <https://www.auctionfocus.in>.

Sr. No.	(A) LOAN ACCOUNT NO. NAMES OF BORROWER(S)/ MORTGAGOR(S)/ GUARANTOR(S)	(B) DUES TO BE RECOVERED (SECURED DEBTS)	(C) DESCRIPTION OF THE IMMOVABLE PROPERTY/SECURED ASSET	(D) TYPE OF POSSESSION	(E & F) RESERVE PRICE (in Rs.) EARNEST MONEY DEPOSIT (in Rs.)	(G) DATE OF AUCTION & TIME
1	Loan A/c No. MFLRAJSECUL000005017098 1. Mohani Devi (Co-Borrower) (Known legal heir, co-borrower as well as Wife of Late MADHU LAJ JAT) 2. Suresh Chandra Jat (Co-Borrower) (Known legal heir, co-borrower as well as Son of Late MADHU LAJ JAT) Both Residing at: Karjiya, Sankhali, Sankhli, Chittorgarh, Chittorgarh, Rajasthan- 312203. Both Also Residing at: Patta No. - 20 and 32, Village - Karjiya, G. P. - Sankhli, P. S. - Rashmi, Distt. - Chittorgarh, Rajasthan- 312203.	Rs. 32,85,856.69/- (Rupees Thirty Two lakh Eighty Five thousand Eight Hundred Fifty Six and Sixty Nine Paise Only) due as on 20.03.2025	Property situated at Patta No. - 20 and 32, Village - Karjiya, G. P. - Sankhli, P. S. - Rashmi, Distt. - Chittorgarh (Raj), Chittorgarh, Rajasthan- 312203, India in the total land admeasuring 5400 sq.ft. Boundaries of the property: North: Sh. Madhav Lal Jat, South: Road East: Self Property, West: Exist & Road	(Symbolic Possession)	Rs. 32,85,856.69/- (Rupees Thirty Two lakh Eighty Five thousand Eight Hundred Fifty Six and Sixty Nine Paise Only) Rs. 3,28,585.66/- (Rs. Three Lakh Twenty Eight Thousand Five Hundred Eighty Five and Sixty Six Paise Only)	25-04-2025 from 02.00 P.M. to 04.00 P.M. (with automated extensions of 5 minutes each in terms of the Tender Document).

● DATE OF INSPECTION OF PROPERTY : 23-04-2025. ● BID INCREMENT AMOUNT IS ALLOWED IN MULTIPLES OF RS.10,000/-

● LAST DATE OF SUBMISSION OF BID/ EMD/ REQUEST LETTER FOR PARTICIPATION IS 24-04-2025 TILL 5 P.M.


* Together With Further Interest As Applicable in Terms Of Loan Agreement With, Incidental Expenses, Costs, Charges Etc. Incurred Up To The Date Of Payment And/Or Realisation Thereof.

For Any Assistance Related To Inspection Of The Property, Or For Obtaining The Bid Document And For Any Other Queries, Please Get In Touch With Mr. Sumer Singh Rathore on his Mobile No. 9772089908, E-mail id: sumersingh.rathore@muthoot.com /Mr. Sivakumar R on 9840236066. Official of Muthoot Fincorp Limited. To The Best of Knowledge And Information Of The Authorized Officer of Muthoot Fincorp Limited there are No Encumbrances In Respect Of The Above Immovable Properties/Secured Assets.

All interested participants /bidders are requested to visit the website www.muthootfincorp.com and <https://www.auctionfocus.in>. For details, help, procedure and online training on e-auction, prospective bidders may contact Auction Focus Private Limited (Cell No. +91 90166 41848, Email. support@auctionfocus.in).

Date : 27.03.2025
Place: Rajasthan

Authorised Officer
For Muthoot Fincorp Limited



CAPRI GLOBAL CAPITAL 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 Capital Limited Secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is" on dates below mentioned, for recovery of amount mentioned below due to the Capri Global Capital Limited Secured Creditor from Borrower mentioned below. The reserve price, EMD amount and property details mentioned below.

Sr. No.	1. BORROWER(S) NAME 2. OUTSTANDING AMOUNT	DESCRIPTION OF THE MORTGAGED PROPERTY	1. DATE & TIME OF E-AUCTION 2. LAST DATE OF SUBMISSION OF EMD 3. DATE & TIME OF THE PROPERTY INSPECTION 1. E-AUCTION DATE: 29.04.2025 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 28.04.2025 3. DATE OF INSPECTION: 26.04.2025	1. RESERVE PRICE 2. EMD OF THE PROPERTY 3. INCREMENTAL VALUE RESERVE PRICE: for property No. 1:- Rs. 29,50,000/- (Rupees Twenty Nine Lacs Fifty Thousand Only). EARNEST MONEY DEPOSIT: Rs. 2,95,000/- (Rupees Two Lacs Ninety Five Thousand Only) RESERVE PRICE: for property No. 2:- Rs. 35,50,000/- (Rupees Thirty Five Lacs Fifty Thousand Only). EARNEST MONEY DEPOSIT: Rs. 3,55,000/- (Rupees Three Lacs Fifty Five Thousand Only) INCREMENTAL VALUE: Rs. 10,000/- (Rupees Ten Thousand Only). (For Each Property)
1.	1. M/s Children Prosper Shiksha Sansthan ("Borrower") 2. Mr. Rajeev Nalwaya 3. Mrs. Jyoti Nalwaya 4. Mr. Rameshwar Khichi 5. M/s Rajiv Store (Co-borrower) LOAN ACCOUNT NO. LNMENCH000029178/ 80400005692878 Rupees 83,43,664/- (Rupees Eighty Three Lacs Forty Three Thousand Six Hundred Sixty Four Only) as on 22.03.2025 along with applicable future interest.	PROPERTY NO. 1 All Piece and Parcel of Property/ House, Area Admeasuring 1825 Sq. Ft., bearing Ward No. 03, Meeno Ka Chouraha, Tehsil Chhoti Sadari, District Chittorgarh, Rajasthan 312604 Bounded as follows North: Property of Gunvantilal S/o Mr. Mr. Chaganlalji Godavat, South: Bada of Mr. Chatarbhuj Ji Suthar, East: Property of Gunvantilal S/o Mr. Mr. Chaganlalji Godavat, West: House of Mr. Hiralal Ji S/o Motilal Brahman and Road PROPERTY NO. 2 All Piece and Parcel of Property/ House, Area Admeasuring 718.45 Sq. Ft., bearing Ward No. 02, Badi Sadari Darwaja, Lohar Chowk, Tehsil Chhoti Sadari, District Chittorgarh, Rajasthan 312604, Bounded as follows North: House of Mr. Kavarlal Ji, South: House of Ramchandra Kumar, East: Road West: Wall		
2.	1. Mr. Vishnu Patidar ("Borrower") 2. Mrs. Geeta Bai Patidar (Co-borrower) LOAN ACCOUNT NO. LNMEMND000039336 (Old) LN8400005878744(New) Rupees 23,40,804/- (Rupees Twenty Three Lacs Forty Thousand Eight Hundred Four Only) as on 24.03.2025 along with applicable future interest.	All that Piece and Parcel of Property having land and building being House No 1035, Area Admeasuring 2280 Sq. Ft., Situated At Part Of Land Survey No. 1011, Patta No. 91, Village Gadolia, Tehsil 8 District Partargarh, Rajasthan - 312623 Bounded as Follows: North: Main Road Dairy, South: Self Land, East: House of Mr. Babru S/o Mr. Lakhma, West: House of Mr. Kanwar Lal S/o Mr. Radhakrishan	1. E-AUCTION DATE: 29.04.2025 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 28.04.2025 3. DATE OF INSPECTION: 26.04.2025	RESERVE PRICE: Rs. 19,00,000/- (Rupees Nineteen lacs Only). EARNEST MONEY DEPOSIT: Rs. 1,90,000/- (Rupees One Lakh Ninety Thousand Only) INCREMENTAL VALUE: Rs. 10,000/- (Rupees Ten Thousand Only).

For detailed terms and conditions of the sale, please refer to the link provided in Capri Global 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 / assets (viz. extent & measurements specified in the E-Auction Sale Notice has been stated to the best of information of the Secured Creditor and Secured Creditor shall not be answerable for any error, misstatement or omission. Actual extent & dimensions may differ.
- 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 any representation on the part of the Secured Creditor. Interested bidders are advised to peruse the copies of title deeds with the Secured Creditor and to conduct own independent enquiries /due diligence about the title & present condition of the property / assets and claims / dues affecting the property before submission of bids.
- 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.
- 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 28-April-2025.
- 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 Plot No 13, 2nd floor, Pratap Nagar, Khatipura Road, Jaipur latest by 03:00 PM on 28-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".
- 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 time and time mentioned in E-Auction Sale Notice.
- 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.
- 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.
- 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 Plot No 13, 2nd floor, Pratap Nagar, Khatipura Road, Jaipur and the Service Provider for getting declared as successful bidder in the E-Auction Sale proceedings.
- 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.
- 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.
- The Successful Bidder shall pay 1% of Sale price towards TDS (out of Sale proceeds) (if applicable) and submit TDS certificate to the Authorised officer and the deposit the entire amount of sale price (after deduction of 1% towards TDS), adjusting the EMD within 15 working days of the acceptance of the offer by the authorized officer, or within such other extended time as deemed fit by the Authorised Officer, failing which the earnest deposit will be forfeited.
- 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.
- 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.
- 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.
- The decision of the Authorised Officer is final, binding and unquestionable.
- 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.
- Movable item (if any) lying in the property is not offered with this sale.
- For Sr. No. 1 Please Note that there is one Civil Suit is pending before Civil Court-Choti Sadri vide CC no. 124/2025.
- For further details and queries, contact Authorised Officer, Capri Global Capital Limited: Mr. Jitender Singh Mobile No. 9893291777 and for further inquiry Ms. Kalpana Chetanwala-7738039346.
- 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 : RAJASTHAN Date : 27-MARCH-2025 Sd/- (Authorised Officer) Capri Global Capital Ltd.



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

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

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

Sr. No.	1. BORROWER(S) NAME 2. OUTSTANDING AMOUNT	DESCRIPTION OF THE MORTGAGED PROPERTY	1. DATE & TIME OF E-AUCTION 2. LAST DATE OF SUBMISSION OF EMD 3. DATE & TIME OF THE PROPERTY INSPECTION 1. E-AUCTION DATE: 29.04.2025 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 28.04.2025 3. DATE OF INSPECTION: 26.04.2025	1. RESERVE PRICE 2. EMD OF THE PROPERTY 3. INCREMENTAL VALUE RESERVE PRICE: Rs. 11,50,000/- (Rupees Eleven lacs Fifty Thousand Only) EARNEST MONEY DEPOSIT: Rs. 1,15,000/- (Rupees One Lacs Fifteen Thousand Only) INCREMENTAL VALUE: Rs. 10,000/- (Rupees Ten Thousand Only)
1.	1. Mr. Gopal Lal Khatik ("Borrower") 2. Mrs. Babuli Bai (Co-Borrower) LOAN ACCOUNT NO. LNHLUDA000069057 (Old) 50300000859300 (New) AND LNHEUDA000069442 (Old) 50400000572839 (New) Rupees 14,30,762/- (Rupees Fourteen Lacs Thirty Thousand Seven Hundred Sixty Two Only) as on 22.03.2025 along with applicable future interest.	All Piece and Parcel of Property, Area Admeasuring 301 Sq. Ft, bearing Patta No. 18, Khatik Mohallah, Ward No. 08, Hiti Chowk, Gram Panchayat Mungana, Panchayat Samiti Kapasan, District Chittorgarh, Rajasthan 312204 Bounded as follows: East: Property of Mrs. Vardi, West: Road, North: House of Mr. Bhagwan, South: Property of Mrs. Kanta		
2.	1. Mr. Jivan Sarel ("Borrower") 2. Mrs. Kali Sarel (Co-Borrower) LOAN ACCOUNT NO. LNHEBSW000088928 (Old) 50400000529162 (New) AND LNHLBSW000085998 (Old) 50300000685416 (New) Rupees 17,27,007/- (Rupees Seventeen Lacs Twenty Seven Thousand and Seven Only) as on 24.03.2025 along with applicable future interest.	All that Piece and Parcel of Residential Converted Property admeasuring 729 Sq. Mts., situated at Gram, Gram Panchayat and Tehsil Ambapara, bearing New Kharsa No. 906/492, District Banswara, Rajasthan - 327001. Bounded as Under: (At site), East: Open Agriculture land, West: Open Agriculture Land then Road in Self Agricultural Land then Land of Sh. Bhanwara Soni (Agni), South: Other's Agriculture land	1. E-AUCTION DATE: 29.04.2025 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 28.04.2025 3. DATE OF INSPECTION: 26.04.2025	RESERVE PRICE: Rs. 27,50,000/- (Rupees Twenty Seven lacs Fifty Thousand Only) EARNEST MONEY DEPOSIT: Rs. 2,75,000/- (Rupees Two Lacs Seventy Five 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.

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 / assets (viz. extent & measurements specified in the E-Auction Sale Notice has been stated to the best of information of the Secured Creditor and Secured Creditor shall not be answerable for any error, misstatement or omission. Actual extent & dimensions may differ.
- 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 any representation on the part of the Secured Creditor. Interested bidders are advised to peruse the copies of title deeds with the Secured Creditor and to conduct own independent enquiries /due diligence about the title & present condition of the property / assets and claims / dues affecting the property before submission of bids.
- 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.
- 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 Housing Finance Limited" on or before 28-April-2025.
- 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 Plot No 13, 2nd floor, Pratap Nagar, Khatipura Road, Jaipur latest by 03:00 PM on 28-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".
- 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.
- 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.
- 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.
- 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 Plot No 13, 2nd floor, Pratap Nagar, Khatipura Road, Jaipur and the Service Provider for getting declared as successful bidder in the E-Auction Sale proceedings.
- 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.
- 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.
- The Successful Bidder shall pay 1% of Sale price towards TDS (out of Sale proceeds) (if applicable) and submit TDS certificate to the Authorised officer and the deposit the entire amount of sale price (after deduction of 1% towards TDS), adjusting the EMD within 15 working days of the acceptance of the offer by the authorized officer, or within such other extended time as deemed fit by the Authorised Officer, failing which the earnest deposit will be forfeited.
- 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.
- 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.
- 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.
- The decision of the Authorised Officer is final, binding and unquestionable.
- 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.
- Movable article (if Any) lying in the property is not offered with this Sale.
- For further details and queries, contact Authorised Officer, Capri Global Housing Finance Limited: or Jitender Singh Mobile No. 9893291777 and for further inquiry Ms. Kalpana Chetanwala-7738039346.
- 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 : RAJASTHAN DATE : 27-MARCH-2025 Sd/- (AUTHORISED OFFICER) CAPRI GLOBAL HOUSING FINANCE LIMITED