

**PUBLIC NOTICE FOR E-AUCTION CUM SALE**

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

Sl. No.	Name of the Borrower(s)/ Guarantor(s) (Mortgagor(s))	Demand Notice Date and Amount	Description of the Immovable properties	Reserve Price	Earnest Money Deposit (EMD)	Date/Time of e-Auction
1.	BHAGWATI ENTERPRISES (Borrower) Through its P/o. Girish Gupta	Dt. 29.10.2021 Rs. 1,63,11,948.57/-	Plot No. 3, Pragnat Row House, Opp. Raghuraj Party Plot, Behind Nehrunagar Society, Umra, Surat-395007 Type of Possession:- Physical	Rs. 1,93,47,350/- (Rupees One Crore Ninety Three Lakh Forty Seven Thousand Three Hundred Fifty Only)	10% of Bid Amount Rs. 19,34,735/- (Rupees Nineteen Lakh Thirty Four Thousand Seven Hundred Thirty Five Only)	07.12.2023 From 11:00 AM to 12:00 PM
2.	CHINTAN GUPTA (Guarantor)	-/-	-/-	-/-	-/-	-/-
3.	POONAM GUPTA (Guarantor)	-/-	-/-	-/-	-/-	-/-

Date of Inspection of Immovable Properties : 28.11.2023, 11:00 A.M. to 01:00 P.M.  
Last Date for Submission of Offers / EMD : 05.12.2023, till 04.00 P.M.

**IMPORTANT TERMS & CONDITIONS OF SALE :-**

- The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may go through the website of our e-Auction Service Provider, M/s. C1 India Pvt. Ltd. i.e. <https://www.bankauctions.com> for bid documents, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online;
- All the intending purchasers/bidders are required to register their name in the Web Portal mentioned above as <https://www.bankauctions.com> and generate their User ID and Password in free of cost of their own to participate in the e-Auction on the date and time aforesaid;
- For any enquiry, information, support, procedure and online training on e-Auction, the prospective bidders may contact the M/s. C1 India Pvt. Ltd. Department of our e-Auction Service Partner M/s. Vinod Chauhan, through [csd@disposallub.com](mailto:csd@disposallub.com). Tel. No. : +91 729197124, 25, 26, Mobile No. : 9813887931 & E-mail ID : [delhi@c1india.com](mailto:delhi@c1india.com) & [support@bankauctions.com](mailto:support@bankauctions.com);
- To the best of knowledge and information of the authorised officer, there is no encumbrance in the property/ies. However, the intending bidder may inspect the property and its documents as mentioned above on any other date & time with prior appointment and they should make their own independent enquiries regarding the encumbrance, title of property/ies put up for e-Auction and claims/rights/dues/affecting the property prior to submitting their bid. The e-Auction advertisement does not constitute any commitment or any representation of KMBL. The property is being sold along with all the existing and future encumbrances whether known or unknown to KMBL. The Authorized Officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues;
- For participating in the e-Auction, intending purchasers/ bidders will have to submit/upload in the Web Portal (<https://www.bankauctions.com>) the details of payment of interest-free refundable Earnest Money Deposit (EMD) of the secured asset as mentioned above by way of Demand Draft in favour of **Kotak Mahindra Bank Limited** payable at Surat along with self-attested copies of the PAN Card, Aadhar Card, Residence Address Proof, Board Resolutions in case of company and Address Proof as specified above.

The Borrower(s)/Mortgagor(s)/Guarantor(s) are hereby given **STATUTORY 30 DAYS NOTICE UNDER RULE 6(2), 8(6) & 9(1) OF THE SARFAESI ACT** to discharge the liability in full and pay the dues as mentioned above along with upto date interest and expenses with in fifteen days from the date of this notice failing which the Secured Asset will be sold as per the terms and conditions mentioned above. In case there is any discrepancy between the publications of sale notice in English and Vernacular newspaper, then in such case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final copy, thus removing the ambiguity. If the borrower/guarantor/mortgagor pays the amount due to the Bank, in full before the date of sale, auction is held, the property will be sold on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATSOEVER 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.

Special Instruction :- e-Auction shall be conducted by our Service Provider, M/s. C1 India Pvt. Ltd. on behalf of Kotak Mahindra Bank Limited (KMBL), on pre-specified date, while the bidders shall be quoting from their own home/offices/ place of their bid as per their choice above the Reserve Price. Internet connectivity and other paraphernalia requirements shall have to be ensured by bidders themselves. Please note that failure of internet connectivity (due to any reason whatsoever) shall be the sole responsibility of bidders and neither KMBL nor C1 India Pvt. Ltd. shall be responsible for these unforeseen circumstances. In order to ward-off such contingent situation, bidders are requested to make all the necessary arrangements/alternatives whatever required so that they are able to circumvent such situation and still be able to participate in the e-Auction successfully. However, it is requested to the Bidder(s) not to wait till the last moment to quote/improve his/her Bid to avoid any such complex situations.

Date : 25.10.2023, Place : Surat Sd/- Authorized Officer, Kotak Mahindra Bank Ltd.

**PUBLIC NOTICE FOR LOSS OF SHARE CERTIFICATE**

Notice is hereby given that the certificate(s) for the under mentioned equity shares of the company have been lost /misplaced and the holder(s) purchaser(s) of the said equity shares have applied to the company to issue duplicate share certificate(s). Any person who has a claim in respect of the said shares should lodge the same with the company at its Registered office within 21 days from this date else the company will proceed to issue duplicate certificate(s) to the aforesaid applicants without any further intimation.

Name of Shareholders :	DHARMENDRASINH TAPUBHA & TAPUBHA MULUBHA
Folio No.	0013120
No. of Shares	2310
Certificate No.	13120
Distinctive No.s	44058785 To 44061094

Name and Registered Office Address of Company : TORRENT POWER LIMITED, "Samanyav", 600, Tapovan, Ambawadi, Ahmedabad-380 015 Dt: 25/10/2023

**Possession Notice (For Immovable Property) Rule 8-(1)**

Whereas, the undersigned being the Authorized Officer of IFL Home Finance Limited (Formerly known as India Infoline Housing Finance Ltd.) (IFL-HFL) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred on him under Section 13(2) of the Security Interest (Enforcement) Rules 2002, a Demand Notice was issued by the Authorised Officer of the company to the Borrower/Co-Borrowers mentioned herein below to repay the amount due to the borrower 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 Section 13(4) of the said Rules. 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 IFL HFL for an amount as mentioned herein under interest thereon. The borrower's attention is invited to provisions of sub-section 2 of section 13 of the Act, if the borrower clears the dues of the "IFL HFL" together with all costs, charges and expenses incurred, at any time before the date fixed for sale or transfer, the secured assets shall not be sold or transferred by "IFL HFL" and no further step shall be taken by "IFL HFL" for transfer or sale of the secured assets.

Name of the Borrower(s)/ Co-Borrower(s)	Description of the Secured Asset (Immovable Property)	Total Outstanding Dues (Rs.)	Date of Demand Notice	Date of Possession
Mr. Vivek Ramkantil Vora Mrs. Hetalben Vrushalki Vora Robin Engineering Prospect No. IL10225735	All that piece and parcel of Property Bearing- Plot No. 59, Land Area Ad Measuring 550.04 Sq. Ft. Carpet Area Ad Measuring 724 Sq. Ft. and Built Up Area Ad Measuring 852.69 Sq. Ft., situated at Rameshwari Gold Residential, Part B, Lying at Revenue Survey No. B-9, Kangayshali Chokdi Village Vardi, Radheshyam Gau Shala, Rajkot, Gujarat, India, 360004	Rs. 26,91,523.00/- (Rupees Twenty Six Lakh Ninety One Thousand Five Hundred Twenty Three Only)	04-July-2023	20-Oct-2023

For further details please contact to Authorised Officer at Branch Office: 407, 4th Floor, The Imperia, Opp/Shahri Masjid, Above Federal Bank, Nr Axis Bank, Rajkot-360001 or Corporate Office: IFL Tower, Plot No. 38, Udyog Vihar, Ph-IV Gurgaon, Haryana. Place : Rajkot, Date : 25.10.2023 Sd/- Authorised Officer, For IFL Home Finance Ltd.

**CAPRI GLOBAL HOUSING FINANCE LIMITED**

Registered & Corporate Office :- 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai-400013  
Circle Office :- GPRRI GLOBAL HOUSING FINANCE LTD. :- 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 Authorized Officer of Capri Global Housing Finance Limited Secured Creditor, will be sold on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATSOEVER 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 NO. 2. OUTSTANDING AMOUNT	DESCRIPTION OF THE MORTGAGED PROPERTY	1. DATE & TIME OF E-AUCTION 2. LAST DATE OF SUBMISSION OF EMD	1. RESERVE PRICE 2. EMD OF THE PROPERTY 3. INCREMENTAL VALUE
1.	1. Mr. Rajesh Kumar ("Borrower") 2. Mrs. Sanju Kumari (Co-borrower) LOAN ACCOUNT No. LNHLGND000034835 Rupees 8,24,362/- (Rupees Eight Lakhs Twenty-Four Thousand Three Hundred and Sixty-Two Only) as on 07.11.2022 along with applicable future interest.	All that piece and parcel of Plot No. D-156/B (Southern Half Part of Plot No. D-156), admeasuring 83,585 Sq. Mts., in non-agricultural land bearing Revenue Survey No. 224/1, Village Chudva, Taluka Gandhidham, District Kutch, Gujarat - 370201, Bounded As: East By - Plot No. D-151, West By - Internal Road, North By - Remaining part of Plot No. D-156, i.e., Plot No. D-156/A, South By - Plot No. D-157.	1. E-AUCTION DATE: 29.11.2023 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 28.11.2023 3. DATE OF INSPECTION: 27.11.2023	RESERVE PRICE: Rs. 8,40,000/- (Rupees Eight Lacs Forty Thousand Only). EARNEST MONEY DEPOSIT: Rs. 84,000/- (Rupees Eighty Four Thousand Only) INCREMENTAL VALUE: Rs. 5,000/- (Rupees Five Thousand Only)
2.	1. Mr. Upendrakumar Yogeshbhai Harsora ("Borrower") 2. Mrs. Poojaben Dineshbhai Kava (Co-borrower) LOAN ACCOUNT No. LNCGSURHL000009922 Rupees 11,23,635/- (Rupees Eleven Lakhs Twenty Three Thousand Six Hundred and Thirty Five Only) as on 10.04.2023 along with applicable future interest.	All that piece and parcel of Property bearing Block No. 51, TP Scheme Number 23, Final Plot No. 4, Sweet House, Build No. 8/7, First Floor, Flat No. 106, super built-up area 790 Sq. Ft. Kosad, Surat, Gujarat - 394107, Bounded As: East By - Building No -8/6, West By - Building No -8/8, North By - Road & Common plot, South By - Adjoining plot	1. E-AUCTION DATE: 29.11.2023 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 28.11.2023 3. DATE OF INSPECTION: 27.11.2023	RESERVE PRICE: Rs. 10,50,000/- (Rupees Ten Lacs Fifty Thousand Only). EARNEST MONEY DEPOSIT: Rs. 1,05,000/- (Rupees One Lac Five Thousand Only) INCREMENTAL VALUE: Rs. 5,000/- (Rupees Five Thousand Only)
3.	1. Mr. Vishal Bharatsinh Padhiyar ("Borrower") 2. Mrs. Hetalba Vishalsinh Padhiyar (Co-borrower) LOAN ACCOUNT No. LNHRAJ000003584 Rupees 6,91,790/- (Rupees Six Lakh Ninety One Thousand Seven Hundred and Ninety Only) as on 06.05.2022 along with applicable future interest.	All Piece and Parcel of Flat No. H-504, Central Zone 2, Ward No. 3, Mukhya Mantri Gruh Yojna, Popatpara, Rajkot, Gujarat-360003 Bounded as under :- East - Open, West - Lobby, North - Lift South - Flat No. H-503	1. E-AUCTION DATE: 29.11.2023 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 28.11.2023 3. DATE OF INSPECTION: 27.11.2023	RESERVE PRICE: Rs. 7,20,000/- (Rupees Seven Lacs Twenty Thousand Only). EARNEST MONEY DEPOSIT: Rs. 72,000/- (Rupees Seventy Two Thousand Only) INCREMENTAL VALUE: Rs. 5,000/- (Rupees Five Thousand Only)
4.	1. Mr. Mahendrakumar Ramashankar Sharma ("Borrower") 2. Mrs. Sitabai Mahendrakumar Sharma (Co-borrower) LOAN ACCOUNT No. LNHLVOD000040005 and LNHEVD000040015 Rupees 14,89,004/- (Rupees Fourteen Lakhs Eighty-Nine Thousand Four Only) as on 07.06.2022 along with applicable future interest.	All Piece and Parcel of Flat No. A-301, 3rd Floor, Tower - A, Area admeasuring 510 Sq. Ft. (Built-Up), in the scheme known as Aradhya Square, situated at Sub Plot No. 2, Plot Area admeasuring 612.31 Sq. Mts., and undivided share of road and common plot area admeasuring 287.69 Sq. Mts., total area admeasuring 900 Sq. Mts., at Revenue Survey No. 206, 207, Block No. 121, TP Scheme No. 2, Final Plot No. 21771, Maje Vemali, Sama Savli Road, Near Ambe Vidhyalaya, Vemali, sub District Vadodara, District Vadodara, Gujarat - 390008, Bounded as: East By: Passage, Stair and Flat No. A-304, West By: Property, North By: Flat No. A-302, South By: Flat No. B-301	1. E-AUCTION DATE: 29.11.2023 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 28.11.2023 3. DATE OF INSPECTION: 27.11.2023	RESERVE PRICE: Rs. 15,00,000/- (Rupees Fifteen Lacs Only). EARNEST MONEY DEPOSIT: Rs. 1,50,000/- (Rupees One Lac Fifty Thousand Only) INCREMENTAL VALUE: Rs. 10,000/- (Rupees Ten Thousand Only)

For detailed terms and conditions of the sale, please refer to the link provided in Capri Global Housing Finance Limited Secured Creditor's website i.e. [www.caprihomefinance.com/auaction](http://www.caprihomefinance.com/auaction)

**TERMS & CONDITIONS OF ONLINE E-AUCTION SALE:-**

- The Property is being sold on "AS IS WHERE IS, WHATSOEVER THERE IS & 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. 800-403-3287/79-4120-0559. Email: [ramprasad@auctiontiger.net](mailto: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 favour of "Capri Global Housing Finance Limited" on or before 28-Nov-2023.
- The intending bidders should submit the duly filled in Bid Form (format available on <https://sarfaesi.auctiontiger.net>) along with the Demand Draft remittance towards EMD in a sealed cover addressed to the Authorized Officer, Capri Global Housing Finance Limited Regional Office, 9th Floor, BCC Tower, Broadway Business Centre, Near Law Garden Circle Netaji Road, Ellisbridge, Ahmedabad, Gujarat-380009 latest by 03:00 PM on 28-Nov-2023. The sealed cover should be super scribed with "Bid for participating in E-Auction Sale - in Loan Account No. \_\_\_\_\_ (as mentioned above) for property of 'Borrower Name' \_\_\_\_\_".
- After expiry of the last date of submission of bids with EMD, Authorized 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 quoted to bidder will be deemed to have been made by him/alone.
- Immediately upon closure of E-Auction/auction, the highest bidder shall confirm the final amount of bid quoted by him BY E-Mail both to the Authorized Officer, Capri Global Housing Finance Limited, Regional Office 9th floor, BCC Tower, Broadway Business Centre, Near Law Garden Circle Netaji Road, Ellisbridge, Ahmedabad, Gujarat-380009 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 with the payoff 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 Authorized 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 Authorized 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 Authorized 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.
- State Certificate will be issued by the Authorized 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 Authorized Officers final, binding and non-appealable.
- 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.
- For further details and queries, contact Authorized Officer, Capri Global Housing Finance Limited: Mr. Jeet Brahmbhatt Mo. No. 9022354458 and for further inquiry Ms. Kalpana Chetanwala-773809346.
- This publication is also 30 (Thirty) days notice to the Borrower /Mortgagor /Guarantors of the above said loan account pursuant to rule 8(6) and 9(1) of Security Interest (Enforcement) Rules 2002, about holding of auction sale on the above mentioned date /place.

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

Place: GUJARAT Date :25-Oct-2023 Sd/- (Authorized Officer) Capri Global Housing Finance Limited

**HDFC BANK** HDFC Bank Ltd., 3rd Floor, Shivalki-III, Above Axis Bank, Near Drive In Cinema, Ahmedabad - 380054. Phone : 9327974575

**E-AUCTION SALE NOTICE UNDER SARFAESI ACT, 2002**

Immovable Properties taken over, under Securitization and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002, for sale on "AS IS WHERE IS, WHATSOEVER THERE IS" basis.

Names of the Borrowers and Loan Account No.	Outstanding Dues to be recovered (Secured Debt)	Location & Details of Immovable Properties	Reserve Price EMD	Date of Demand Notice	Date of Inspection	Date of EMD Submission
1) LAXMI TEXTILE A PROPRIETORSHIP FIRM THROUGH ITS PROPRIETOR INDU RAJESH THAPAR. 2) INDI RAJESH THAPAR 3) RAJESH BIBBAL THAPAR Loan Against Property Account No. 6910635 LAP - Mortgage GECL Loan Account No. 8183164	Rs. 1,91,16,855.2/- (Rupees One Core Ninety One Lakh Sixteen Thousand Eight Hundred Fifty Five and Twenty Paise Only) as on 04.10.2023 and interest thereon.	Commercial Property Bearing Office 401, 4th Floor, P. B. Parakh Tower, Near Vanija Bhavan, Divan Balubha Road, Kankaria, Ahmedabad-380054 Having Area Admeasuring About 37.39 Sq.Mtrs Located In The Scheme Known As "P. B. Parakh Tower", Vetrang Non-Trading Corporation, Town Plan Scheme No.02, H.No.187 Palki, Sub Plot No. A/1 & A/2 Palki, Private Plot No. C, Mouje : Rajpur-Hirpur, Taluka : Maninagar, Dist. G Sub District : Ahmedabad.	Reserve Price: Rs. 25,00,000/- (Rupees Twenty Five Lakh Only) EMD AMT: Rs. 2,50,000/- (Rupees Two Lakh Fifty Thousand Only)	03.11.2023	BETWEEN 12.00 AM & 03.00 PM	22.11.2023 at 11.00 AM to 12.00 Noon With unlimited extension of 5 Mins. for every Successful Bid Last Date EMD Submission 20.11.2023
1. MUKESH CHIMANLAL SHAH, 2. KINA MUKESH SHAH Loan Against Property Account No. 80598905	Rs. 12,18,816.93/- (Rupees Twelve Lakh Eighteen Thousand Eight Hundred Sixteen and Ninety-Three Paise Only) as on 04.10.2023 and interest thereon.	Commercial Property as Shop No. 1 adn 16 89 Sq Mtrs on South side of 1st Floor, constructed on Plot No. 219 in Sector No. 21 of Gandhinagar township of mouje Gandhinagar, Sub Dist and Dist Gandhinagar.	Reserve Price: Rs. 18,00,000/- (Rupees Eighteen Lakh Only) EMD AMT: Rs. 1,80,000/- (Rupees One Lakh Eighty Thousand Only)	03.11.2023	BETWEEN 12.00 AM & 03.00 PM	22.11.2023 at 11.00 AM to 12.00 Noon With unlimited extension of 5 Mins. for every Successful Bid Last Date EMD Submission 20.11.2023
1) Bubbly Fashion A Proprietorship Firm Through It's Proprietor Khusrim Sahetai 2) Khusrim Rupchandbhai Sahetai 3) Vijaykumar Khusrim Sahetai Loan Against Property A/c No. 8360519 LAP-Morthaha-GECL - A/c No : 8727414	Rs. 88,48,470.64 (Rupees Eighty Eight Lakh Eighty Eight Thousand Four hundred Seventy and Sixty Four Paise) as on 04.10.2023 and interest thereon.	Commercial Property At 3rd Floor Of Manbhawan Chambers Situated Near Vandana Market, Behind Shindhi Market, Panchkva, Ahmedabad - 380001 Situated At City Survey No. 1642, 1643, F.P.NO. 27, T.P.S. No. 05, Mouje : Khadia - 1, Taluka : City, District : Ahmedabad.	Reserve Price: Rs. 37,00,000/- (Rupees Thirty Seven Lakh Only) EMD AMT: Rs. 3,70,000/- (Rupees Three Lakh Seventy Thousand Only)	03.11.2023	BETWEEN 12.00 AM & 03.00 PM	22.11.2023 at 11.00 AM to 12.00 Noon With unlimited extension of 5 Mins. for every Successful Bid Last Date EMD Submission 20.11.2023

\*With further interest as applicable, incidental expenses costs, charges etc. incurred till the date of payment and/or realization.

NB:- to the best of knowledge and information of the Authorized Officer (A.O.) of HDFC Bank Ltd, there are no encumbrances.

The particulars in respect of the secured assets specified hereinabove have been stated to the best of the information of the undersigned, who, however shall not be responsible for any error, misstatement or omission in the said particulars. The tenderer(s)/prospective purchaser(s) are, therefore requested in their own interests, to satisfy himself/themselves with regard to the above and the other relevant details pertaining to the abovementioned property/properties, before submitting the tenders. Auction will be cancelled if borrower pays dues to the Bank before auction date.

- Sale is strictly subject to the terms & conditions stipulated in the prescribed Tender Document / E-Bidding catalogue and in this Notice. Further details of the immovable properties/secured assets and Tender Documents/Online Auction Catalogue can be collected/obtained from the Authorized Officer of HDFC Bank Ltd. at 3rd Floor, Shivalki-3, Above Axis Bank, Near Drive-in Cinema, Ahmedabad - 380054, on any working day. Properties are available for inspection on the date(s) and time mentioned above.
- Sealed tenders (in the prescribed tender documents/e-bidding catalogue only) along with 10% of the Reserve Price amount towards earnest money deposit (EMD) should be deposited in the office of HDFC Bank Ltd. at 3rd Floor, Shivalki-3, Above Axis Bank, Near Drive-in Cinema, Ahmedabad - 380054 on or before date mentioned above. Payments should be made only by demand drafts/pay order drawn on a scheduled bank in favour of "HDFC BANK LTD." payable at par at Ahmedabad. Tenders that are not duly filled up or tenders not accompanied by the EMD or tenders received after the above date prescribed herein will not be considered/ treated as valid tenders, and shall accordingly be rejected. The date of e-auction and time mentioned hereinabove is final clause.
- The bid incremental values for said properties will be Rs. 25,000/-.
- Documents: along with tender documents/e-bidding catalogue the tenderer/s should also attach Passport Size Photo and copy of his/her photo identity proof such as copy of the Passport, Election Commission Card, Driving License, copy of the Pan Card issued by the Income Tax Department, Aadhar Card. Please note that proof of residence counter signed by the tenderer/ elector herself/himself also needs to be provided.
- The Borrower(s) / Mortgagor(s), Guarantor(s) of the Immovable Properties / Secured Assets may, if they so desire, give/sponsor their Best Possible Valid Offer(s) for the immovable properties/secured assets offered for sale provided that the terms and conditions of sale are duly complied with.
- The tenderers/prospective purchasers will be given an opportunity to increase/improve their offer/s during online auction. The additional terms and conditions for tenderers/prospective purchasers participating in online auction are:
  - e-Procurement Technologies Limited (Auction Tiger) is assisting The Authorized Officer in conducting the Online Auction.
  - Detailed Terms and Conditions for Participating in the Online Auction, Format, Application, Declaration, etc., can be Downloaded From Website: <https://hdfcbank.auctiontiger.net>.
  - User Receipt of the Necessary Documents as mentioned above within the stipulated Date and Time, password/user id will be provided by M/s. e-Procurement Technologies Limited to Eligible Tenderers / Prospective Purchasers to participate in the Online Auction at <https://hdfcbank.auctiontiger.net>. Necessary trainings will be provided by M/s. e-Procurement Technologies Limited for this purpose.
- Statutory dues like property taxes/cess and/or builder/society dues, contribution to building repair funds, transfer charges, any other taxes etc. should be ascertained by the tenderer/s/offers/prospective purchaser(s) and the same shall be borne and paid by the purchaser only. The stamp duty / Deficit Stamp Duty, legal charges, registration charges and GST if any as applicable in respect of the sale certificate to be executed shall be paid by the purchaser alone.
- The Person who has participated in Online Auction and submitted highest bid in online auction will be declared to be the purchaser and shall immediately after such declaration, deposit 25% of the amount of purchase money to the "Authorized Officer" immediately and remaining 75% to be deposited within 15 days from the date of auction date, in default of such deposit, amount deposited initially will be forfeited and the property shall forthwith be put up for auction again and resold.

In case of any difficulty in obtaining tender documents/e-bidding catalogue or inspection of the immovable properties/ Secured Assets and for queries, Please Contact Concerned Officials of HDFC BANK LTD., Mr. Hiren Shukla on 93769 81025 or Mitul Bhadiyadra on 9327974575 or Email : [hiren.shukla@hdfcbank.com](mailto:hiren.shukla@hdfcbank.com) and [mitul.bhadiyadra1@hdfcbank.com](mailto:mitul.bhadiyadra1@hdfcbank.com) and Officials of M/s. e-Procurement Technologies Limited (Auction Tiger) Ahmedabad, Bidder Support Numbers : 9265562821/9265562819/079 - 68136880 / 881 / 837 / 842. Email : [support@auctiontiger.net](mailto:support@auctiontiger.net) & [ramprasad@auctiontiger.net](mailto:ramprasad@auctiontiger.net).

HDFC Bank reserves its right to accept or to reject highest and / or all offers/ and to cancel entire auction proceedings without assigning any reasons.

**THIS NOTICE SHOULD ALSO BE CONSIDERED AS 15 DAYS NOTICE TO THE BORROWERS UNDER RULE 6(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULE, 2002**  
Date : 25.10.2023, Place : Ahmedabad Sd/- Authorized Officer, HDFC Bank Ltd.

**OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED**  
Corporate Office: C/515, Kanakia Zillion, Junction of LBS Road and CST Road BKC Annex, Near Equinox, Kurla (West), Mumbai - 400070. Tel.: 022-26544001/8591439533.

**[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 Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision 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 and co-borrower that the below described immovable property mortgaged/charged to the Secured Creditor, will be sold in exercise of rights and powers under the provision of Section 13(2) and 13(4) of SARFAESI Act on "As is where is", "As is what is", and "Whatever there is" and without recourse basis on 10/11/2023 at 11.00 am (last date and time for submission of bids is 09/11/2023 by 4.00 PM), for recovery of outstanding amount. The Omkara Assets Reconstruction Pvt Ltd (acting in its capacity as Trustee of Omkara PS 24/2019