

Kotak Mahindra Bank Limited ONLINE E-AUCTION SALE OF ASSET

Registered Office: 27BKC, C-27, G-Block, Bandra Kurla Complex, Bandra (E), Mumbai-400051 Branch Office: Zone 1, 4th Floor, Siddhivinayak Complex Shivraj Cross Road, Satellite, Ahmedabad, Gujarat-380015.

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 (SARFESI) Read With Proviso To Rule 9(1) Of The Security Interest (Enforcement) Rule, 2002. Subject To The Assignment Of Debt In Favour Of Kotak Mahindra Bank Limited By "Fullerton India Home Finance Company Limited" (hereinafter Referred To As "RFCL") The Authorized Officer of Kotak Mahindra Bank Limited (hereinafter Referred To As "The Bank/Kml/Secured Creditor") Has Taken The Physical Possession Of Below Described Immovable Property (hereinafter Called The Secured Asset) Mortgaged/Charged To The Secured Creditor On 16.06.2024. Notice is hereby given to the Borrower (s) And Guarantor (s) In Particular And Public In General That The Bank Has Decided To Sell The Secured Asset Through E-auction Under The Provisions Of The Sarfesi Act, 2002 On "As is Where is", "as is What is", And "Whatever There is" Basis For Recovery Of Rs. 33,86,656/- (Rupees Thirty Three Lakh Eighty Six Thousand Six Hundred And Fifty Six Only) Outstanding As On 25.07.2024 Along With Future Applicable Interest/Share Realization, Under The Loan Account No.600107201879. Loan Availed By Mr. Handil Girishbhai Shah & Mrs. Falguniben Dipakbhai Rajput As Per Below Details.

Particular	Detail
Date Of Auction	03.09.2024
Time Of Auction	Between 12:00 Pm To 1:00 Pm With Unlimited Extension Of 5 Minutes
Earnest Money	RS. 25,00,000/- (Rupees Twenty Five Lakh Only)
Reserve Price	RS. 25,00,000/- (Rupees Twenty Five Lakh Only)
Latest Date For Submission Of Bid With Kyc	02.09.2024 UP TO 5:00 PM (IST)
Description Of The Secured Asset	All That Piece And Parcel Of Mortgaged Property Bearing Flat No. 305, On Second Floor, Admeasuring About 62.58 Sq. Mtrs. Construction Area, In The Scheme Of Asha Co-operative Housing Society Limited Known As "Asha Apartment", Situated At Mouje Vansia, Taluk Sabarmati, District Ahmedabad On Land Bearing Final Plot No. 383 Of T.p. Scheme No. 22 In Registration Sub-District And District Of Ahmedabad-4 (paid). Bounded As Follows: East: Flat No. 304, West: Flat No. 306, North: Stairs And Flat No. 303, South: Society Road.
Known Encumbrances	NIL

The Borrower's Attention is Invited To The Provisions Of Sub Section 8 Of Section 13, Of The Act, In Respect Of The Time Available, To Redeem The Secured Asset, Borrowers In Particular And Public In General May Please Take Notice That If In Case Auction Scheduled Herein Fails For Any Reason whatsoever Then Secured Creditor May Enforce Security Interest By Way Of Sale Through Private Treaty In Case Of Any Clarification/Requirement Regarding Assets Under Sale, Bidder May Contact Mr. Brijesh Parkar (+91 9727739158), Mr. Kishore Arora (+91 727953457), Bidder May Also Contact The Bank's Iv No. (+91-9152219751) For Clarifications. For Detailed Terms And Conditions Of The Sale, Please Refer To The Link <https://www.kotak.com/en/bank-auctions.html> Provided In The Bank's Website Or www.kotak.com and/or On <http://bank.auctions.in/>

PLACE: AHMEDABAD, DATE: 27.07.2024 For Kotak Mahindra Bank Ltd., Authorized Officer

Bank of Baroda, Ramol Branch
Ground Floor, Shop No. 21-26, Mahadev Complex, Mahadev Estate, Nr. Ramol Police Station, Ramol, Ahmedabad, Gujarat - 382448, 078-2555011, 2555012

APPENDIX-3 (RULE 6(1)) POSSESSION NOTICE (FOR IMMovable PROPERTY)

Whereas, The undersigned being the Authorized Officer of the Bank of Baroda under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the power conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued under the said Act, calling upon the borrower Mr. Lalitkumar Patlekar (Borrower) and Mrs. Priyanka Lalitkumar Patlekar (Co-Borrower) to repay the amount mentioned in the notice being Rs. 19,86,299.55 (Rupees Nineteen Lakhs Eighty Six Thousand Two Hundred Ninety Nine and Paise Fifty Five Only) within ten 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 and the public in general that the undersigned has taken Symbolic Possession of the property described herein under the exercise of powers conferred on him under sub-section (4) of Section 13 of the said Act read with Rule 6 of the Security Interest (Enforcement) Rules 2002 on the 25th day of July of year 2024.

The Borrower/Guarantor/Mortgagor in particular and the public in general are hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of the Bank of Baroda for an amount Rs. 19,86,299.55 (Rupees Nineteen Lakhs Eighty Six Thousand Two Hundred Ninety Nine and Paise Fifty Five Only) and interest thereon at the contractual rate plus cost, charges and expenses till date of payment.

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.

DESCRIPTION OF THE IMMovable PROPERTY

All that part and parcel of the property consisting of Flat No. 704 of type (2BHK) admeasuring 52.75 Sq. Mtrs. (Carpet Area) on the 7th Floor in Block No. 8 together with undivided proportionate share in the scheme land and together with proportionate share in the common amenities and facilities of the scheme known as "Prathna Paras" (hereinafter referred to as "said society") constructed on NA land bearing Sub-Plot No. 2 admeasuring 62.19 Sq. yards i.e. 5200 Sq. Mtrs. Of Final Plot No.73 admeasuring 9713 Sq. Mtrs. (10365 Sq. Yards i.e. 8666.68 Sq. Mtrs. or per survey No) given in lieu of Survey No 664 admeasuring 16188 Sq. Mtrs. comprising in Town Planning Scheme No. 121 (Naroda-Hanspura-Kathwada) site, lying and being at Mouje - Naroda, Taluka - Asava, District - Ahmedabad and Registration Sub-District - Ahmedabad - 6 (Naroda), Bounded: North: Flat No B-701, South: Margin and Block-C, East -Margin and Ved Kulkir West: Stairs, Entry foyer and Flat No B-701

Date: 25-07-2024
Sd/- Chief Manager & Authorized Officer
Bank of Baroda, Ramol Branch

HDB FINANCIAL SERVICES LIMITED
REGISTERED OFFICE: RADHIKA, 2ND FLOOR, LAW GARDEN ROAD, NAVRANGPURA, AHMEDABAD-380009

BRANCH OFFICE: RADHIKA, 2ND FLOOR, LAW GARDEN ROAD, NAVRANGPURA, AHMEDABAD - 380009
BRANCH OFFICE: 104, B-WING, THIRUPATI PLAZA, NEAR COLLECTOR OFFICE, B/S SUDA BHAVAN, NANPURA-ATHWAGATE, SURAT, GUJARAT - 395001.

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMovable PROPERTIES (SEE PROVISO TO RULE 6(1))

LAST DATE & TIME OF SUBMISSION OF EMD AND DOCUMENTS 09/08/2024 UPTO 04:00 PM

SALE OF IMMovable PROPERTY MORTGAGED TO HDB FINANCIAL SERVICES LIMITED UNDER SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST (SARFESI) ACT, 2002 (NO.54 OF 2002)

WHEREAS, THE AUTHORIZED OFFICER OF HDB FINANCIAL SERVICES LIMITED HAS TAKEN PHYSICAL POSSESSION OF THE FOLLOWING PROPERTIES PURSUANT TO THE NOTICE ISSUED UNDER SECTION 13(2) OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST (SARFESI) ACT, 2002 IN THE FOLLOWING LOAN ACCOUNTS WITH OUR BRANCH WITH A RIGHT TO SELL THE SAME ON "AS IS WHERE IS BASIS AND AS IS WHAT IS BASIS" FOR REALIZATION OF HDB FINANCIAL SERVICES LIMITED DUES. THE SALE WILL BE DONE BY THE UNDERSIGNED THROUGH E-AUCTION PLATFORM PROVIDED AT THE WEBSITE: WWW.VEHICLEDUNIA.COM

NAME OF THE BRANCH & ACCOUNT	MORTGAGE PROPERTY DESCRIPTION, WHICH IS UNDER AUCTION SALE & POSSESSION STATUS	DEMAND NOTICE DATE	AUTHORIZED OFFICER'S DETAILS FOR PROPERTY INSPECTION AND OTHER QUERIES	EMD SUBMISSION ACCOUNT DETAILS		RESERVE PRICE	DATE OF E-AUCTION
				EMD SUBMISSION DATE	EMD SUBMISSION DATE		
SHOP NO. 118, FIRST FLOOR, RAJ POINT, OPP. VIDHAKUNI COLLEGE, PALANPUR ROAD, NEAR PALANPUR JAKATNAKA, SURAT, GUJARAT- 395009.	Property - 1: THE PEACE AND PARCEL OF THE PROPERTY BEARING PLOT NO. 11, PAIKI SITUATED TOWARDS WESTERN SIDE HALF UNDIVIDED LAND SHARE, HAVING NEW CITY SURVEY NONDH NO. 2939/1/10/24 ADMEASURING 92.30 SQ. MTRS., CITY SURVEY WARD 2080 OF WARD MAJURA, 2939/1/10/24 ADMEASURING 69.99 SQ. YARD HAVING MUNICIPAL TENEMENT NO. 03C-19-0121-0-001, OF SALABATPURA, MAHATMANI WADI, CITY OF SURAT-395003.	17/06/2021 Rs. 34,07,397.61/- (RUPEES THIRTY FOUR LAKHS SEVEN THOUSAND THREE HUNDRED NINETY SEVEN AND PAISE SIXTY ONE ONLY) AS ON 15/06/2021 WITH FUTURE CONTRACTUAL INTEREST PER ANNUM FROM 15/06/2021 UNTIL PAYMENT IN FULL AMOUNT ALONG WITH OTHER CHARGES AS DEMANDED IN OUR NOTICE, WITHIN THE STATUTORY PERIOD OF 15 DAYS FROM THE DATE OF THIS NOTICE	VIPUL PANKHANIYA CONT. NO. 955098444 MR. SUNIL VISHWAKARMA CONT. NO. 8600375505 (FOR PROPERTY INSPECTION AND OTHER QUERIES) MR. JEEGESH KUMAR DAVE, CONT. NO. 704304298 MR. CHIRAG CHAGANI CONT. NO. 9095910901 EMAIL ID: -CHIRAG.CHAGANI.N@HDBFS.COM	MODE OF PAYMENT ONLY DEMAND DRAFT	RESERVE PRICE: Rs. 17,34,689/- (RUPEES SEVENTEEN LAKHS THIRTY FOUR THOUSAND SIX HUNDRED EIGHTY NINE ONLY) EMD PRICE - Rs. 1,73,46,89/- (RUPEES ONE LAKH SEVENTY THREE THOUSAND FOUR HUNDRED SIXTY NINE ONLY)	E-AUCTION DATE -- 12/08/2024 AT 10:30 AM TO 04:00 PM	EMD SUBMISSION DATE -- 09/08/2024
B-WING, THIRUPATI PLAZA, NEAR COLLECTOR OFFICE B/S SUDA BHAVAN, NANPURA, ATHWA GATE, SURAT, GUJARAT 395001	Property - 1: ALL THE PEACE AND PARCEL OF THE SHOP NO. 13 ADMEASURING 67.50 SQ.FT I.E. 56.51 SQ.MTRS. SUPER BUILT UP AREA ON THE UPPER GROUND FLOOR, ALONG WITH UNDIVIDED SHARE IN THE LAND OF "MANGALDEEP APARTMENT", SITUATED AT REVENUE SURVEY NO-89 PAIKI TOWN PLANNING NO-9 (MAJURA) FINAL PLOT NO-163 MOJE MAJURA, CITY SURVEY NO. 183, 2078, 2079 AND 2080 OF WARD MAJURA, CITY OF SURAT-394210.	26/02/2021 1,22,41,122.47/- (RUPEES ONE CRORE TWENTY FOUR LAKHS SIXTY ONE THOUSAND ONE HUNDRED TWENTY TWO AND PAISE FORTY SEVEN ONLY) AS OF 26-02-2021 WITH FUTURE CONTRACTUAL INTEREST PER ANNUM FROM 26-02-2021 UNTIL PAYMENT IN FULL AMOUNT ALONG WITH OTHER CHARGES AS DEMANDED IN OUR NOTICE, WITHIN THE STATUTORY PERIOD OF 15 DAYS FROM THE DATE OF THIS NOTICE	VIPUL PANKHANIYA CONT. NO. 955098444 MR. SUNIL VISHWAKARMA CONT. NO. 8600375505 (FOR PROPERTY INSPECTION AND OTHER QUERIES) MR. JEEGESH KUMAR DAVE, CONT. NO. 704304298 MR. CHIRAG CHAGANI CONT. NO. 9095910901 EMAIL ID: -CHIRAG.CHAGANI.N@HDBFS.COM	MODE OF PAYMENT ONLY DEMAND DRAFT	RESERVE PRICE: FOR PROPERTY NO. 1: Rs. 17,41,381/- (RUPEES SEVENTEEN LAKH FORTY ONE THOUSAND THREE HUNDRED EIGHTY ONE ONLY). FOR PROPERTY NO. 2: Rs. 13,38,523/- (RUPEES THIRTEEN LAKH THIRTY EIGHT THOUSAND SEVEN HUNDRED TWENTY THREE ONLY). EMD PRICE - FOR PROPERTY NO. 1: Rs. 1,74,13,81/- (RUPEES ONE LAKH SEVENTY FOUR THOUSAND ONE HUNDRED THIRTY EIGHT ONLY). FOR PROPERTY NO. 2: Rs. 1,33,85,23/- (RUPEES ONE LAKH THIRTY THREE THOUSAND EIGHT HUNDRED FIFTY TWO ONLY).	E-AUCTION DATE -- 12/08/2024 AT 10:30 AM TO 04:00 PM	EMD SUBMISSION DATE -- 09/08/2024
(A) FLAT NO. 201 MADHURAN APPY NR MAHADEV MANDIR UDHANA GAM SURAT - 394210	Property - 1: ALL THE PEACE AND PARCEL OF THE SHOP NO. 42 TO 46 ALONG WITH UNDIVIDED SHARE IN THE LAND OF "MANGALDEEP APARTMENT", SITUATED REVENUE SURVEY NO-89 PAIKI TOWN PLANNING SCHEME NO-9 (MAJURA) FINAL PLOT NO-163 MOJE MAJURA, CITY S.NO. 183, 2078 AND 2079 OF WARD MAJURA, SURAT-394210	26/02/2021 1,22,41,122.47/- (RUPEES ONE CRORE TWENTY FOUR LAKHS SIXTY ONE THOUSAND ONE HUNDRED TWENTY TWO AND PAISE FORTY SEVEN ONLY) AS OF 26-02-2021 WITH FUTURE CONTRACTUAL INTEREST PER ANNUM FROM 26-02-2021 UNTIL PAYMENT IN FULL AMOUNT ALONG WITH OTHER CHARGES AS DEMANDED IN OUR NOTICE, WITHIN THE STATUTORY PERIOD OF 15 DAYS FROM THE DATE OF THIS NOTICE	VIPUL PANKHANIYA CONT. NO. 955098444 MR. SUNIL VISHWAKARMA CONT. NO. 8600375505 (FOR PROPERTY INSPECTION AND OTHER QUERIES) MR. JEEGESH KUMAR DAVE, CONT. NO. 704304298 MR. CHIRAG CHAGANI CONT. NO. 9095910901 EMAIL ID: -CHIRAG.CHAGANI.N@HDBFS.COM	MODE OF PAYMENT ONLY DEMAND DRAFT	RESERVE PRICE: FOR PROPERTY NO. 1: Rs. 17,41,381/- (RUPEES SEVENTEEN LAKH FORTY ONE THOUSAND THREE HUNDRED EIGHTY ONE ONLY). FOR PROPERTY NO. 2: Rs. 13,38,523/- (RUPEES THIRTEEN LAKH THIRTY EIGHT THOUSAND SEVEN HUNDRED TWENTY THREE ONLY). EMD PRICE - FOR PROPERTY NO. 1: Rs. 1,74,13,81/- (RUPEES ONE LAKH SEVENTY FOUR THOUSAND ONE HUNDRED THIRTY EIGHT ONLY). FOR PROPERTY NO. 2: Rs. 1,33,85,23/- (RUPEES ONE LAKH THIRTY THREE THOUSAND EIGHT HUNDRED FIFTY TWO ONLY).	E-AUCTION DATE -- 12/08/2024 AT 10:30 AM TO 04:00 PM	EMD SUBMISSION DATE -- 09/08/2024
(B) SHOP NO. 1 & 2 UPPER GROUND FLOOR, MANGALDEEP APT. R.S.NO-89 PAIKI, P.NO-9, F.P.NO-163, WARD MAJURA, SURAT - 394210	Property - 1: ALL THE PEACE AND PARCEL OF THE SHOP NO. 42 TO 46 ALONG WITH UNDIVIDED SHARE IN THE LAND OF "MANGALDEEP APARTMENT", SITUATED REVENUE SURVEY NO-89 PAIKI TOWN PLANNING SCHEME NO-9 (MAJURA) FINAL PLOT NO-163 MOJE MAJURA, CITY S.NO. 183, 2078 AND 2079 OF WARD MAJURA, SURAT-394210	26/02/2021 1,22,41,122.47/- (RUPEES ONE CRORE TWENTY FOUR LAKHS SIXTY ONE THOUSAND ONE HUNDRED TWENTY TWO AND PAISE FORTY SEVEN ONLY) AS OF 26-02-2021 WITH FUTURE CONTRACTUAL INTEREST PER ANNUM FROM 26-02-2021 UNTIL PAYMENT IN FULL AMOUNT ALONG WITH OTHER CHARGES AS DEMANDED IN OUR NOTICE, WITHIN THE STATUTORY PERIOD OF 15 DAYS FROM THE DATE OF THIS NOTICE	VIPUL PANKHANIYA CONT. NO. 955098444 MR. SUNIL VISHWAKARMA CONT. NO. 8600375505 (FOR PROPERTY INSPECTION AND OTHER QUERIES) MR. JEEGESH KUMAR DAVE, CONT. NO. 704304298 MR. CHIRAG CHAGANI CONT. NO. 9095910901 EMAIL ID: -CHIRAG.CHAGANI.N@HDBFS.COM	MODE OF PAYMENT ONLY DEMAND DRAFT	RESERVE PRICE: FOR PROPERTY NO. 1: Rs. 17,41,381/- (RUPEES SEVENTEEN LAKH FORTY ONE THOUSAND THREE HUNDRED EIGHTY ONE ONLY). FOR PROPERTY NO. 2: Rs. 13,38,523/- (RUPEES THIRTEEN LAKH THIRTY EIGHT THOUSAND SEVEN HUNDRED TWENTY THREE ONLY). EMD PRICE - FOR PROPERTY NO. 1: Rs. 1,74,13,81/- (RUPEES ONE LAKH SEVENTY FOUR THOUSAND ONE HUNDRED THIRTY EIGHT ONLY). FOR PROPERTY NO. 2: Rs. 1,33,85,23/- (RUPEES ONE LAKH THIRTY THREE THOUSAND EIGHT HUNDRED FIFTY TWO ONLY).	E-AUCTION DATE -- 12/08/2024 AT 10:30 AM TO 04:00 PM	EMD SUBMISSION DATE -- 09/08/2024
(C) SHOP NO. 13 & 17, MANGALDEEP APT. R.S.NO-89, T.P.S. NO-9, F.P. NO-163, WARD MAJURA CITY S.NO. 183, NONDH NO. 183, 2078, 2079 SURAT - 394210	Property - 1: ALL THE PEACE AND PARCEL OF THE SHOP NO. 42 TO 46 ALONG WITH UNDIVIDED SHARE IN THE LAND OF "MANGALDEEP APARTMENT", SITUATED REVENUE SURVEY NO-89 PAIKI TOWN PLANNING SCHEME NO-9 (MAJURA) FINAL PLOT NO-163 MOJE MAJURA, CITY S.NO. 183, 2078 AND 2079 OF WARD MAJURA, SURAT-394210	26/02/2021 1,22,41,122.47/- (RUPEES ONE CRORE TWENTY FOUR LAKHS SIXTY ONE THOUSAND ONE HUNDRED TWENTY TWO AND PAISE FORTY SEVEN ONLY) AS OF 26-02-2021 WITH FUTURE CONTRACTUAL INTEREST PER ANNUM FROM 26-02-2021 UNTIL PAYMENT IN FULL AMOUNT ALONG WITH OTHER CHARGES AS DEMANDED IN OUR NOTICE, WITHIN THE STATUTORY PERIOD OF 15 DAYS FROM THE DATE OF THIS NOTICE	VIPUL PANKHANIYA CONT. NO. 955098444 MR. SUNIL VISHWAKARMA CONT. NO. 8600375505 (FOR PROPERTY INSPECTION AND OTHER QUERIES) MR. JEEGESH KUMAR DAVE, CONT. NO. 704304298 MR. CHIRAG CHAGANI CONT. NO. 9095910901 EMAIL ID: -CHIRAG.CHAGANI.N@HDBFS.COM	MODE OF PAYMENT ONLY DEMAND DRAFT	RESERVE PRICE: FOR PROPERTY NO. 1: Rs. 17,41,381/- (RUPEES SEVENTEEN LAKH FORTY ONE THOUSAND THREE HUNDRED EIGHTY ONE ONLY). FOR PROPERTY NO. 2: Rs. 13,38,523/- (RUPEES THIRTEEN LAKH THIRTY EIGHT THOUSAND SEVEN HUNDRED TWENTY THREE ONLY). EMD PRICE - FOR PROPERTY NO. 1: Rs. 1,74,13,81/- (RUPEES ONE LAKH SEVENTY FOUR THOUSAND ONE HUNDRED THIRTY EIGHT ONLY). FOR PROPERTY NO. 2: Rs. 1,33,85,23/- (RUPEES ONE LAKH THIRTY THREE THOUSAND EIGHT HUNDRED FIFTY TWO ONLY).	E-AUCTION DATE -- 12/08/2024 AT 10:30 AM TO 04:00 PM	EMD SUBMISSION DATE -- 09/08/2024
(D) SHOP NO. 42 TO 46 MANGALDEEP APT. R.S.NO-89 PAIKI T.P.S. NO. 9, F.P. NO-163, CITY S.NO-183, NONDH NO. 2078, 2079 SURAT - 394210	Property - 1: ALL THE PEACE AND PARCEL OF THE SHOP NO. 42 TO 46 ALONG WITH UNDIVIDED SHARE IN THE LAND OF "MANGALDEEP APARTMENT", SITUATED REVENUE SURVEY NO-89 PAIKI TOWN PLANNING SCHEME NO-9 (MAJURA) FINAL PLOT NO-163 MOJE MAJURA, CITY S.NO. 183, 2078 AND 2079 OF WARD MAJURA, SURAT-394210	26/02/2021 1,22,41,122.47/- (RUPEES ONE CRORE TWENTY FOUR LAKHS SIXTY ONE THOUSAND ONE HUNDRED TWENTY TWO AND PAISE FORTY SEVEN ONLY) AS OF 26-02-2021 WITH FUTURE CONTRACTUAL INTEREST PER ANNUM FROM 26-02-2021 UNTIL PAYMENT IN FULL AMOUNT ALONG WITH OTHER CHARGES AS DEMANDED IN OUR NOTICE, WITHIN THE STATUTORY PERIOD OF 15 DAYS FROM THE DATE OF THIS NOTICE	VIPUL PANKHANIYA CONT. NO. 955098444 MR. SUNIL VISHWAKARMA CONT. NO. 8600375505 (FOR PROPERTY INSPECTION AND OTHER QUERIES) MR. JEEGESH KUMAR DAVE, CONT. NO. 704304298 MR. CHIRAG CHAGANI CONT. NO. 9095910901 EMAIL ID: -CHIRAG.CHAGANI.N@HDBFS.COM	MODE OF PAYMENT ONLY DEMAND DRAFT	RESERVE PRICE: FOR PROPERTY NO. 1: Rs. 17,41,381/- (RUPEES SEVENTEEN LAKH FORTY ONE THOUSAND THREE HUNDRED EIGHTY ONE ONLY). FOR PROPERTY NO. 2: Rs. 13,38,523/- (RUPEES THIRTEEN LAKH THIRTY EIGHT THOUSAND SEVEN HUNDRED TWENTY THREE ONLY). EMD PRICE - FOR PROPERTY NO. 1: Rs. 1,74,13,81/- (RUPEES ONE LAKH SEVENTY FOUR THOUSAND ONE HUNDRED THIRTY EIGHT ONLY). FOR PROPERTY NO. 2: Rs. 1,33,85,23/- (RUPEES ONE LAKH THIRTY THREE THOUSAND EIGHT HUNDRED FIFTY TWO ONLY).	E-AUCTION DATE -- 12/08/2024 AT 10:30 AM TO 04:00 PM	EMD SUBMISSION DATE -- 09/08/2024

TERMS & CONDITIONS:

- TO THE BEST OF KNOWLEDGE AND INFORMATION OF THE AUTHORIZED OFFICER, THERE IS NO ENCUMBRANCE ON ANY PROPERTY HOWEVER, THE INTENDING BIDDERS SHOULD MAKE THEIR OWN INDEPENDENT INQUIRIES REGARDING THE ENCUMBRANCES, TITLE OF THE PROPERTIES PUT ON AUCTION AND CLAIMS/RIGHTS/DUES/AFFECTING THE PROPERTY PRIOR TO SUBMITTING THEIR BID. THE E-AUCTION ADVERTISEMENT DOES NOT CONSTITUTE AND WILL NOT BE DEEMED TO CONSTITUTE ANY COMMITMENT OR ANY REPRESENTATION OF THE HDB FINANCIAL SERVICES LIMITED. THE PROPERTY IS BEING SOLD WITH ALL THE EXISTING AND FUTURE ENCUMBRANCES WHETHER KNOWN OR UNKNOWN TO THE HDB FINANCIAL SERVICES LIMITED. THE AUTHORIZED OFFICER/SECURED CREDITOR SHALL NOT BE RESPONSIBLE IN ANY WAY FOR ANY THIRD PARTY CLAIMS/RIGHTS/DUES.
- THE E-AUCTION IS BEING HELD ON "AS IS WHERE IS", "AS IS WHAT IS" AND "WHATEVER THERE IS" AFTER TAKING PHYSICAL POSSESSION OF THE PROPERTIES. SUCCESSFUL BIDDERS SHALL HAVE TO GET PHYSICAL POSSESSION OF THE PROPERTIES AT HIS/ THEIR COST RISK & RESPONSIBILITY.
- IT SHALL BE THE RESPONSIBILITY OF THE BIDDERS TO INSPECT AND SATISFY THEMSELVES ABOUT THE ASSET AND SPECIFICATION BEFORE SUBMITTING THE BID. THE INSPECTION OF PROPERTIES PUT ON AUCTION WILL BE PERMITTED TO INTERESTED BIDDERS ON 09/08/2024 (DURING OFFICE HOURS).
- THE INTERESTED BIDDERS SHALL SUBMIT THEIR EMD THROUGH WEB PORTAL. WWW.VEHICLEDUNIA.COM (THE USER ID & PASSWORD CAN BE OBTAINED FREE OF COST BY REGISTERING NAME WITH WWW.VEHICLEDUNIA.COM THROUGH LOGIN ID & PASSWORD. THE EMD SHALL BE PAYABLE THROUGH DEMAND DRAFT AFTER REGISTRATION (ONE TIME) BY THE BIDDER IN THE WEB PORTAL. THE INTENDING BIDDER/PURCHASER IS REQUIRED TO GET THE COPIES OF THE FOLLOWING DOCUMENTS UPLOADED IN THE WEB PORTAL BEFORE THE LAST DATE & TIME OF SUBMISSION OF THE BIDDERS VIZ. i) COPY OF THE DEMAND DRAFT; ii) COPY OF PAN CARD; iii) PROOF OF IDENTIFICATION/ ADDRESS PROOF (WCVI, VCN, SELF-ATTESTED COPY OF VOTER ID CARD)/ DRIVING LICENSE/ PASSPORT ETC. WITHOUT WHICH THE BID IS LIABLE TO BE REJECTED. UPON SCANNED COPY OF ANNEXURE-II & III CAN BE DOWNLOADED FROM THE WEB PORTAL. WWW.VEHICLEDUNIA.COM AFTER DUE CHECKING & SIGNING IS ALSO REQUIRED. THE INTERESTED BIDDERS WHO REQUIRE ASSISTANCE IN CREATING LOGIN ID & PASSWORD, OR UPLOADED DOCUMENTS SHOULD CONTACT THE AUTHORIZED OFFICER ON ONLINE INTER-SE BIDDING ETC. MAY CONTACT - RFO.VEHICLEDUNIA.PVT.LTD@HDBFS.COM, RFO.VEHICLEDUNIA.PVT.LTD@HDBFS.COM, RFO.VEHICLEDUNIA.PVT.LTD@HDBFS.COM, RFO.VEHICLEDUNIA.PVT.LTD@HDBFS.COM, RFO.VEHICLEDUNIA.PVT.LTD@HDBFS.COM AND FOR ANY PROPERTY RELATED QUERY MAY CONTACT AUTHORIZED OFFICER: MR. VIPUL PANKHANIYA; MO: 955098444; E-MAIL ID: LA.SURATCITY@HDBFS.COM; DURING THE WORKING HOURS FROM MONDAY TO SATURDAY.
- THE INTERESTED BIDDER HAS TO SUBMIT THEIR BID DOCUMENTS (EMD (NOT BELOW THE RESERVE PRICE) AND REQUIRED DOCUMENTS (MENTIONED IN POINT NO.4)) ON/ BEFORE 09/08/2024 UPTO 4:00 PM AND AFTER GOING THROUGH THE REGISTERING PROCESS (ONE TIME) AND GENERATING USER ID & PASSWORD OF THEIR OWN, SHALL BE ELIGIBLE FOR PARTICIPATING IN THE E-AUCTION PROCESS, SUBJECT TO DUE VERIFICATION OF THE DOCUMENTS AND/ OR APPROVAL OF THE AUTHORIZED OFFICER.
- DURING THE ONLINE INTER-SE BIDDING, BIDDER CAN IMPROVE THEIR BID AMOUNT AS PER THE "BID INCREASE AMOUNT" (MENTIONED ABOVE) OR ITS MULTIPLE AND IN CASE BID IS PLACED DURING THE LAST 5 MINUTES OF THE CLOSING TIME OF THE E-AUCTION, THE CLOSING TIME WILL AUTOMATICALLY GET EXTENDED FOR 5 MINUTES (EACH TIME TILL THE CLOSURE OF E-AUCTION PROCESS). OTHERWISE, IT WILL AUTOMATICALLY BE CLOSED. THE BIDDER WHO SUBMITS THE HIGHEST BID AMOUNT (NOT BELOW THE RESERVE PRICE) ON THE CLOSURE OF THE E-AUCTION PROCESS SHALL BE DECLARED AS A SUCCESSFUL BIDDER BY THE AUTHORIZED OFFICER/SECURED CREDITOR AFTER REQUIRED VERIFICATION.
- THE EARNEST MONEY DEPOSIT (EMD) OF THE SUCCESSFUL BIDDER SHALL BE RETAINED TOWARDS PART SALE CONSIDERATION AND THE EMD OF UNSUCCESSFUL BIDDERS SHALL BE REFUNDED. THE EARNEST MONEY DEPOSIT SHALL NOT BEAR ANY INTEREST. THE SUCCESSFUL BIDDER SHALL HAVE TO DEPOSIT 25% OF THE SALE PRICE, ADJUSTING THE EMD ALREADY PAID, WITHIN 24 HOURS OF THE ACCEPTANCE OF BID PRICE BY THE AUTHORIZED OFFICER AND THE BALANCE 75% OF THE SALE PRICE ON OR BEFORE 15TH DAY OF SALE OR WITHIN SUCH EXTENDED PERIOD AS AGREED UPON IN WRITING BY AND SOLELY AT THE DISCRETION OF THE AUTHORIZED OFFICER. IN CASE OF DEFAULT IN PAYMENT BY THE SUCCESSFUL BIDDER, THE AMOUNT ALREADY DEPOSITED BY THE OFFER SHALL BE FORFEITED AND PROPERTY SHALL BE PUT TO RE-AUCTION AND THE DEFAULTING BORROWER SHALL HAVE NO CLAIM/ RIGHT IN RESPECT OF PROPERTY AMOUNT.
- THE PROSPECTIVE QUALIFIED BIDDERS MAY AVAIL ONLINE TRAINING ON E-AUCTION FROM RFO.VEHICLEDUNIA.PVT.LTD PRIOR TO THE DATE OF E-AUCTION. NEITHER THE AUTHORIZED OFFICER/ HDB FINANCIAL SERVICES LIMITED NOR RFO.VEHICLEDUNIA.PVT.LTD SHALL BE LIABLE FOR ANY INTERNET NETWORK PROBLEM AND THE INTERESTED BIDDERS TO ENSURE THAT THEY ARE TECHNICALLY WELL EQUIPPED FOR PARTICIPATING IN THE E-AUCTION EVENT.
- THE PURCHASER SHALL BEAR THE APPLICABLE STAMP DUTIES/ ADDITIONAL STAMP DUTY/ TRANSFER CHARGES, FEE ETC. AND ALSO ALL THE STATUTORY/ NON-STATUTORY DUES, TAXES, RATES, ASSESSMENT CHARGES, FEE ETC.
- THE AUTHORIZED OFFICER IS NOT BOUND TO ACCEPT THE HIGHEST OFFER AND THE AUTHORIZED OFFICER HAS THE ABSOLUTE RIGHT TO ACCEPT OR REJECT ANY OR ALL OFFER(S) OR ADJOURN/ POSTPONE/ CANCEL THE E-AUCTION WITHOUT ASSIGNING ANY REASON THEREOF.
- THE BIDDERS ARE ADVISED TO GO THROUGH THE DETAILED TERMS & CONDITIONS OF E-AUCTION AVAILABLE ON THE WEB PORTAL OF RFO.VEHICLEDUNIA.PVT.LTD, WWW.VEHICLEDUNIA.COM BEFORE SUBMITTING THEIR BIDS AND TAKING PART IN THE E-AUCTION.
- THE PUBLICATION IS SUBJECT TO THE FORCE MAJOR CLAUSE.

SPECIAL INSTRUCTIONS

BIDDING IN THE LAST MOMENT SHOULD BE AVOIDED IN THE BIDDERS OWN INTEREST AS NEITHER THE HDB FINANCIAL SERVICES LIMITED NOR SERVICE PROVIDER WILL BE RESPONSIBLE FOR ANY LAPSE/FAILURE (INTERNET FAILURE/POWER FAILURE ETC.) IN ORDER TO WARD-OFF SUCH CONTINGENT SITUATIONS BIDDERS ARE REQUESTED TO MAKE ALL NECESSARY ARRANGEMENTS / ALTERNATIVES SUCH AS POWER SUPPLY BACK-UP ETC. SO THAT THEY ARE ABLE TO CIRCUMVENT SUCH SITUATION AND ARE ABLE TO PARTICIPATE IN THE AUCTION SUCCESSFULLY.

STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFESI ACT, 2002

THE BORROWER/ GUARANTORS ARE HEREBY NOTIFIED TO PAY THE SUM AS MENTIONED ABOVE ALONG WITH UPTO DATE INTEREST AND ANCILLARY EXPENSES BEFORE THE DATE OF E-AUCTION, FAILING WHICH THE PROPERTY WILL BE AUCTIONEER/ SOLD AND BALANCE DUES, IF ANY, WILL BE RECOVERED WITH INTEREST AND COST.

Authorized officer
HDB FINANCIAL SERVICES LIMITED

RELIANCE ASSET RECONSTRUCTION COMPANY LTD.
Corporate Office: 11th Floor, North Side, R-Tech Park, Western Express Highway, Goregaon (East), Mumbai-400063

NOTICE FOR SALE OF SECURED ASSETS (See Rule 6(1) read with Rule 8(1))

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 proviso to Rule 6 (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/movable properties mortgaged/hypothecated to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of Secured Creditor. That, Religare Housing Development Finance Corporation Ltd. has wide two separate Assignment Agreement dated 29.03.2019 and 29.03.2023 assigned the financial assets/debts of below mentioned loan accounts along with their right, title and interest together with underlying securities in favour of Reliance Asset Reconstruction Company Ltd. (RARAC) trustee of RARC 059 (RHDFCL HL) Trust and RARC 080 (RHDFCL HL) Trust. By virtue of the said assignment, we have become your secured creditor and lawfully entitled to recover the entire contractual dues. Therefore, the undersigned Authorized Officer of Reliance Asset Reconstruction Company Ltd., hereby give you notice of 15 days that the below mentioned 15 tagged properties shall be sold by the undersigned by way of an E-auction on "As is Where is", "As is What is" and "Whatever there is" on 28.08.2024, for recovery of amount mentioned in demand notice no. 13(2) plus future interest and cost due to Reliance Asset Reconstruction Company Limited as a trustee of RARC 059 (RHDFCL HL) Trust and RARC 080 (RHDFCL HL) Trust Secured Creditor from mentioned borrowers/mortgagors. The reserve price and the earnest money deposit (EMD) are as under:

DESCRIPTION OF MORTGAGED PROPERTY:

RARC 080 (RHDFCL HL) Trust

Sl. No.	Borrowers name, Property Details, Demand notice and possession date	Reserve Price EMD
1.	RAMKRISHNA RAJENDRA CHITTE S/O RAJENDRA CHITTE AND SUREKHA RAJU NIWANI, BOTH R/O D-108, TULSI TOWNSHIP SOC. VADSA ROAD VADSA, VADODARA GUJARAT-390010. ALSO AT 208 SECOND FLOOR GHANSHYAM RESIDENCY, VADSA VADODARA GUJARAT-390010. PROPERTY: ALL THE PEACE AND PARCEL OF FLAT NO. 208, SECOND FLOOR, GHANSHYAM RESIDENCY, VADSA VADODARA GUJARAT-390010/ADMEASURING ABOUT 55.74 SQ. MTRS. Demand notice: Rs. 7,57,996.65/- (Rupees Seven Lakh Fifty Seven Thousand Nine Hundred Ninety Six & Paise Fifty Five Only) as on 20.12.2017 plus future interest & costs. Constructive/Physical Possession date: 28.04.2023	Rs. 5,24,156/- Rs. 52,415/-
2.	BARAIYA ATUL GIRISHBHAI S/O GIRISHBAI RAJUBHAI BARIYA AND PUJA ATULBHAI BARIYA W/O BARIYA ATUL GIRISHBAI BOTH R/O PLOT NO. 130, JIVANDHARA RESIDENCY, HADALA TA TANKARA RAJKOT GUJARAT-360001. ALSO AT REVENUE SURVEY NO. 169, JIVANDHARA RESIDENCY, PLOT NO. 4 TO 9 SUB PLOT NO. 4 TO 9/14, H/O 14, B/H APPT ENGI COLLEGE RAJKOT, HADALA, RAJKOT, GUJARAT. ALSO AT PLOT NO. 2, FLOOR 3RD, SHREE THAKORNATH RESIDENCY, PLOT NO. 4 TO 9, SUB PLOT NO. 4 TO 9/14, HOUSE NO. 14, SITUATED AT B/H APPT ENGI COLLEGE RAJKOT, HADALA, RAJKOT (ADMEASURING ABOUT 55-78 SQ. MTRS.) BOUNDED BY: EAST: RASTA WEST FLOT NO. 19, NORTH SUB PLOT NO. 9/13 SOUTH SUB PLOT 4 TO 9/15 Demand notice: Rs. 5,86,204.73/- (Rupees Five Lakh Sixty Six Thousand Two Hundred Four & Paise Thirty Three Only) as on 09.05.2018 plus future interest & costs. Constructive/Physical Possession date: 09.06.2023	Rs. 3,39,989/- Rs. 33,998/-
3.	JAYNITALI BHANAJIBAI RATHOD S/O BHANAJIBAI RATHOD & RASILEBEN JAYNITALI W/O JAYNITALI BHANAJIBAI RATHOD BOTH R/O PLOT NO. 130, JIVANDHARA RESIDENCY, HADALA, TANKARA, RAJKOT, GUJARAT-360007. ALSO AT PLOT NO. 4 TO 9/13, JIVANDHARA RESIDENCY, SURVEY NO. 169, OPP. MORBI ROAD, NEAR V/RAJ BHOMI, AREA HADALA, RAJKOT, GUJARAT-363642. PROPERTY: ALL THE PEACE AND PARCEL OF PLOT NO. 4 TO 9/13, JIVANDHARA RESIDENCY, SURVEY NO. 169, OPP. MORBI ROAD, NEAR V/RAJ BHOMI, AREA HADALA, RAJKOT, GUJARAT-363642. ALSO AT PLOT NO. 2, FLOOR 3RD, SHREE THAKORNATH RESIDENCY, PLOT NO. 4 TO 9, SUB PLOT NO. 4 TO 9/14, HOUSE NO. 14, SITUATED AT B/H APPT ENGI COLLEGE RAJKOT, HADALA, RAJKOT (ADMEASURING ABOUT 55-78 SQ. MTRS.) BOUNDED BY: EAST: RASTA WEST FLOT NO. 19, NORTH SUB PLOT NO. 9/13 SOUTH SUB PLOT 4 TO 9/15	Rs. 3,27,887/- Rs. 32,788/-
4.	GOHEL NITIN RANCHOOD S/O RANCHOOD DAYABHAI AND MAHESH RANCHOODHABAI GOHEL S/O RANCHOOD DAYABHAI BOTH R/O KRISHNA 3 SOMNATH SOS RAIYA ROAD RAJKOT, GUJARAT-360001. ALSO AT HALDA REVENUE SURVEY NUMBER-181P VRJUBHOMI P. PLOT NO. 1 TO 40 P PLOT NO. 1 TO 7P SUB PLOT NO. A/6 AT TANKARA, DIST RAJKOT PROPERTY: ALL THAT PIECE AND PARCEL OF PROPERTY, HALDA REVENUE SURVEY NUMBER-181P VRJUBHOMI PLOT NO. 1 TO 40 P PLOT NO. 1 TO 7P SUB PLOT NO. A/6 AT TANKARA, DIST RAJKOT (ADMEASURING ABOUT	