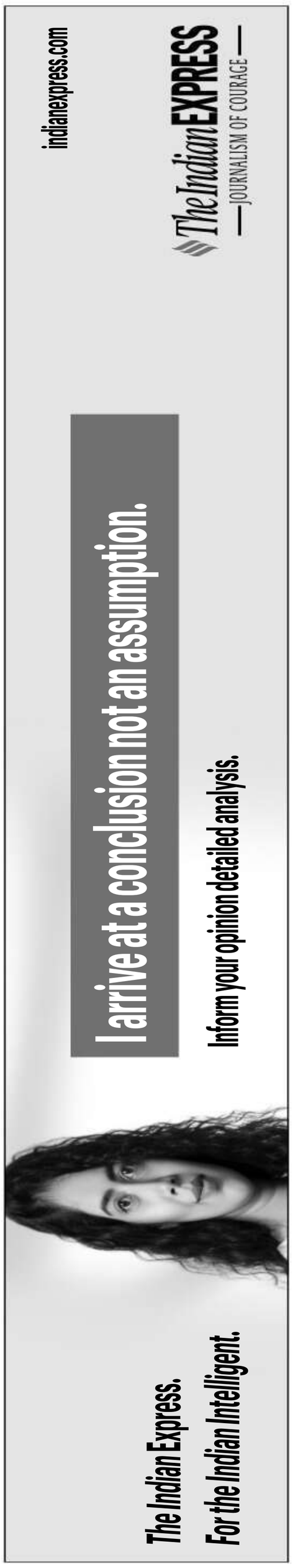


## Capri Global Housing Finance Limited

CAPRI GLOBAL

**Registered & Corporate Office :** 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai-400013.
**Office Address :** 9th Floor, BBC Tower, Opposite Law Garden, Near Axis Bank, Ahmedabad-380006.

### POSSESSION NOTICE (for immovable Properties)

Whereas the undersigned being the Authorized Officer of **Capri Global Housing Finance Limited (CGHFL)** under the Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rule, 2002, Demand Notice(s) issued by the Authorised Officer of the company to the Borrower(s) / Guarantor(s) mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said Notice. The Borrower having failed to repay the amount, notice is hereby given to the Borrower(s) / Guarantor(s) and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under sub - section (4) of the section 13 of the said Act read with Rule 8 of the Security Interest Enforcement rules, 2002. "The Borrower's attention is invited to provision of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets." The Borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of **"CGHFL"** for an amount as mentioned herein under with interest thereon.

| Name of the Borrower/ Guarantor | Description of Secured Asset (Immovable Properties) | Demand Notice Date & Amount | Date of Possession |
|---|---|---|---|
| Loan Account No. LNHLRAJ000075848 (Old) / 50300000891362 (New) & LNHLRAJ000073582 (Old) / 50300000890270 (New) Rajkot Branch), Mr. Amitbhai Haribhai Kumbhani C/o M/s Efforts Bathhub Mrs. Payal Amitbhai Kumbhani Mr. Kalpesh Arjanbhai Mathukia C/o M/s Efforts Bathhub | **Property No. 1** :- All Piece and Parcel of Residential Flat No. 407, Having Built up area 33-10 Sq. Mts on 4th Floor of Residential Building Named Rajlaxmi Apartment, Wing- A Constructed On NA Land, Collectively admeasuring 877.93 Sq. Mts. Of Plot No. 33, 34, 35, 36, 37 and 38 of area known as "Indarprasthnagar" Situated at Revenue Survey No. 233 Paiki, Village Raiya, District Rajkot, Gujarat - 360007. **Bounded by :- North :** Common Passage, **South :** OTS, **East :** OTS, **West :** Flat No.408. **Property No. 2** :- All Piece and Parcel of Residential Flat No. 408, Having Built up area 33-10 Sq. Mts on 4th Floor of Residential Building Named Rajlaxmi Apartment, Wing- A Constructed On NA Land, Collectively admeasuring 877.93 Sq. Mts. Of Plot No. 33, 34, 35, 36, 37 and 38 of area known as "Indarprasthnagar" Situated at Revenue Survey No. 233 Paiki, Village Raiya, District Rajkot, Gujarat - 360007. **Bounded by :- North :** Common Passage, **South :** Road, **East :** Flat No. 407, **West :** OTS. | 07.10.2024 ---------- Rs. 20,84,246/- | 22.06.2025 (Physical) |
| Loan Account No. LNHLMVA000055822 (Old) / 50300000827570 (New) & Mahuva Branch), Mr. Shantibhai Maganbhai Bheda C/o M/s Bheda Transport Mrs. Dharmishthaben Shantibhai Bheda Alias Dharmishthaben Jivabhai Solanki | All that piece and parcel of Residential House No. 7 (Block No. B) of Plot No. 131 Paiki, area adm. 81.375 Sq. Mtrs. & construction thereon 54.09 Sq. Mtrs, City Survey No. 2998/131 Paiki, of N.A., Revenue Survey No. 388, Situated in Durlabh Nagar, at Taluka - Rajula, Dist. Amreli, Gujarat - 365560. **Bounded by :- East :** Common Plot, **West :** Internal Road of Said House, Then House No. 2, **North :** House No. 8, **South :** House No. 6. | 09.03.2024 ---------- Rs. 12,00,869/- | 23.06.2025 (Physical) |

**Date : 26.06.2025, Place : Gujarat** — **Sd/-, (Authorized Officer), For, Capri Global Housing Finance Limited**

## NAKODA LIMITED (IN LIQUIDATION)

**CIN: L17111GJ1984PLC045995**
**(The Company)**
**Registered Office: Block No 1 & 12 to 16 Village-Karanj Tal Mandvi Dist-Surat Gujarat-394110**
**Sale of Assets of Company under the provisions of the Insolvency and Bankruptcy Code, 2016**

Notice is hereby given to the public in general that the e-auction process of Sale of Nakoda Limited - in Liquidation' (Corporate Debtor) as "Going Concern" or "Assets on Standalone basis" under the provisions of Insolvency and Bankruptcy Code, 2016 and Regulations there under, is scheduled to take place on **28th July 2025**. The E-Auction will be conducted on "AS IS WHERE IS BASIS, AS IS WHAT IS BASIS, WHATEVER THERE IS BASIS AND NO RECOURSE BASIS."
The Auction will be conducted by the undersigned through -Auction service provider, EBKRAY through its website https://baanknet.com (With the unlimited extension of 5 minutes each).

**Option A: The following assets available for sale in e-auction as per Regulation 32(e) of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations,2016 as a Going Concern**
**Date and Time of E- Auction: 28.07.2025 from 12:00 Noon to 01:00 PM**

| Sr. No | Asset Description | Reserve Price (In Rs Lakhs) | Earnest Money Deposit (In Rs Lakhs) | BidIncremental Value (In Rs Lakhs) |
|---|---|---|---|---|
| 1 | Sale of Corporate Debtor as a Going Concern (including all its assets and liabilities but excluding Cash and Bank Balance) as per regulation 32(e) of IBBI (Liquidation Process) Regulations, 2016 | 16,712.36 | 835.62 | 20 |

**OR**

**Option A1, A2, A3 & A4: The following assets available for sale in e-auction as per Regulation 32(a) of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations,2016 as on Standalone basis (in case no bids received for Auction under Option -A, then bids under Option A1, A2, A3 & A4 will be considered)**
**Date and Time of E- Auction: 28.07.2025 from 01:00 PM to 02.00 PM**

| | | | | |
|---|---|---|---|---|
| A1 | Surat Plant Comprising of Phase-1 (Land measuring 33,303 sq. meters including building, Plant & Machinery thereupon) | 5,285.87 | 264.29 | 10 |
| A2 | Surat Plant (Yarn Manufacturing Plant measuring 18,550.05 sq. mtrs. Including building, plant and machinery thereupon) | 7,612.87 | 380.64 | 15 |
| A3 | Surat Plant (Chips Manufacturing Plant measuring 11,534.39 sq. mtrs. Including building, plant and machinery thereupon) | 3,802.47 | 190.12 | 10 |
| A4 | Flat at Surat | 11.15 | 0.56 | 0.12 |

**Terms and Condition of the E-auction are as under:**
E-Auction will be conducted on **"AS IS WHERE IS*"AS IS WHAT IS* "WHATEVER THERE IS* and "AND NO RECOURSE BASIS"** through approved service provider EBKRAY through its website https://baanknet.com
2. The Complete E-Auction process document containing details of the Assets, online e-auction Bid Form, Declaration and Undertaking Form, General Terms and Condition of online auction sale are available on the website of **EBKRAY at** https://baanknet.com **or can be obtained through an email at ravindranakoda@gmail.com**
3. The Liquidator has right to accept or cancel or extend or modify, etc. any terms and conditions of E-Auction at any time. He has right to reject any of the bids without giving any reasons.
4. Last Date for Submission of Eligibility Documents: **July 20th 2025**. Please note any delay of submission in the interest and eligibility documents will not be considered in the list of prospective bidders.
5. Last Date for Submission of EMD: ***24th July 2025***.
6. The Applicability of taxes including stamp duty on Land & Building shall be governed by the prevalent laws of India or respective State and plant and machinery, stock, inventory & consumables of respective plant shall be sold after levying applicable GST.
7. The intending bidders, prior to submitting their bid, should make their independent inquiries and conduct their independent due diligence at their own expenses and satisfy themselves.
8. The properties mentioned above can be inspected by the prospective bidders only after submission of Eligibility Documents i.e. post **July 10th 2025** with an email request for prior appointment relating to the visit.
9. The properties of the Corporate Debtor are being attached by the Enforcement Directorate and Income Tax Department for which a matter is sub-judice before the Hon'ble High Court, Gujarat. Also, the matter relating to release of the attached properties by the Enforcement Directorate is also sub-judice before the Hon'ble NCLT, Ahmedabad. The intending bidders should conduct their independent due diligence at their own expenses.
10. The successful bidder can pay balance of the bid amount within 30 days of issuance of LOI, and balance amount shall be after adjusting the EMD amount already paid; which can be further extended by 150 days (i.e. total time period of 180 days) at the request of Successful Bidder. Provided that in case the Successful Bidder seeks to the avail the said extension of 150 days, the same shall be granted subject to imposition of an interest at the rate of 12% per annum from the date of expiry of the 30 days-time period till the actual payment of the complete amount. It may be noted that in no manner whatsoever that the total time period shall be beyond 180 days from the date of issuance of LOI.
11. The intending bidders shall submit an undertaking that they do not suffer from any ineligibility under section 29A of the Code to the extent applicable and that if found ineligible at any stage, the earnest money deposited shall be forfeited.
For Further information, the intending Applicant may contact the undersigned through an email at **ravindranakoda@gmail.com**.
**IMPORTANT NOTE**
**It is hereby informed to all interested parties that in case any successful bid is achieved for Option A thereby announcing a successful bidder, the remaining Option A1, A2, A3 & A4 shall stand cancelled automatically.**

**Sd/-**
**Ravindra Kumar Goyal**
**Liquidator**
M/s Nakoda Limited
IBBI Reg. No. IBBI/IPA-001/IP-P-02019/2020-2021/13098
Place: Jaipur
**Date:25.06.2025**
**Registered Address**: 84, Ashok Vihar Extension, Triveni Circle, Gopalpura Bypass, Lal Kothi, Jaipur-302015
Email: ravindra1960_goyal@yahoo.co.in, ravindranakoda@gmail.com
**Communication Address:** - Office No. 237, Tower-C, Bhutani Cyber Park,Block-C, Phase-2, Sector-62, Noida-201309

## HDFC Bank Limited

HDFC BANK We understand your world

**Branch :** HDFC BANK LTD, Unit No. 101-105, 1 Floor, The Spire Building, Nr. Ayodhya Chowk, 150 Ft. Ring Road, Rajkot – 360007

**POSSESSION NOTICE**
Appendix-IV, Rule 8(1)

Whereas the Authorised Officer of HDFC Bank Limited (erstwhile HDFC Limited having amalgamated with HDFC Bank Limited by virtue of a Scheme of Amalgamation approved by Hon'ble NCLT-Mumbai vide order dated 17th March 2023) (HDFC), under the Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("said Act") and in exercise of powers conferred under Section13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notices under Section 13 (2) of the said Act, calling upon the following borrower(s) / Legal Heir(s) and Legal Representative(s) to pay the amounts mentioned against their respective names together with interest thereon at the applicable rates as mentioned in the said notices, within 60 days from the date of the said Notice/s, incidental expenses, costs, charges etc till the date of payment and / or realisation.

| Sr. No | Name of Borrower (s) / Legal Heir(s) and Legal Representative(s) | Outstanding Dues | Date of Demand Notice | Date of Possession | Description of Immovable Property (ies) / Secured Asset (s) |
|---|---|---|---|---|---|
| A | B | C | D | E | F |
| 1 | MR. MANHAR N KHANIYA MRS. KHANIYA JIGNASABEN MANHARBHAI | Rs. 17,91,323.58/- as on 31-01-2025 | 12-FEB-2025 | 23-06-2025 SYMBOLIC | RESIDENTIAL HOUSE ON SUB PLOT 18/1 OF PLOT NO 18 OF RS NO . 184 OF AREA KNOWN AS ANJALI PARK, KALAWAD ROAD , VILL- METODA, RAJKOT- 360001 |
| 2 | MR. TERAIYA KISHAN MRS TERAIYA HANSA | Rs. 13,57,120.01/- as on 31-01-2025 | 21-FEB-2025 | 23-06-2025 SYMBOLIC | RESIDENTIAL PROPERTY BEING FLAT NO. B-206, FLOOR-2, RMC-PMAY-LIG OF PLOT FP: S-3, S NO 518/P1, TP:9(RAJKOT), BEHIND SHREE DWARKADHIS HEIGHTS, NR. SHREE KRISHNA HAVELI, 150 FT. RING ROAD, RAJKOT- 360007 |
| 3 | MR. VARSAKIYA ANIL MULJI | Rs. 7,37,715.00/- as on 31-05-2024 | 08-JULY-2024 | 22-06-2025 PHYSICAL | ROW HOUSE-24/B, PLOT-24/B, S NO. 54, ADITYA PARK, GULAB NAGAR, B/H. RELIANCE PETROL PUMP, RAJKOT ROAD, JAMNAGAR – 361 001 |

*with further interest as applicable, incidental expenses, costs, charges etc incurred till the date of payment and / or realisation.
However, since the borrower/s / Legal Heir(s) and Legal Representative(s) mentioned hereinabove have failed to repay the amounts due, notice is hereby given to the borrower/s / Legal Heir(s) and Legal Representative(s) mentioned hereinabove in particular and to the public in general that the Authorised Officer/s of HDFC have taken possession of the immovable property (ies) / secured asset(s) described herein above in exercise of powers conferred on him/them under Section 13 (4) of the said Act read with Rule 8 of the said Rules on the dates mentioned above.
The borrower(s) / Legal Heir(s) and Legal Representative(s) mentioned hereinabove in particular and the public in general are hereby cautioned not to deal with the aforesaid Immovable Property(ies) / Secured Asset(s) and any dealings with the said Immovable Property (ies) / Secured Asset(s) will be subject to the mortgage of HDFC.
Borrower(s) / Legal Heir(s) / Legal Representative(s) attention is/are invited to the provisions of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured asset/s.
Copies of the Pnachanma drawn and Inventory made are available with the undersigned, and the said Borrower(s) / Legal Heir(s) / Legal Representative(s) is / arerequested to collect the respective copy from the undersigned on any working day during normal office hours.

**For HDFC Bank Ltd.**
**Sd/-**
**Authorised Officer,**
**Date : 25.06.2025**
**Place : Rajkot, Jamnagar**

**Regd. Office: HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400013**
**CIN: L65920MH1994PLC080618 Website: www.hdfcbank.com**

## Moneywise Financial Services Pvt. Ltd., www.smcfinance.com

smc finance

**Heading Address :-** 11-6B,Shanti Chambers, Pusa Road, New Delhi - 110005,
Ph No:-+91-11-30111000, nbfccare@smcfinance.com

### POSSESSION NOTICE

**(Section 13(4) of the SARFAESI Act, 2002 & Rule 8(1) of Security Interest (Enforcement) Rules, 2002)**

The undersigned, being the Authorized Officer of Moneywise Financial Services Pvt. Ltd., (CIN No. U51909WB1996PTC078352) in Exercise Of Powers Conferred Under Section 13(12) Read With Rule 3 Of The Security Interest (Enforcement) Rules 2002 issued demand notice dated 10.04.2025 for loan account no. LA00390- **M/S Makhija Stores calling upon the borrower(s) Mr. Vijay Laxmandas Makhija, Mrs. Reshma V Makhija, Mrs. Makhija Minaben Laxmandas** to repay the amount mentioned in the notice being **Rs. 4,87,22,601/- (Rupees Four Crore Eighty Seven Lakh Twenty Two Thousand Six Hundred And One only) as of 09.04.2025** and interest thereon within 60 days from the date of receipt of the said notice.
The borrower having failed to repay the amount, notice is hereby given to the borrower(s) and the public in general that the undersigned has taken symbolic possession of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002, on **25.06.2025**, (as mentioned in description of immovable properties) under Section 13(4) of the Act.
The borrower 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 the Moneywise Financial Services Pvt. Ltd. for an amount of **Rs. 4,99,89,558/-(Rupees Four Crore Ninety Nine Lakhs Eighty Nine Thousand Five Hundred And Fifty Eight Only) as of 20.06.2025** 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 Asset

**DESCRIPTION OF PROPERTY/ASSETS**

| S. No. | Property Details | Deed | Boundaries |
|---|---|---|---|
| 1. | Commercial Property bearing Shop No. 1 (admeasuring about 25.64 Sq. Mtrs.), Shop No. 2 (admeasuring about 25.64 Sq. Mtrs.), Shop No. 3 (admeasuring about 26.92 Sq. Mtrs.) & Shop No. 4 (admeasuring about 15.33 Sq. Mtrs.) on Ground Floor, in the scheme known as "Pratishtha - 28", Situated at City Survey No. 2935, 2936 & 2937, TPS No. 4, FP No. 118/2/2 (118/B-Sub Plot No. 8), Mouje : Khokhara - Mahemdabad, Taluka : Maninagar, Dist. & Sub District : Ahmedabad. | Sale Deed dated 29/06/2017 | Shop No. 1 : East:- Railway Track ,West:-Vijay Apartment , North :- Shop No. 2 , South : -Society 20 Foot Road, Shop No. 2 : East:- Railway Track, West :- Vijay Apartment, North:-Shop No. 3 , South:-Shop No. 1, Shop No. 3 : East:- Railway Track , West:-Vijay Apartment , North:-Shop No. 4 , South:-Shop No. 2, Shop No. 4 : East:- Railway Track, West:-Vijay Apartment , North:-Shop No. 2, South:-Shop No. 3 |
| 2. | Commercial Property bearing Shop No. 5, on Ground Floor, in the scheme known as "Pratishtha - 28", situated at City Survey No. 2935, 2936 & 2937, TPS No. 4, FP No. 118/2/1 (118/B-Sub Plot No. 8), Mouje : Khokhara - Mahemdabad, Taluka : Maninagar, Distt & Sub District : Ahmedabad. (Admeasuring about 26.92 Sq. Mtrs. SBUA) | Sale Deed dated 31/07/2017 | Shop No. 5: •East:- Railway Track •West:-Vijay Apartment •North:-Shop No. 6 •South:-Shop No. 4 |
| 3. | Commercial Property bearing Shop No. 6 on Ground Floor in the scheme known as "Pratishtha - 28", situated at City Survey No. 2935, 2936 & 2937, TPS No. 4, FP No. 118/2/1 (118/B-Sub Plot No. 8), Mouje : Khokhara-Mahemdabad, Taluka : Maninagar, Distt & Sub District : Ahmedabad. (admeasuring about 25.64 Sq. Mtrs. SBUA) | Sale Deed dated 31/07/2017 | Shop No. 6: •East:- Railway Track •West:-Vijay Apartment •North:-Shop No. 7 •South:-Shop No. 5 |
| 4. | Commercial Property bearing Shop No. 7 on Ground Floor, in the scheme known as "Pratishtha - 28", situated at City Survey No. 2935, 2936 & 2937, TPS No. 4, FP No. 118/2/1 (118/B-Sub Plot No. 8), Mouje : Khokhara - Mahemdabad, Taluka : Maninagar, Distt & Sub District : Ahmedabad. (Admeasuring about 25.64 Sq. Mtrs. SBUA) | Sale Deed dated 31/07/2017 | Shop No. 7: •East:- Railway Track •West:-Vijay Apartment •North:-Society 20 ft Road •South:-Shop No. 6 |

**Date - 26-06-2025, Place - Ahmedabad, Gujarat** — **AUTHORISED OFFICER, Moneywise Financial Services Pvt. Ltd.**

## ASSET RECONSTRUCTION COMPANY (INDIA) LIMITED

Arcil Premier ARC

**Regd. Office:** The Ruby, 29, Senapati Bapat Marg, Dadar West, Mumbai - 400028

### POSSESSION NOTICE

Whereas, Muthoot Housing Finance Company Limited under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) ("said Act") and in exercise of powers conferred under Section 13 (12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("said Rules") issued a demand notice, calling upon the borrower, the guarantors and the mortgagors to repay the amount under LAN, details of which are mentioned in the table below:
And whereas subsequently, Muthoot Housing Finance Company Limited has vide Assignment Agreement dated 31-03-2023 assigned all its rights, title, interest and benefits in respect of the debts due and payable by the borrower/guarantor(s)/mortgagor(s) arising out of the facilities advanced by Muthoot Housing Finance Company Limited to borrower/ guarantor(s) alongwith the underlying Immovable Property to **Asset Reconstruction Company (India) Limited** acting in its capacity as Trustee of ARCIL-Retail Loan Portfolio-086-A-TRUST ("Arcil") for the benefit of the holders of Security Receipts. Therefore, in view of the said assignment, Arcil now stands substituted in the place of Muthoot Housing Finance Company Limited and Arcil shall be entitled to institute/continue all and any proceedings against the borrower/ guarantor(s)/mortgagor(s) and to enforce the rights and benefits under the financial documents including the enforcement of guarantee and security interest executed and created by the borrower/guarantor(s)/mortgagor(s) for the financial facilities availed by them.
The borrower/guarantor(s)/mortgagor(s) having failed to repay the said amounts, notice is hereby given to the borrower/guarantor(s)/mortgagor(s) in particular and the public in general that the undersigned being the Authorized Officer of Arcil has taken possession of the underlying Immovable Property described herein below in exercise of powers conferred on him/her under Sub-Section (4) of Section 13 of the said Act read with Rule 8 of the said Rules on "AS IS WHERE IS & WHATEVER THERE IS BASIS" on the date mentioned below.

| Sr. No. | Borrower Name and Guarantors | Demand Notice | Description of Property | Possession Date |
|---|---|---|---|---|
| 1. | 16100007502 NITABEN BHARATKUMAR LATHIYA And BHARATKUMAR PRAGJIBHAI LATHIYA | Rs. 4,29,724.44/- (Rupees Four Lakhs Twenty Nine Thousand Seven Hundred Twenty Four and Paise Forty Four Only) as on 12/09/2019 together with interest and other incidental expenses, costs, charges, etc. Notice Dated: 12/09/2019 | Flat No 503, Bhakti Dhara Residency, 5th Floor Bldg No A/1, Nr Sardar Industrial, Umra Railway Crossing Point, Gothan Sayan Road, Sayan Surat, Gujarat, Surat, 394130, Hereinafter Referred To As "immovable Property" | Physical Possession 22nd June 2025 |
| 2. | 16100007214 SANJAY JINABHAI BOGHANI AND PANKAJ NAVJIBHAI PATEL | Rs.4,75,288.62/- (Rupees Four Lakhs Seventy Five Thousand Two Hundred Eighty Eight and Paise Sixty Two Only) as on 24/03/2021 together with interest and other incidental expenses, costs, charges, etc. Notice Dated: 24/03/2021 | Flat No 501 5th Floor Bldg No E/2, Bhakti Dhara, Residency Nr Sardar Industrial And Umra, Railway Crossing Point, Gothan Sayan Road Sayan Surat, Gothan Sayan Road Sayan Surat, Gujarat, Surat, 394130, Hereinafter Referred To As "immovable Property" | Physical Possession 22nd June 2025 |
| 3. | 16100006367 LALAJIBHAI DHANAJIBHAI KHATRA AND MANJUBEN LALAJIBHAI KHATRA | Rs.3,83,863.52/- (Rupees Three Lakhs Eighty Three Thousand Eight Hundred Sixty Three and Paise Fifty Two Only) as on 24/03/2021 together with interest and other incidental expenses, costs, charges, etc. Notice Dated: 24/03/2021 | Flat No 302 3rd Floor, Bldg No I/1 Bhakti Dhara, Residency, Nr Sardar Industrial And Umra Railway, Crossing Point, Gothan Sayan Road, Sayan Surat, Gujarat, Surat, 394130, Hereinafter Referred To As "Immovable Property" | Physical Possession 22nd June 2025 |
| 4. | 16100080249 VIMAL AMRUTBHAI LAKHTARIYA AND PAYALBEN VIMALKUMAR LAKHTARIYA | Rs.13,37,669.84/- (Rupees Thirteen Lakhs Thirty Seven Thousand Six Hundred Sixty Nine and Paise Eighty Four Only) as on 19/05/2021 together with interest and other incidental expenses, costs, charges, etc. Notice Dated: 22/05/2021 | 184, Block 198, Dattar Row House, Mouje Syadala, Olpad, Gujarat, Surat, 394110, India Hereinafter referred to as "Immovable Property" | Physical Possession 22nd June 2025 |

The borrower/guarantor(s)/mortgagor(s) in particular and the public in general are hereby cautioned that Arcil is in the lawful possession of the Immovable Property mentioned above and under Section 13(13) of the SARFAESI Act, 2002, the borrower/guarantor(s)/mortgagor(s) or any person whatsoever, shall after receipt of this notice not transfer by way of sale, lease or otherwise deal with/ alienate the Immovable Property, without prior written consent of Arcil and any dealings with the Immovable Property will be subject to the charge of Arcil for the amount as mentioned above along with future interest at the contractual rate on the aforesaid amount together with incidental expenses, cost, charges etc.
The borrowers'/guarantors'/mortgagors' attention is invited to the provisions of the Sub-Section (8) of Section 13 of the said Act, in respect of time available to redeem the above mentioned Immovable Property.

**Sd/- Authorised Officer**
**Asset Reconstruction Company (India) Ltd**
**As Trustee of ARCIL-Retail Loan Portfolio-086-A-TRUST**
**Place: Gujarat**
**Date: 26-06-2025**

## pnb Housing Finance Limited

Ghar Ki Baat

**APPENDIX -IV-A - E-AUCTION-PUBLIC SALE NOTICE of IMMOVABLE PROPERTY/IES**
**E-AUCTION-SALE NOTICE FOR SALE OF IMMOVEABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISO TO RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002)**
**Reg. Office.:- 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Ph.:-011-23357171, 23357172, 23705414, Web:-www.pnbhousing.com**
**Branch Office.: 305-308, Third Floor, Titanium Square, Adajan Char Rasta, Adajan, Surat, Gujrat - 395009, , Branch Office.: 2nd Floor, Part I, Megha House, Opp. Kotak Bank, Mithakhali Law Garden Road, Ellisbridge, Ahmedabad, Gujrat - 380006, Office No. 101, Business Park-1, Opp. Ratnam Hospital, Opp. Eagle Travels, Moti Tanki Chowk, Rajkot-360001, Gujrat**

Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-D mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken (as described in Column no-C) by the authorized Officer of **M/s PNB Housing Finance Limited**/Secured Creditor, will be sold on **"AS IS WHERE IS, AS IS WHAT IS and WHATEVER THERE IS BASIS"** as per the details mentioned below.
Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrowers/ mortgagor(s)(since deceased) as the case may be indicated in Column no-A under Rule-8(6) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date. For detailed terms and conditions of the sale, please refer to the link provided in **M/s PNB Housing Finance Limited/secured creditor's website i.e. www.pnbhousing.com.**

| Loan No. Name of the Borrower/ Co- Borrower/Guarantor/Legal heirs(A) | Demanded Amount & Date (B) | Nature of possession (C) | Description of the Properties mortgaged (D) | Reserve Price (RP) (E) | EMD (10% of RP) (F) | Last Date of Submission of Bid (G) | Bid Incremental Rate (H) | Inspection Date & Time (I) | Date of Auction & Time (J) | Known Encumbrances/Court Case if any (K) |
|---|---|---|---|---|---|---|---|---|---|---|
| HOU/SRT/0217/355806 Bhavan M Goyani /Ushaben Bhavanbhai Goyani, B.O.: Surat | Rs. 24,74,566.48 & 26.10.2021 | Physical | Plot No 16, Parishram Row House, B/S. Maruti Ind. Estate, Nr. Sayan Railway Station, Sayan, Olpad, **Surat, Gujarat, India, 394540** | Rs. 7,00,000 | Rs. 70,000 | 14.07.2025 | Rs. 10,000 | 01.07.2025 12:00 PM to 04:00 PM | 15.07.2025 02:00 PM to 03:00 PM | *NIL/Not Known |
| NHL/SRT/0418/514593 Ramesh Tulsibhai Italiya / Sangeetaben Rameshbhai Italiya B.O.: Surat | Rs. 27,93,822.74 & 27.11.2023 | Physical | Block S-224, Second Floor, S-224, Angel Business Center-1, Near Abc Circle Opp Angan Residency, Sudama Chowk Mota Varachha Surat, Op No 147 148 And 7 Sub Plot No 3, Tp No 25, **Surat, Gujarat-394101** | Rs. 8,51,000 | Rs. 85,100 | 28.07.2025 | Rs. 10,000 | 18.07.2025 12:00 PM to 04:00 PM | 29.07.2025 02:00 PM to 03:00 PM | *NIL/Not Known |
| | | | Block S-229, Second Floor, S-229, Angel Business Center-1, Near Abc Circle Opp Angan Residency, Sudama Chowk Mota Varachha Surat, Op No 147 148 And 7 Sub Plot No 3, Tp No 25, **Surat, Gujarat-394101** | Rs. 8,51,000 | Rs. 85,100 | | Rs. 10,000 | | | |
| | | | Block T-312, Third Floor, T-312, Angel Business Center-1, Near Abc Circle Opp Angan Residency, Sudama Chowk Mota Varachha Surat, Op No 147 148 And 7 Sub Plot No 3, TP No 25, **Surat, Gujarat-394101,** | Rs. 6,81,000 | Rs. 68,100 | | Rs. 10,000 | | | |
| | | | Block S-238, Second Floor, S-238, Angel Business Center-1, Near Abc Circle Opp Angan Residency, Sudama Chowk Mota Varachha Surat, Op No 147 148 And 7 Sub Plot No 3, Tp No 25, **Surat, Gujarat-394101** | Rs. 8,51,000 | Rs. 85,100 | | Rs. 10,000 | | | |
| HOU/AHM/0618/542109 / HOU/AHM/0618/544878 Jaishriben Laichand Jesrani/ Udharam Jesrani Lal, B.O.: Ahmedabad | Rs. 16,68,979.32 & 30.10.2023 | Physical | Block I, Flat No 303, Maruti Shrusti, G Ward, Kubernagar, **Ahmedabad, Ahmedabad, Gujarat-382340,** | Rs. 13,40,000 | Rs. 1,34,000 | 14.07.2025 | Rs. 10,000 | 02.07.2025 12:00 PM to 04:00 PM | 15.07.2025 02:00 PM to 03:00 PM | *NIL/Not Known |
| NHL/AHM/0823/1148878 Jasvantbhai Baria / Induben Baria, B.O.: Ahmedabad | Rs. 25,20,868.09 & 09.07.2024 | Physical | Shop No 13, Swaminarayan Park 6, Nr Om Shantinagar, Narol, Narol, **Ahmedabad, Gujarat-382405, Ahmedabad, India.** | Rs. 21,04,000 | Rs. 2,10,400 | 14.07.2025 | Rs. 10,000 | 09.07.2025 12:00 PM to 04:00 PM | 15.07.2025 02:00 PM to 03:00 PM | *NIL/Not Known |
| HOU/AHM/0917/429707 Anilkumar Sukhnandan Jain / Ranjanben Anilkumar Jain, B.O.: Ahmedabad | Rs. 34,90,696.87 & 26.10.2021 | Physical | A 10 A 11, Kanishka Appt Nr Gita School Badiyawas Amraiwadi Amraiwadi **Ahmedabad Gujarat-389230, Ahmedabad, India.** | Rs. 33,03,000 | Rs. 3,30,300 | 14.07.2025 | Rs. 10,000 | 07.07.2025 12:00 PM to 04:00 PM | 15.07.2025 02:00 PM to 03:00 PM | *NIL/Not Known |
| HOU/RJKT/0322/968496, Ajay Balaknath Nathji/Hasumatiben Balaknath Nathji , B.O.: Rajkot | Rs. 20,23,001.60 & 09.01.2024 | Physical | Akshar City, Flat No A 702, Nr Jatin Derasar, Aji Dem Chowkdi, Rajkot,Aji Dem Chowkdi, **Rajkot, Gujarat-360001, Rajkot, India.** | Rs. 17,45,000 | Rs. 1,74,500 | 14.07.2025 | Rs. 10,000 | 04.07.2025 12:00 PM to 04:00 PM | 15.07.2025 02:00 PM to 03:00 PM | *NIL/Not Known |

***Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof. ** To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/ claims in respect of above mentioned immovable/secured assets except what is disclosed in the Column No.-K. Further such encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances.**
**(1.)** As on date, there is no order restraining and/or court injunction PNBHFL/the authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/ secured assets and status is mentioned in column no-K **(2.)** The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/ orders passed etc. if any, stated in column no-K. Including but not limited to the title of the documents of the title pertaining thereto available with the PNBHFL and satisfy themselves in all respects prior to submitting tender/bid application form or making Offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form. **(3.)** Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s)/the purchaser is legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money) on the same day or not later than next working day. The sale may be confirmed in favour of (bidder(s) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the s sale consideration amount has to be deposited by the purchaser within 15 days' from the date of acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry of mandatory period of 15 days mentioned in the sale confirmation letter and the property/secured asset shall be resold as per the provisions of Sarfaesi Act. **(4.) M/s C1 India Private Limited would be assisting the Authorised officer in conducting sale through an e-Auction having its Corporate office at Plot No. 68, 3rd Floor, Sector 44, Gurgaon, Haryana 122003 Website - www.bankeauctions.com For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with Mr. Vivek Loadha, Toll Free : 1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNBHFL or refer to www.pnbhousing.com.**
**PLACE:- SURAT, AHMEDABAD, RAJKOT, DATE:- 25.06.2025** — **SD/- AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED**