



The Co-Operative Bank of Rajkot Ltd.
Multi State Co-Operative Bank

PUBLIC NOTICE FOR AUCTION CUM SALE

Sale notice for the sale of secured asset mentioned hereunder by the Authorised Officer of The Co-Operative Bank of Rajkot Ltd. under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 (6) of the security interest (Enforcement) Rules, 2002 for the recovery of amount due from borrower/s. Offers are invited by the undersigned in sealed covers for purchase of movable/immovable property, as described hereunder, on 'As Is Where is Basis', 'As Is What Is Basis' and 'Whatever is There is Basis', Particulars of which are given below:-

Lot No. / Borrower(s) / Co-Borrower(s) / Guarantor(s)	Demand Notice Date & Amt Possession Date	Reserve Price EMD and Bid Increase Amount	Description of the Immovable property and Name of Title deed holders
Loan Account No. 0020311800000020 0020311900000006	Demand Notice Date : 10.12.2024 Rs. 47.09.357/-	Reserved Price: Rs. 12,80,000/- EMD Rs. 1,28,000/-	All that piece and parcel of Immovable properties belonging to Mr. Sunilbhai Harshadbhai Raval bearing Gujarat State, Dist. Anand, Taluka Anand, Village Anand City Survey S. No. 268/k, Tika No. 2, land area 49-42-45 sq. mt. upper constructed residential building Bounded Ad follows.
Borrower(s) / Guarantor(s) and/or Mortgagor(s) - Sunilbhai Harshadbhai Raval Alpeshbhai Ambalal Raval Mangjibhai Ambalal Raval	Possession Date : 05.11.2025 (Physical Possession)	Bid Increase Amount Rs. 25,000/-	Bounded as under: East: Road, West: Road, North: Other Property, South: Other Property Loan Outstanding as on 31.07.2026 Rs. 55,96,046/-

IMPORTANT INFORMATION REGARDING AUCTION PROCESS

- Date, Time & Contact Number of Public Inspection**
Dt. 06.10.2026, Tuesday between 10.00 am. to 5.00 pm.
Authorized Officer - Mo. No. 99986 86219, 93139 26434
- Last date for Submission of Bids**
On or before 4.00 pm on 29.10.2026, Thursday
- Date, Time & Place of Auction**
At 11.00 am. on 30.10.2026, Friday at The Co-Operative Bank of Rajkot Ltd., Sanket Complex, Ground Floor, Grid Chowdki, Near Town Hall, Anand
- Place of Submission of Bids**
Authorized Officer, The Co-Operative Bank of Rajkot Ltd
Sahakar Sarita, Panchnath Road Branch, Rajkot-360 001

* A bidder may, on his own choice, Participate in the auction by making application in prescribed format which is available alongwith the offer/tender document on the given office address mentioned hereabove. Sale is strictly subject to terms and conditions incorporated in this advertisement and the prescribed Bid / Tender Document as well as **Security Interest (Enforcement) Rules 2002. This notice is also to be treated as a 30 days' notice under Rule 8(6) and 9(1) of the Security Interest Enforcement Rules, 2002 to the Borrower / Co-Borrower / Guarantor / Mortgagor.** The Bidder is obliged to exercise full due diligence in all respects, including to inspect each of the details of the property mentioned above on the scheduled date & time. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder can inspect the property in consultation with the dealing official as per the details provided. In case of any difficulty or need of assistance before or during the auction process, may contact authorized officer, M. No.93139 26434 of the Bank. **For detailed terms and conditions of this sale, please visit the bank's website at tcbrl.bank.in.**

☎ 'Sahakar Sarita', Panchnath Road, Rajkot - 360 001 [Gujarat]
☎ 0281 - 2234454 / 222420 ☎ Fax: 0281 - 2236682 ✉ info@tcbrl.com 🌐 tcbrl.bank.in

Date : 25.09.2026
Place : Anand

SD/- Authorised Officer
The Co-operative Bank of Rajkot Ltd.



Bandhan Bank

**Regional Off.: Netaji Marg, Nr. Mithakhali
Six Roads, Ellisbridge, Ahmedabad-6.**
Fax: +91-79-26560649, Toll Free No.: 18002335300
Website: www.bandhan.bank.in

AUCTION CUM TENDER FOR SALE NOTICE

E-Auction Sale Notice for sale of Immovable assets under the SARFAESI Act, 2002 read with proviso to Rule 9(1) with reference to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable assets mortgaged/charged to the Bandhan Bank ("Secured Creditor"), the possession of which has been taken by the Authorized Officer of Bandhan Bank Ltd., will be sold on "As is where is", "As is what is basis" and "Whatever there is basis" for realization of Bank's dues.

The specific details of the assets which is/are intended to be sold, is/are enumerated in the schedule below:

Sr. No	Name of Borrowers, Loan A/c No., Date of Possession / Name of Branch	Description of the property to be sold (Secured Assets)	Secured Debt which includes amount paid by the borrowers till date, if any, with further interest, costs, charges, etc.	Reserve Price & EMD being 10%
1.	Mr. Ganpatbhai Mangalbhai Baria Mrs. Kokilaben Ganpatbhai Baria 20003060003571 07.07.2024 Godhra	All that part and parcel of the residential property being situated at Revenue Survey No.44/28 Paiki 27, Plot No.153 and 154 Paiki 09, Dav Residency, Behind Royal Residency, Nr. Polytechnic College, At-Vavdi Bujarg, Ta-Godhra, Dist- Panch Mahal, Gujarat-389001	Rs.13,36,050/- as on 25.08.2026	Rs.8,51,925/- EMD Rs.85,192/-
2.	Mr. Mukeshkumar Saburbhai Prajapati Mrs. Pushpaben Mukeshbhai Prajapati 20003060002754 06.10.2024 Godhra	All that part and parcel of the residential property being situated at Plot No.29 Paiki East side, Nalanda Society, Nr. Nalanda School, Nr. Dashama Temple, At & Ta: Godhra, Dist: Panchmahal, Gujarat-389001	Rs.31,01,936/- as on 25.08.2026	Rs.18,78,822/- EMD Rs.1,87,882/-
3.	Mr. Rajeshbhai Ramubhai Kishori Mrs. Nishaben Rajeshbhai Kishori 20001140002411, 20001140003076 16.03.2025 Dahod	All that part and parcel of the immovable property situated at Revenue Survey No.642, Khata No.541, Final Plot No.1 to 14, Block No.8, Shanti Nagar Society, Bhavpura Road, At-Jhalod, Ta & Dist-Dahod, Gujarat-389170	Rs.27,15,742 as on 25.08.2026	Rs.25,66,200/- EMD Rs.2,56,620/-
4.	Soheb G Husen Shaikh Shahinbanu Mohamadsheh Shekh 20001090004607 08.06.2025 Modasa	All that part and parcel of the residential property being situated at Revenue Survey Np. 61/1, Plot No. 129, SADAKAT PARK, Pahadpur Road, Modasa, Aravalli-Gujarat 383315.	Rs.8,41,315/- as on 25.08.2026	Rs.3,62,137.5/- EMD Rs. 36,213/-
5.	Mr. Satishbhai Maganbhai Chauhan Mrs. Meenaben Satishbhai Chauhan Mrs. Umangkumar Satishbhai Chauhan 20003060003916 30.11.2025 Godhra	All that piece and parcel of the immovable property situated at Survey No. 44/26 Paiki 3, Final Plot No. 62 Paiki West Side, House No. 62 Paiki, Opp. Nityam School, Near Commerce College, Vavdi Bujarg, Godhra, Panchmahal, Gujarat-389001.	Rs.26,01,850/- as on 25.08.2026	Rs.14,47,255/- EMD Rs.144,725/-
6.	Mr. Alkeshkumar Shukla Mrs. Umaben Alkeshkumar Shukla 20003186001475 28.09.2025 Vadodara Waghodiya	All that piece and parcel of immovable property situated at Flat No. SF/203, Revenue Survey No. 578, 2nd Floor, Area- 78.82 Sq. Mtr Construction Area, Situated at Sunrise Shops & Flats, Patanjali Tower, Near Valkunth-1, Mouze- Bapod, Tah And Dist- Vadodara, Gujarat - 390025	Rs.26,40,987/- as on 25.08.2026	Rs.20,14,848 EMD Rs.2,01,484/-
7.	Mr. Pragneshkumar Makwana Mr. Hasmukhbhai Kalabhai Makwana Mrs. Pushpaben Hasmukhbhai Makwana Mrs. Charanparsi Shantilal Parmar 20003170001130, 20003170001136 02.10.2025 Vadodara Makarpura	All that piece and parcel of immovable property situated at Survey No. 18 And 893/1/A, Flat No. J-702, Area-45.20 Sq. Mtr Super Built-Up + 3.26 Sq. Mtr Balcony Area, Situated At 7th Floor, Shree Shiddeshwar Habitat, Near Uma Vidyalaya, Near Tarsali Flyover, Mouze- Tarsali, Dist- Vadodara, Gujarat	Rs.18,87,425/- as on 25.08.2026	Rs.20,67,120 EMD Rs.2,06,712/-
8.	Mr. Rajeshkumar Jagpravesh Sukla Mrs. Kushum Rajeshkumar Sukla 20003050009300, 200030500013074 16.06.2024 Vapi	All that part and parcel of the residential property being situated at Final Plot No. A/3, A/4, A/6, Flat No. 301, Ashirwad COHSL, near Pioneer Bakery, Chandor, Vapi- Valsad, Gujarat- 396191	Rs.10,54,972 as on 25.08.2026	Rs.7,40,000 EMD Rs.74,000/-
9.	Mr. Jeevan Sagarjee Priyadarshi Mrs. Lakshmi Jeevan Priyadarshi 20003050012525, 20003050012512 16.06.2024 Vapi	All that part and parcel of the residential property being situated at Final Plot No. 8 to 20, D-408, Sai Trupti Residency near Hanumant Residency, Namdha, Chandor, Vapi- Valsad, Gujarat- 396191	Rs.14,15,838 as on 25.08.2026	Rs.7,79,025 EMD Rs.77,902/-

Last Date, Time and Place for submission of bid

For Sr.No. 1 TO 5
October 12, 2026 On or Before 3:00 PM HF Centre S -14 ,G.L.K. Tower 2nd Floor Behind : Bus Station , Station Road At: Dahod Tal. Dahod

For Sr.No. 6, 7
October 12, 2026 On or Before 3:00 PM Home Loan Centre, SF01,Savoy Complex OP Road, Nr.ABS Tower, Vadodara.

For Sr.No. 8, 9
October 12, 2026 On or Before 3:00 PM 102, Status Building ,Opp Jivandeep Hospital,NH-48 Gunjan,Vapi- 396191

Property Inspection Date & Time Name of Contact Person with No.

For Sr. No. 1 to 5
October 06, 2026 From 11:00 AM to 1:00 PM, Vyas Darshan - 8849589261

For Sr. No. 6, 7
October 06, 2026 From 11:00 AM to 1:00 PM, Vikas Navangul-9624005623

For Sr. No. 8, 9
October 06, 2026 From 11:00 AM to 1:00 PM, Amit kumar Chauhan- 9925358309

Date and Time of E-Auction: October 14, 2026 From 11:00 AM to 12:00 Noon

Other Terms and conditions:

- The aforesaid properties are being sold with no encumbrances as far known to the Bank. The Authorized Officer/bank shall not remain liable for any third party claims/rights/dues/litigations. The intending bidder should make their own independent inquiries regarding any encumbrances. For detailed terms and conditions of the sale please refer the link <https://bandhan.bank.in/properties-for-sale> provided in Bandhan Bank's website.
- The aforesaid properties will be sold by Tender cum e-auction through M/s. e-Procurement Technologies Ltd. (Auction Tiger) under the supervision of the Bank. Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://sarfaesi.auctiontiger.net/EPROC/>. with Property ID 376928, 376934, 376935, 376936, 376940, 376937, 376939, 376926, 376927 Contact Person Mr. Maulik Shrimali: Contact No.9173528727. The bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- Earnest Money Deposit (EMD) amount of 10% of the Reserve Price to be deposited by way of Demand Draft / Pay Order in favour of Bandhan Bank Ltd. payable at Par in all branches before the date of auction.
- The intending bidder shall submit bid to the Authorized Officer at the concerned location mentioned above along with EMD amount before the date of auction and self - attested KYC documents with Bid Form. The sealed envelope cover should be super-scribed with "Bid Form and EMD for e-auction with Property ID".
- Auction would commence at Reserve Price as mentioned above. Bidders shall improve their offers in multiples of Rs. 10,000/- and will remain extended/valid for fifteen minutes for each bid.
- The bidder who submits the highest bid (above the Reserve Price) on closure of Online auction shall be declared as successful bidder. Sale shall be confirmed in favour of the successful bidder subject to payment of 25% of sale price including EMD amount on same day of auction and balance within 15 days.
- The sale will be subject to confirmation by Bandhan Bank Limited.
- The sale will be subject to the Terms and Conditions of this Notice and Tender Document. Authorized Officer has absolute right to accept or reject any bid or modify the Terms and Conditions of the sale or adjourn /extend/postpone the sale/e-auction without assigning any reason thereof.
- In case of any dispute the English version shall prevail.

Date: September 25, 2026
Place: Gujarat

Authorised Officer
Bandhan Bank Limited



OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED
Corporate Office: Kohinor Square, 47th Floor, N.C. Kelkar Marg, R.C. Gadkari Chowk, Dadar (West), Mumbai - 400028, CIN: U67100T2014PTC020363
Email: abhishek.joshi@omkaraarc.com / gheha.balwan@omkaraarc.com, Tel.: 022-68231111 | Authorised Officer M.no.: +91 91736 70406

[Appendix - IV-A] [See proviso to rule 8 (6) / r/w 9(1)] PUBLIC NOTICE FOR E-AUCTION SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 8(6) / r/w 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, possession of which has been taken by the Authorised Officer of Omkara Assets Reconstruction Pvt. Ltd. (OARPL). Further, OARPL (acting in its capacity as Trustee of Omkara PS 06/2021-22 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 25.06.2021 from Indusind Bank Ltd (Assignor Bank) along with underlying security from assignor bank. Accordingly, OARPL has stepped into the shoes of assignor bank and empowered to recover the dues and enforce the security. The Authorized Officer of OARPL took the physical possession of the below mentioned secured property from the Borrower/Mortgagor/Co-Borrower. The Authorized Officer of OARPL hereby intends to sell the below mentioned secured properties for recovery of dues and hence the tenders/bids are invited in sealed cover for the purchase of the secured properties. The properties shall be sold in exercise of rights and powers under the provisions of sections 13 (2) and (4) of SARFAESI Act; on 'As is where is', 'As is what is', and 'Whatever there is' and 'Without recourse Basis' for recovery of amount shown below in respective column due to OARPL as Secured Creditor from respective Borrower and Co-Borrower(s) shown below. Details of the Borrower(s)/Guarantors/Mortgagors, Securities, Owner, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Possession Date, Reserve Price, Bid Increment/Amount, Earnest Money Deposit (EMD), Date & Time of Inspection is given as under:

Sr. No.	Name of Borrower(s) / Guarantors / Mortgagors	Details of the Secured Asset	Owner of the property	Outstanding Dues as on 31.08.2025 (IN INR)	Demand Notice Date	Possession Date	Reserve Price (IN INR)	Bid Increment Amount (IN INR)	EMD (IN INR)	Date & Time of Inspection
1.	S S Textile through its sole prop. Mahesh P Sharma (Borrower) Mahesh P Sharma (HUF) (Guarantor), Mansi Textile through prop. Mahesh P Sharma (Guarantor), Mahesh P Sharma (Guarantor & Mortgagor) and Shushila Mahesh Sharma (Guarantor)	Property 1: All that piece and parcel of property bearing Plot No 90, admeasuring 40.15 sq. mtrs. along with 29.28 Sq. Mtrs. undivided share in the land of road and COP in 'Shiv Residency' situate at Revenue Survey No. 351/2, Block No. 420, admeasuring Hectare-Are 0-93-94. Sq Mtrs Akar 16.62 Paisa, Khata No. 627 of Moje Village Haldhanu, Taluka-Kanraj, Dist: Surat and bounded as under: On or Towards East: Plot No 107, On or Towards West: Society Road, On or Towards North: Plot No 89, On or Towards South: Plot No 91 Property 2: All that piece and parcel of property bearing Flat no 102, 1st Floor, admeasuring 64.24 Sq. Mtrs Built up area along with undivided share in the land of 'Maa Anandi Heights' Building No F-4 (As per passing plan F-Type centre part), situate at Revenue Survey No 21, 22, 24, Block No 2,3,5, New Block No 2, admeasuring 12039 sq. mtrs of Moje Daktharwada, City of Surat and bounded as under: On or Towards East: Common Road F-6, On or Towards West: Common Road F-Western, On or Towards North: F-3, On or Towards South: Common H	Mahesh P Sharma Mahesh P Sharma	Rs. 2,03,73,731.63/- (Rupees Two Crore Three Lakhs Seventy-Three Thousand Seven Hundred Thirty One & Paisa Sixty Three Only) Rs. 15,75,000/- (Rupees Fifteen Lakh Seventy-Five Thousand Only)	08.02.2021 30.06.2024 (Physical)	30.06.2024 (Physical)	Rs. 9,00,000/- (Rupees Nine Lakh Only) Rs. 15,75,000/- (Rupees Fifteen Lakh Seventy-Five Thousand Only)	Rs. 10,000/- (Rupees Ten Thousand Only) Rs. 10,000/- (Rupees Ten Thousand Only)	Rs. 1,00,000/- (Rupees One Lakh Only) Rs. 1,58,000/- (Rupees One Lakh Fifty-Eight Thousand Only)	01.10.2026 (From 12.00 pm to 01.00 pm) 01.10.2026 (From 12.00 pm to 01.00 pm)

Account No.: 344905001084, Name of the Beneficiary: Omkara PS 06/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICIC0003449

Any other encumbrances: GST liability of approximately Rs. 33 Lakh is outstanding against the owner of the property Mr. Mahesh P Sharma in relation to his business activities.

***Bank/ARC dues to have priority over any other statutory dues.**

CERSAI Details:

Property	Security Interest ID	ASSET ID
Property No. 1: Plot No 90	400054589148	200054729752
Property No. 2: Flat no 102	400054585087	200054725377

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD: 14.10.2026 till 6:00 pm

Date of E-Auction & Time: 15.10.2026 1.00 pm to 2.00 pm

TERMS & CONDITION OF THE AUCTION: For detailed terms and conditions of the sale please refer to the link provided in Secured Creditor's (OARPL) website i.e. <http://omkaraarc.com/auction.php> or website of service provider i.e. <http://www.bankauction.com> Contact no. 88666 82937 (Bhavik Pandya).

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) / r/w 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

This notice is also a mandatory notice of not less than 15 (Fifteen) days to the Borrower(s) of the above loan account under Rule 8(6) / r/w 9(1) of Security Interest (Enforcement) Rule, 2002 and provisions of Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of auction/sale through e-auction on the above referred date and time.

Please note that the above-mentioned phone numbers are the only official numbers of Authorised Representatives of Omkara ARC. Omkara ARC does not validate/authorise any agents/brokers to conduct sale of its assets on their behalf and any person getting into such transaction is doing so at its own risk and Omkara ARC shall not be held liable for any such transaction.

SD/- Authorised Officer, Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 06/2021-22 Trust)

Date : 23.09.2026, Place : Surat



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-110006

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: 30.10.2026 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 29.10.2026 3. DATE OF INSPECTION: 28.10.2026	1. RESERVE PRICE 2. END OF THE PROPERTY 3. INCREMENTAL VALUE RESERVE PRICE : Rs.23,10,000/- (Rupees Twenty Three Lakh Ten Thousand Only). EARNEST MONEY DEPOSIT: Rs.2,31,000/- (Rupees Two Lakh Thirty One Thousand Only) INCREMENTAL VALUE: Rs.10,000/- (Rupees Ten Thousand Only)
1.	1. Mr. Ajaybhai Jasmathbhai Mer ("Borrower") 2. Mrs. Bhavnaben Ajaybhai Mer (Co-borrower) LOAN ACCOUNT NO. UNHLRA000045741 (Old) /50300000936622 (New) Rs.26,41,531/- (Rupees Twenty Six Lakh Forty One Thousand Five Hundred and Thirty One Only) as on 16.09.2026 along with applicable future interest.	All that piece and parcel of Property bearing Residential Plot No. 14, Land admeasuring 74-44 Sq.Mtrs. And Construction area 79.91 Sq Mtr , Of Plot No. 14, of the area known as Sahiyar City of R.S. No. 1179 of Taluka Jasdan, Mouje, Jasdan District Rajkot, Gujarat - 360050 , Bounded As: East By - 7.50 Mtrs. Road, West By - Agricultural Land of R.S. No. 1178, North By - Block on Plot No. 15, South By - Block on Plot No. 13	1.E-AUCTION DATE: 30.10.2026 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 29.10.2026 3. DATE OF INSPECTION: 28.10.2026	RESERVE PRICE : Rs.11,90,000/- (Rupees Eleven Lakh Ninety Thousand Only). EARNEST MONEY DEPOSIT: Rs.1,19,000/- (Rupees One Lakh Nineteen Thousand Only) INCREMENTAL VALUE: Rs.10,000/- (Rupees Ten Thousand Only)
2.	1. Mr. Pintubhai Amrutbhai Padhiyar ("Borrower") 2.Late Mrs. Rakshaben Pintu Padhiyar Through Her Legal Heirs (Co-borrower) LOAN ACCOUNT NO. UNHLHA000083100 (Old) /51500000624257 (New) Rs.14,84,892/- (Rupees Fourteen Lakh Eighty Four Thousand Eight Hundred and Ninety Two Only) as on 16.09.2026 along with applicable future interest.	All that piece and parcel of Property bearing Flat No. F/202 in Block F on 2nd Floor, admeasuring about 75 Sq. Yds, i.e., 62.70 Sq. Mtrs., useable area, in the scheme of Borsalli Apartment CHSL, situated at Mouje Shahpur Ward - 2 (as per City Survey Record Shahpur Ward - 3), City Survey No. 4225 Paiki, Behind Gagan Vihar Flats, Opp. Dhavalgiri Flats, Makubhai Sheth Marg, Khanpur, Ahmedabad, Gujarat - 380001 Bounded As: East By - Staircase and Flat No. 201, West By - Flat No. 203, North By - Internal Road, South By - Scheme Boundary and Gaganvihar Society	1.E-AUCTION DATE: 30.10.2026 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 29.10.2026 3. DATE OF INSPECTION: 28.10.2026	RESERVE PRICE : Rs.11,90,000/- (Rupees Eleven Lakh Ninety Thousand Only). EARNEST MONEY DEPOSIT: Rs.1,19,000/- (Rupees One Lakh Nineteen 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.caprihome loans.com/auction

TERMS & CONDITIONS OF ONLINE E-AUCTION SALE:-

- The Property is being sold on "AS IS WHERE IS, WHATEVER THERE & WITHOUT RECOURSE BASIS". As such sale is without any kind of warranties & indemnities.
- 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 e Procurement 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 29.10.2026
- 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 3rd floor, BBC Tower, Broadway Business Centre, Near Law Garden Circle Netaji Road, Ellisbridge, Ahmedabad, Gujrat-380009 latest by 03:00 PM on 29.10.2026. 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 3rd floor, BBC Tower, Broadway Business Centre, Near Law Garden Circle Netaji Road, Ellisbridge, Ahmedabad, Gujrat-380009 and the Service Provider for getting declared as successful bidder in the E-Auction Sale proceedings.
- 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.
- Please Note that any movable items (if any) lying in the property is not offered with this Sale.
- Please Note that Forfeiture for Non-Participation by Sole Bidder Where only one bidder is found eligible after deposit of EMD, such bidder shall mandatorily log in and participate in the live e-auction at the scheduled date and time. Mere submission of bid form and deposit of E