FINANCIAL EXPRESS

NOTICE FOR SALE OF ASSETS

YASHKIRTI TOURS AND TRAVELS PRIVATE LIMITED (IN LIQUIDATION (A company under liquidation process vides Hon'ble NCLT order dated 17.10.2023) Regd. Office of the company: HE-1, Ashirwad Complex, Transport Nagar, Jaipur, Rajasthan-302004, India

Sale of Assets under Insolvency and Bankruptcy (Liquidation Process) Reg. 2016 Last Date to apply and submission of Documents: 26th July 2025 Date and Time of E-Auction: 29th July 2025, 11.00 AM Onwards (With an unlimited extension of 5 minutes each)

Sale of Assets and Properties owned by Yashkirti Tours and Travels Private Limited (In Liquidation) forming part of Liquidation Estate by the Liquidator, appointed by the Hon'ble National Company Law Tribunal, Ahmedabad.

The sale will be done by the undersigned through the e-auction platform Basic Description of Assets and Properties for sale:

Sr. No.	Assets	Reserve Price (₹)	EMD (₹)
1.	Assets of Yashkirti Tours and Travels Private Limited u/s 3	2 (a), (b)	
A	Residential Flat Address: A/202, 2nd Floor, Nandalaya Residency, b/s. Gokuldham Row House, Bhatpore Gam, Surat, Gujarat-394510	9,38,588	93,860

Notes to Auction Process:

- . Prospective bidders shall submit the requisite documents, including a declaration of eligibility under Section 29A of the Insolvency and Bankruptcy Code through the electronic
- Prospective bidders shall deposit the Earnest Money Deposit (EMD) through the Baanknet
- The Earnest Money Deposit (EMD) shall be forfeited if the bidder is found ineligible. Interested applicants may refer to the COMPLETE E- AUCTION PROCESS INFORMATION DOCUMENT containing details of terms and conditions of online E-Auction portal, E-Auction Bid form, Eligibility Criteria, Declaration by Bidders, EMD requirement etc., available at Baariknet Platform on IBBI Portal, at the website https://lbbi.baanknet.com interest bidders shall register, upload their eligibility documents, bid and receive confirmation of their bid by electronic means. The requisition of additional information, if any, be sent to E-Mail id : cirp.yashkirti@gmail.com
- E-Auction platform: https://baanknet.com/. Interested bidders are requested to visit the abovementioned websites and submit a bid and upload the documents,
- Contact person on behalf of E-Auction and Liquidator: CS Suhas Bhattbhatt (98242 50787) Email id cssuhasb@gmail.com | Tel No. 0265-2969504

Date: 30/06/2025 Place: Vadodara

CS Suhas Bhattbhatt, Liquidator IBBI Reg. No: IBBI/IPA-002/IP-N00571/2017-2018/11738

Regd. Address: 520, Grand K-10, Behind Atlantis K-10, Opp. Honest Restaurant, Near Genda Circle, Vadodara, Gujarat - 390007

TATA CAPITAL HOUSING FINANCE LTD Regd. Office: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao TATA Kadam Marg, Lower Parel, Mumbai-400013. CIN No. U67190MH2008PLC187552 POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

(As per Appendix 8(1) of the Security Interest Enforcement Rules, 2002)

Whereas, the undersigned being the Authorized Officer of the TATA Capital Housing Finance Limited., under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice calling upon the borrowers to repay the amount mentioned in the notice within 60 days from the date of the said notice

The borrower, having failed to repay the amount, notice is hereby given to the borrower, in particular and public, in general, that the undersigned has taken physical possession of the property described herein view of order passed by the below mentioned courts, in below mentioned Case No. through the Court Commissioner and the said Court Commissioner handed over the Physical Possession to the undersigned Authorised Officer. The borrowers, in particular, and the public in general, are hereby cautioned not to deal with property and any dealings with the property will be subject to the charge of the TATA Capital Housing Finance Limited, for an amount referred to below along with interest thereon and penal interest, charges, costs etc. from the date of demand notice. The borrower's attention is invited to provisions of sub-section (8) of Section 13 of the Act, in respect of time available to redeem the secured assets

Loan A/C	Name of Obligor(s)/ Legal Heir(s)/ Legal	Amount as per	Demand notice dt.	order Date
No.	Representative(s)	Demand Notice	Date of Possession	Case No.
	Reenukumar P	506956	07-10-2024	25-04-2025
	Rathod (Borrower), Dipakkumar P Rathod, Shantaben P Rathod (Co-Borrower)	& 594981	29-06-2025	CRMA J/3700/2025 9th Addl. Chief Judicial Magistrate, Ahmedabad City

Description of Secured Assets/Immovable Properties: "All the rights piece and parcel of the immovable property bearing Flat no. E/407 on the fourth floor in E Block having super built up area of approximate 61 Sq.mtrs. including proportionate share of approximate 13.85 Sq.mtrs in the unsold, undivided Nonagricultural land of premises/scheme meant for Residential and commercial units known as "Aashirvad City" bearing Final Plot no. 46/2 admeasuring 5440 Sq. mtrs of T.P. Scheme no. 112 of Revenue survey no. 243 situated in mouje village: Odhav, Taluka: Vatva, Registration Sub district: Ahmedabad-7, District: Ahmedabad, Gujarat. The Property is bounded as follows: East: By Flat no. E/408, West: By Block no. F, North: By Society Road, South: By Flat no. E/406."

Date: - 01.07.2025 Sd/-Authorised Officer, For Tata Capital Housing Finance Limited Place: - Ahmedabad

AAVAS FINANCIERS LIMITED

(CIN:L65922RJ2011PLCO34297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020



POSSESSION NOTICE Whereas, The undersigned being the Authorised Officer of AAVAS FINANCIERS LIMITED under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred upon me under section 13(12) read with Rule 9 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice calling upon the borrowers mentioned herein below to repay the amount mentioned in the respective notice within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, undersigned has taken possession of the properties described herein below in exercise of powers conferred on me under Section 13(4) of the said Act read with Rule 9 of the said rules on the dates mentioned as below. The borrower andGuarantor in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the property will be subject to the charge of the AAVAS FINANCIERS LIMITED for an amount mentioned as

elow and further interest thereon,									
Name of the Borrower	Date & Amount of Demand Notice	Description of Property	Date & Type of Possessio						
GITABENK CHAUHAN, SANDIP KAMLESHBHAI CHAUHAN, KAMLESHBHAI P CHAUHAN A/C NO.) LNMOR07622-230253948	8 FEB 25 Rs. 609824/- 3 FEB 25	RESIDANTIAL HOUSE HAVING TOTALLY BUILTUP AREA ADMEASURING 86-46 SQ MTR BUILT ON TOTALY LAND AD-MAEASURING 1000-00 SQ FIT (92-9) SITUATED AT GAMTAL LAND OF GRAM PANCHAYAT AREA VILLAGE - GHUNTU, TA & DIST: MORBI, GUJARAT	PHYSICAL POSSESSION TAKEN ON 28 JUN 25						

ADMEASURING 86- 43 SQ MTR Place : Jaipur Date: 01-07-2025 **Authorised Officer Aavas Financiers Limited**

FINSERV BAJAJ HOUSING FINANCE LIMITED

Corporate Office: Cerebrum It Park B2 Building, 5th Floor, Kalyani Nagar, Pune, Maharashtra - 411014 Branch Office: 4th Floor, Aurum Avenue, Opp-Mayer Bungalow, Nr. Lawgarden, Elisbridge, Ahmedabad - 380006 AUTHORIZED OFFICER'S DETAILS: NAME Kunal Shah/ EMAIL ID: kunal shah@bajajhousing.co.in MOB NO. 9586006406 & 8669189048 APPENDIX IV -A [Rule 8(6)] SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale notice for Sale of immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of the Security Interest Act 2002 read with proviso 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 property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken over by the Authorized Officer of the Bajaj Housing Finance Ltd (Secured Creditor), will be sold on "As is where is", "As is what is", "Whatever there is" and "Without Recourse Basis" for recovery of the loan dues, applicable interest, charges and costs etc., payable to Bajaj Housing Finance Ltd as detailed below.

Details of Borrower/Co Borrowers/ Guarantor(s) And Loan Details	Description of the Immovable Property	Details of E Auction
LAN:- H418HLP0329472 & H418ECN0370577 1. Vedang Innovative IT Transformation Private Limited (Borrower) (through its Proprietor/ Authorised Signatory/ managing Director) At 3rd Floor Prime Squre, Opp Ravjibhai Tower, Krishnabaug Char Rasta, Maninagar Ahmedabad, Gujarat-380008 Also At: Office No. 10 To 21 Block A, 4th Floor Radhe Shopping Mall, Near Khokhra Circle, Khokhra, Ahmedabad-380008 2.Vipinchandra Sandhansive (Co-borrower 1) 3. Poonam Sandhansive (Co-borrower 2) 4. Vedang Sandhansive (Co-borrower 3) All At Plot 19, Manav Mandir Bonglow Daxini Road, Maninagar ,ahmedabad – 380008 Outstanding amount - Rs. 1,61,39,605/-(Rupees One Crore Sixty One Lakhs Thirty Nine Thousand Six Hundred Five Only) as on 23/06/2025 along with future interest and charges accrued w.e.f. 23/06/2025	SCHEDULE PROPERTY - All that piece and parcel of the immovable property being being 10 to 21 on Fourth Floor of Block A admeasuring 368 sq mtrs at and in the Radhe Housing And Commercial Cooperative Society Limited on the land bearing Sub Plot No A of Final Plot No. 30 of T.P. Scheme No. 7 situated lying and being at Mouje Mithipur, Taluka Maninagar in the District of Ahmedabad And Registration Sub-district Ahmedabad -7, butted & bounded on East-Radhe Mall Block A stairs and lift, West- Radhe Mall Block B, North-Radhe Mall Block A Office No. 27 To 31 & South-100 Feets Anupam Theatre Khokhra Road	E-auction date :-19/07/2025 between 11:00 am to 12:00 pm with unlimited extension of 5 minutes LAST date of submission of Earnest Money Deposit (EMD) with KYC is :-18/07/2025 up to 5:00p.m. (IST.) Date of Inspection:- 01/07/2025 to 18/07/2025 between 11:00 am to 4:00 pm (IST). Reserve Price: For Immovable property Rs. 1,72,80,000/- (Rupees One Crore Seventy Two Lakhs Eighty Thousand Only) The Earnest Money Deposit will be Rs. 17,28,000/- (Rupees Seventeen Lakhs Twenty Eight Thousand Only) 10% of Reserve Price. Bid Increment - RS. 1,00,000/- (Rupees One Lakh Only) & in such multiples.

Terms and Conditions of the Public Auction are as under: • The Secured asset will not be sold below the Reserve price • The Auction Sale will be online through e-auction portal. •The e-Auction will take place through portal https://bankauctions.in. on 19/07/2025 from 11:00 AM to 12:00 PM with unlimited auto extension of 5 minutes each. + For detailed terms and conditions please refer company website URL https://www.bajajhousingfinance.in/auction-notices or for any clarification please connect with Authorized

Date: 01.07.2025 Place: AHMEDABAD Authorized Officer (Kunal Shah) Bajaj Housing Finance Limited

JM FINANCIAL HOME LOANS LIMITED

JM FINANCIAL HOME LOANS

Nine Hundred Two

07-Apr-2025.

Corporate Office Address: 3rd Floor Suashish IT Park, Plot No 68E, Off Datta Pada Road, Berivali East, Mumbai - 400066 NOTICE OF SALE TO BORROWERS AND PUBLIC AT LARGE

Sale of Movable & Immovable Assets Charged to JM Financial Home Loans Under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002.

The undersigned as Authorized Officer of JM Financial Home Loans Limited (JMFHLL) has taken over possession of the schedule property under section 13 (4) of the SARFAESI Act. In case the Borrower/Co Borrower fails to repay the entire outstanding amount within a period of 30 days from date of this notice, JMFHLL will be at

liberty to dispose off the property under the provisions of SARFAESIAct. Public at large is informed that the secured property as mentioned in the Schedule is available for sale under the provisions of SARFAESI Act 2022 and The Security Interest (Enforcement) Rules, 2002, as per the terms agreeable to the company for realisation of JMFHLL's dues on "AS IS WHERE IS

BAS	SIS' and 'AS IS WHAT IS BASIS' 'WHATEVE	R THERE IS".	
1.000	Name of The Borrower(s)/Co-Borrower (s)/Guarantor (s) Loan Account Number	Mortgage Property Details	Outstanding Amount Due.
4	1. Mr. Rashmikant Patel	Flat No 501,5th Floor, Block No K, "Shanti Pujya Homes", Nr. Silver	Rs. 36.57.902/-

Star Char Rasta, Plot No 80, T.P Scheme No. 45, Revenue Survey No. (Rupees Thirty Six Lakh 266, Mouje - Chandlodlya, Taluka - Sabarmati, Dist. - Ahmedabad, | Fifty Seven Thousand

Gujarat - 362481. Boundaries: - East: Flat No 502, West: Passage &

stair, North: Margin Area & Open Land, South: Passage Lift & Flat | Only) outstanding as on

- Standard terms & conditions for sale of property through Private Treaty are as under: Sale through private treaty will be on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATEVER THERE IS"
- The purchaser will be required to deposit 25% of the sale consideration on the next working day of receipt of Bank's acceptance of offer for purchase of property and the remaining amount within 15 days thereafter. The purchaser has to deposit 10% of the offered amount along with application which will be adjusted against 25% of the deposit to be made as per
- Failure to remit the amount as required under clause (2) above, will cause forfeiture of amount already paid including 10% of the amount paid along
- with application, In case of non-acceptance of offer of purchase by JMFHLL, the amount of 10% paid along with the application will be refunded without any interest.
- The property is being sold with all the existing and future encumbrances whether known or unknown to JMFHLL. The Authorized Officer / Secured. Creditor shall not be responsible in any way for any third-party claims / rights / dues.
- The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer / Secured Creditor in this regard at a later date.
- JMFHLL reserves the right to reject any offer of purchase without assigning any reason.
- In case of more than one offer, JMFHLL will accept the highest offer. . The interested parties may contact the Authorized Officer for further details / clarifications and for submitting their application.
- The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of purchase of the property.
- 12. Sale shall be in accordance with the provisions of SARFAESI Act / Rules. 13. In case the borrower approaches JMFHLL and clears the outstanding amount, JMFHLL will have to cancel the deal and will repay the amount paid

2. Mrs. Charidrikaben Patel

Loan Account Number HNIK24000059149

- towards sale consideration back to the prospective buyer. Details of Authorised Person – Name: Mr. Vaibhav Patel at Contact: 8320302160 Mail: Patel Vaibhav@jmfl.com.
- Date: 01-07-2025 Place: Gujarat

For JM Financial Home Loans Limited SD/- Authorised Officer

JM FINANCIAL HOME LOANS LIMITED

A JM FINANCIAL HOME LOANS

Corporate Office Address: 3rd Floor Suashish IT Park, Plot No 68E, Off Datta Pada Road, Borivali East, Mumbai - 400066 NOTICE OF SALE TO BORROWERS AND PUBLIC AT LARGE

Sale of Movable & Immovable Assets Charged to JM Financial Home Loans Under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002. The undersigned as Authorized Officer of JM Financial Home Loans Limited (JMFHLL) has taken over possession of the schedule property under

section 13 (4) of the SARFAESI Act.

In case the Borrower/Co Borrower fails to repay the entire outstanding amount within a period of 30 days from date of this notice, JMFHLL will be at liberty to dispose off the property under the provisions of SARFAESIAct.

Public at large is informed that the secured property as mentioned in the Schedule is available for sale under the provisions of SARFAESI Act 2022 and. The Security Interest (Enforcement) Rules, 2002, as per the terms agreeable to the company for realisation of JMFHLL's dues on "AS IS WHERE IS BASIS' and 'AS IS WHAT IS BASIS' 'WHATEVER THERE IS'.

	Name of The Borrower(s)/Co-Borrower (s)/Guarantor (s) Loan Account Number	Mortgage Property Details	Outstanding Amount Due.
1.	Mr. Chintan Ghanshyambhai Vaghela Mrs. Minaben Ghanshyambhai Vaghela Loan Account Number HAMD22000024957	Flat No. C-501 at "RATNAJYOT COMPLEX PART-I" situated at Survey No. 24 of T.P.S. No. 1 of Final Plot No. 7 of Sub Plot No. 4, 5 & 6 of Mouje - Chandlodia, Taluka - Sabarmati, Dist Ahmedabad, Gujarat - 380005. Boundaries: - East: Open Land and common Plot, West: Stair case, Passage Then after tamies, North: Flat No. C202, South: Society Road Then After Block-D	Rs.29.12,342/- (Rupees Twenty Nine Lakh Twelve Thousand Three Hundred Forty Two only) outstanding as on 07-Nov-2024.

Standard terms & conditions for sale of property through Private Treaty are as under:

- Sale through private treaty will be on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATEVER THERE IS" The purchaser will be required to deposit 25% of the sale consideration on the next working day of receipt of Bank's acceptance of offer for
- purchase of property and the remaining amount within 15 days thereafter. The purchaser has to deposit 10% of the offered amount along with application which will be adjusted against 25% of the deposit to be made as per
- Failure to remit the amount as required under clause (2) above, will cause forfeiture of amount already paid including 10% of the amount paid along
- In case of non-acceptance of offer of purchase by JMFHLL, the amount of 10% paid along with the application will be refunded without any interest. The property is being sold with all the existing and future encumbrances whether known or unknown to JMFHLL. The Authorized Officer / Secured
- Creditor shall not be responsible in any way for any third-party claims / rights / dues.
- The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The
- purchaser shall not be entitled to make any claim against the Authorized Officer / Secured Creditor in this regard at a later date. JMFHLL reserves the right to reject any offer of purchase without assigning any reason.
- In case of more than one offer, JMFHLL will accept the highest offer.
- The interested parties may contact the Authorized Officer for further details / clarifications and for submitting their application. 11. The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of purchase of the property.
- 12. Sale shall be in accordance with the provisions of SARFAESI Act / Rules.
- 13. In case the borrower approaches JMFHLL and clears the outstanding amount, JMFHLL will have to cancel the deal and will repay the amount paid towards sale consideration back to the prospective buyer. Details of Authorised Person – Name: Mr. Vaibhay Patel at Contact: 8320302160 Mail: Patel. Vaibhay@jmfl.com.

Date: 01-07-2025 Place: Gujarat For JM Financial Home Loans Limited SD/- Authorised Officer

CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED Chola | Corporate Office: Chola Crest, Super B, C54 & C55, 4, Thiru Vi Enter a better life | Ka Industrial Estate, Guindy, Chennai - 600 032.

E-AUCTION SALE NOTICE (Sale Through e-bidding Only) SALE NOTICE OF IMMOVABLE SECURED ASSETS Issued under Rule 8(6) and 9(1) of the

Security Interest (Enforcement) Rules 2002.

Notice is hereby given to the PUBLIC IN GENERAL and in particular to the Borrower(s) and Guarantor(s) indicated in COLUMN (A) that the below described immovable property(ies) described in COLUMN (C) Mortgaged / Charged to the secured creditor the POSSESSION of which has been taken as described in COLUMN (D) by the Authorized Officer of Housing CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED Secured Creditor, will be sold on "As is Where is" "As is what is" and "Whatever there is" as per details mentioned below :- Notice is hereby given to Borrower / Mortgagor(s). legal heir, legal representatives (Whether Known or unknown), executor(s), administrator(s), successor(s) and assign(s) of the respective Borrower(s)/ Mortgagor(s) (Since deceased), as the case may be indicated in COLUMN (A) under Rule 8(6) of the Security Interest (Enforcement) Rules 2002, For detailed terms & conditions of the sale, please refer to the link provided in CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED secured Creditior's website i.e.

	[A]	[B]	[C]	[D]	[E & F]	[G]
SR. NO.	LOAN ACCOUNT NO. NAMES OF BORROWER(S)	O/s. DUES TO BE RECOVERED	DESCRIPTION OF THE		RESERVE PRICE (IN ₹)	DATE OF
mu.	/ MORTGAGER(S) / GAURANTOR(S)	(SECURED DEBTS)	IMMOVABLE PROPERTY / SECURED ASSET	TYPE OF POSSESSION	EARNEST MONEY DEPOSIT (IN ₹)	AUCTION & TIME
	Loan Account No.: XOHLMES00002066636 Mr/Mrs. Prakashbhai Amratbhai Aal Mr/Mrs. Rukhiben Amaratbhai Aal Mr/Mrs. Amaratbhai Khengarbhai Aal Residing at: Rajpur B/h Deesa Market Yard, Disa, Gujarat 385535 Also at: Plot No 167 Ramauma Society Himalaya Society Road Near APMC Deesa Gujarat 385535	Rs.25,28,461/- (Rupees Twenty Five Lakhs Twenty Eight Thousand Four Hundred and Sixty One Only) due as on 25-06-2025	plot no. 167 P. Admearsuring 56.25	(Constructive)	Rs. 19,54,800/- (Rupees Nineteen Lakhs Fifty-Four Thousand Eight Hundred Only). Rs.1,95,480/- (Rupees One Lakh Ninety-Five Thousand Four Hundred Eighty Only)	15-07-2025 from 02.00 P.M. to 04.00 P.M (with automated extensions of 5 minutes each in terms of the Tender Document)

1. INSPECTION DATE: 12.07.2025

2. MINIMUM BID INCREMENT AMOUNT: Rs. 10,000/-.

Last date of submission of Bid/ EMD/ Request letter for participation is 14.07.2025 till 5 PM.

For detailed terms and conditions of the sale, please refer to the link provided on the website of the Secured Creditor i.e. https://www.cholamandalam.com.and.www.auctionfocus.in. Together with further interest as applicable in terms of loan agreement with, incidental expenses, costs, charges etc.

Incurred up to the date of payment and/or realisation thereof. For any assistance related to inspection of the property, or for obtaining the Bid document and for any other queries, please get in

touch with Mr. Prashant Vaghela on his Mobile 99092 88420 & Email id harapalsinh@chola.murugappa.com / Mr. Rahul Jitendrabhai Dhobi on his Mobile No. +91 8758587337 official of CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED to the best of Knowledge and information of the Authorized Officer of CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED there are no encumbrances in respect of the above immovable properties/ secured Assets.

AUTHORISED OFFICER Date: 30-06-2025 Cholamandalam Investment and Finance Company Limited Place: Banaskantha

C+NTRUM

Corporate & Registered Office: Unit No. 801, Centrum House, CST Road, Vidyanagri Marg, Kalina Santacruz (East), Mumbai - 400098,

CIN No. U65922MH2016PLC273826 **POSSESSION NOTICE**

(As per Appendix IV read with rule 8(1) and rule 8(2) of the Security Interest Enforcement Rules, 2002) Whereas, the undersigned being the Authorized Officer of Centrum Housing Finance Ltd under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, Demand Notice(s) issued by the Authorised Officer of the company to the Borrower(s) / Co-Borrower(s) / Guarantor(s) mentioned herein below to repay the outstanding amount mentioned in the notice along with contractual interest, penal interest, charges, costs etc. within 60 days from the date of receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the Borrower(s) Co-Borrower(s) / Guarantor(s) and the public in general that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with Rule 8 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 Čentrum Housing Finance Ltd for an amount of along with the contractual interest thereon and penal interest, charges, costs etc.

The Borrower's attention is invited to provisions of sub section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets Description of secured assets Date of Demand Possession

Sr. No.	Loan Account No. Name Of The Borrower(S)/ Co- Borrower(S)/	Description of secured assets (immovable property)	Date of Demand Notice & Total Outstanding Dues (Rs.)	Possession Taken Date
1	BDQBH22007870 Sikandar Mansang Raj / Mumtazben Sikandar Raj	In the rights, piece and parcel of immovable property non agricultural plot of land in Mauje Vagra, lying being land bearing Old Revenue Survey/ Block No. 659-A-51, New R.S. No 7079 Paiki, Plot No. A-09 { Panchayat Akarni Milkat No. 51} Plot admeasuring 108-00 sq. Mtrs. And built-up adm. 74-34 Sq. Mtrs., at registration Sub-Dist. VagraDist. Bharuch — 392140, Gujarat.Boundaries: East- By Plot No. A-02, West- By Society Internal Road North- By Plot No. A-08, South- By Plot No. A-10	24-Jun-24 Rs.11,64,457 (Rupees Eleven lakh Sixty Four Thousand Four Hundred Fifty Seven Only)	26-06-2025
2	BDQGH23009776 Samir Abdulrauf Metralwala/ Arif Metralwala	In the rights, piece and parcel of immovable property Santrumpur of CTS No.1216 area 16.80 sqmts., & CTS No. 1217 area 32.40 sqmts.Constructed House No 3/105/1, Tal. Santrampur, DisttMahisagar-389260, Gujarat.Boundaries:-East :-Road, West:-Sold out prop. & C.S No. 1218 Middle wall,North:-Border of Govt. Land,South:-Road	24-Mar-25 Rs. 19,07,216 (Rupees Nineteen lakh Seven Thousand Two Hundred Sixteen Only)	27-06-2025
3	BDQAN23010772 Sunil Jinajibhai Marwadi, Ishwarbhal Jenaji Marvadi, Dipali Sunil Marwadi, Jagdishbhai Jenajibhai Marvadi	In the rights, piece & parcel of immovable property R.S. No.1973+1974, C.S. No1973+1974/30, Sub-Plot No. 30, Veer Residency, Mouze- Bakroli, Distt. & Sub-DisttAnand-388315, Gujarat.Boundaries:- East: Sub Plot No. 31, West: - Sub Plot No. 29, North:- Approach Road, South:-Sub Plot No. 11	24-Mar-25 Rs. 29,51,134 (Rupees Twenty Nine lakh Fifty One Thousand One Hundred Thirty Four Only)	27-06-2025
4	BDQGH22008891 Rajendrasinh Natvarsinh Rana, Ruturajsinh Rajendrasinh Rathod, Yuvrajsinh Rajendrasinh Rathod	In the rights, piece and parcel of immovable property Godhra of Revenue Account No. 23396 of R.S. No. 974/1Land Pvt. Plot no 62, adm. 78 sqmts., Godhra City (N.A.) Sheet No. NA 99 of city survey no. NA974/1/62Godhra Kasba, Tal- Godhra, Distt Panchmahal-389001, Gujarat.Boundaries:-East:-18 mts Road, West:-Plot No. 43, North:-Plot No. 63, South:- Plot No. 61	11-Apr-25 Rs. 30,41,660 (Rupees Thirty lakh Forty One Thousand Six Hundred Sixty Only)	27-06-2025
5	BDQGH23010557 Pushpaksinh Somsinh Chauhan, Alkabahen Pushpaksinh Chauhan	In the rights, piece & parcel of immovable property Gram Panchayat House No 1435,old Gamtal, Gram Panchayat Ukhareli, situated at Ukhareli, TalSantrampur,DisttMahisagar-389260,Gujarat. Boundaries:-East:-Prop. of Bhavansinh Chauhan West:- Road,North:-Prop. of Surendrasinh Hetisinh Chauhan,South:- Open Land	11-Apr-25 Rs. 9,20,596 (Rupees Nine lakh Twenty Thousand Five Hundred Ninety Six Only)	27-06-2025
6	BDQGH22007497 Rajubhai Shanabhai Dholi, Lilaben Rajubhai Dholi	In the rights, piece & parcel of immovable property Revenue Account No-19352, Revenue Survey No-1141 IL+2+3+4 Paiki 39, (N.A Land), Paiki Private Plot o No-144, Total Area 192.00 Sq.Mtrs, Land PaikiMiddle Portion Unit -B, Area 24-OO Sq.Mtrs, Construction Purpose Open Land, Which is Situated At- Godhra Kasba, Ta-Godhra, Dist:-Panchmahals.389001,Gujarat Boundaries- East:	24-Jun-24 Rs. 9,25,954 (Rupees Nine lakh Twenty Five Thousand Nine Hundred Fifty Four Only)	27-06-2025

Authorised Officer, Date : 01.07.2025 For Centrum Housing Finance Ltd Place : Gujarat

Said Plot Paiki Land, West:Said Plot Paiki Land

North: Road, South: Said Plot Paiki Land



RAJ RADHE FINANCE LIMITED

CIN No: U67120GJ1985PLC007576 • Regd Off: 105 - 106 Tilakraaj Complex, Panchvati, Ambawadi,

Ahmedabad - 380006. • Authorised officer: Meet Shah, Contact number: +91 63598 93923

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Appendix IV - A (See proviso to rule 8 (6) & 9 (1) Sale Notice for sale of Immovable Mortgaged 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) & 9(1) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the effect that Raj Radhe Finance Limited is a company incorporated under the Companies Act 1956 read with section 2(m) of SARFAESI act 2002. Raj Radhe

transferred and vested into Raj Radhe Finance Limited vide registered Assignment Agreement. The Authorised officer of Raj Radhe Finance Limited had taken over the physical possession of the following Secured assets pursuant to the notice issued under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The below mentioned Secured Assets will be sold on "AS IS WHERE IS", "AS IS WHAT IS". "WHATEVER THERE IS" and "WHATEVER RECOURSE" basis through E -Auction for recovery of outstanding amount of Rs. 7,48,04,158,00/- (Rupees Seven Crore Forty Eight Lakhs Four Thousand One Hundred Fifty Eight Only) as on 30.06.2025 plus further contractual interest, penal interest, costs and expenses due to secured creditor from Mr. Manish Dangi (borrower), Mrs, Nandukumar Dangi (Co-Borrower / Mortgagor), Mrs. Vaishali M Dangi (Co-Borrower / Mortgagor), Mr. Jay H Chotalia (Guarantor) and M/s. Turnrest Resources Private Limited (Corporate

Finance Limited has acquired the entire outstanding debts of Mr. Manish Dangi and others along with underlying securities from Kotak Mahindra Bank. The said financial assets now stand assigned

Guarantor)under rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002. It is hereby informed to General Public that we are going to conduct public E - Auction through website https://sarfaesi.auctiontiger.net. The date of Inspection of the property is 14.07.2025 from 11:00 AM to 1:00 PM.

> Auction Details and Reserve prices : STATUTORY NOTICE FOR 15 DAYS

Sr.	Paradiation of the control of the co	Amount in	n rupees	Bid Increment	Date and Time	
No.	Description of the property	Reserve Price		Value	of E-auction	
4	All those piece and parcels of immovable property being Bungalow admeasuring 15451.5 Sq. Ft (equal to 1717 Yards or 1436 Sq. Mtrs) constructed on non-agricultural land being Scheme Plot No. 109 (as per Sanctioned plans by AUDA, Sub Plot No. 71 of Sector-2), admeasuring 1605 Sq. Yrds (1342 Sq. Mtr) or thereabouts (including undivided rights in land admeasuring 150.5021 Sq. Mtrs in the internal road and common area of the entire land acquired by the said scheme) in the scheme of Sub Plot known as "KALHAR EXOTICA" the said scheme, organized on the land admeasuring 19823.84 Sq. Mtrs in the form of a proposed final plot (allotted in lieu of total land of revenue Survey nos. 605, 606, 620/1/1,620/1/2,621, 622/1, 622/2, 623, 624, 625/1, 625/2, 625/4, 626, 627, 628, 629/1, 629/2, 640/1, 640/2, 641, 642/1, 642/2, 643, 644/2,644/3, 644/4, 645, 646/1, 646/2, 646/3, 646/4, 646/5, 644 + 647 + 648/1 paiki, 649/3 paiki, 649/4 paiki, 652 paiki, 654/2, 655 admeasuring about 254385 Sq. Mtrs) (Scheme Plot No. 109 standing on the part of land bearing Survey No.624) in the Draft TP Scheme No.220, situated lying and being at Village-Sola, Taluka Challodia in the registration District of Abmedabad and Sub District of Abmedabad 8(Sola)	Rs. 16,20,00,000/-	Rs. 1,62,00,000/-	Rs. 1,00,000/-	21.07.2025 03:00 P.M. to 05:00 P.M. (with unlimited extensions of 5 minutes each)	

It is hereby informed to all interested parties that this notice is under rule 9(1) in the Security Interest (Enforcement), 2002 for 15 days.

Rule 9(1): 9. Time of sale, issue of sale certificate and delivery of possession, etc. - [(1) No sale of immovable property under these rules, in first instance shall take place before the expiry of thirty days from the date on which the public notice of sale is published in newspapers as referred to in the proviso to sub-rule (6) of rule 8 or notice of sale has been served to the borrower:

Provided further that if sale of immovable property by any one of the methods specified by sub rule (5) of rule 8 fails and sale is required to be conducted again, the authorized officer shall serve, affix and publish notice of sale of not less than fifteen days to the borrower, for any subsequent sale.] [Substituted by Notification No. G.S.R. 1046 (E), dated 3.11.2016 (w.e.f. 20.9.2002).] Terms and conditions of auction:

1. For participating in the auction, the intending bidders have to deposit 10% of the reserve price of the property by RTGS / NEFT to the Bank Account Name: RAJ RADHE FIN LTD RECOVERY ACCOUNT, Bank Account No. 50200060765775 having Account with HDFC Bank with IFSC Code HDFC0000006.

2. Last date and time for submitting EMD: 18.07.2025 upto 4:00 p.m. 3. The successful bidder shall deposit 25% of the sale price, after adjusting the EMD already paid, immediately, i.e. on the same day or not later than next working day, as the case may be, after the acceptance of the offer by the Authorised Officer, failing which the earnest money deposited by the bidder shall be forfeited. 4. The Balance 75% of the sale price is payable on or before the 15th day of confirmation of sale of secured asset.

For detailed terms and conditions of the sale please refer to www.rrfl.in and https://sarfaesi.auctiontiger.net. All interested participants / bidders are requested to visit the website http://sarfaesi.auctiontiger.net. For details, help, procedure and online training on e-auction, prospective bidders may contact M/s. e-Procurement Technologies Ltd.; Contact Mr. Ramprasad Sharma, Contact number: 8000023297/079-618136803. Email id: ramprasad@auctiontiger.net, support@auctiontiger.net This is also a notice to the borrower/guarantor(s) of the above-mentioned loan account about holding of auction sale on above mentioned date if their outstanding dues are

not repaid in full. THIS IS ALSO A STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6) & 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

[IN THE EVENT OF ANY DISCREPANCY BETWEEN THE ENGLISH VERSION AND ANY OTHER LANGUAGE VERSION OF THIS AUCTION NOTICE, THE ENGLISH VERSION SHALL

PREVAIL]. Sd/- Authorised officer Date: 01/07/2025 Place: Ahmedabad

epaper.financialexpress.com

Ahmedabad

Raj Radhe Finance Limited

Sr no	Category	No. of Applications Received	% of Total	Total No. of Equity Shares applied	% to Total	No. of Equity Shares allotted per applicant	Ratio	Total No. of Equity Shares allotted
25	19201	2	0.01	38,402	0.02	2,954	0:2	(
26	19623	1	0.01	19,623	0.01	2,954	0:1	(
27	19834	1	0.01	19,834	0.01	2,954	0:1	(
28	20045	3	0.02	60,135	0.03	2,954	0:3	(
29	20678	1	0.01	20,678	0.01	2,954	0:1	(
30	20889	1	0.01	20,889	0.01	2,954	0:1	(
31 32	21311 21522	6	0.04	1,27,866 21,522	0.06	2,954 2,954	0:6	(
33	22366	1	0.01	22,366	0.01	2,954	0:1	(
34	22577	2	0.01	45,154	0.01	2,954	0:1	
35	22788	2	0.01	45,576	0.02	2,954	0:2	(
36	23210	1	0.01	23,210	0.01	2,954	0:1	(
37	23843	2	0.01	47,686	0.02	2,954	0:2	(
38	24054	1	0.01	24,054	0.01	2,954	0 : 1	(
39	25109	1	0.01	25,109	0.01	2,954	0 : 1	(
40	25320	2	0.01	50,640	0.02	2,954	0:2	(
41	25742	1	0.01	25,742	0.01	2,954	0:1	(
42	26586	1	0.01	26,586	0.01	2,954	0:1	(
43	27852	1	0.01	27,852	0.01	2,954	0:1	(
44	28907	1	0.01	28,907	0.01	2,954	0:1	(
45 46	29540 31650	3	0.02	88,620 63,300	0.04	2,954 2,954	0:3	(
46 47	35026	6	0.01	2,10,156	0.03	2,954	0:2	(
47	35026	5	0.04	2,10,156 1,76,185	0.09	2,954	0:6	(
49	35870	1	0.00	35,870	0.02	2,954	0:1	
50	36081	1	0.01	36,081	0.02	2,954	0:1	(
51	36503	1	0.01	36,503	0.02	2,954	0:1	(
52	36714	1	0.01	36,714	0.02	2,954	0:1	(
53	37980	1	0.01	37,980	0.02	2,954	0 : 1	(
54	41989	1	0.01	41,989	0.02	2,954	0:1	(
55	42200	9	0.06	3,79,800	0.16	2,954	0:9	(
56	42411	10	0.06	4,24,110	0.18	2,954	0 : 10	(
57	45576	1	0.01	45,576	0.02	2,954	0:1	(
58	50851	1	0.01	50,851	0.02	2,954	0:1	(
59	52750	1	0.01	52,750	0.02	2,954	0:1	(
60 61	52961 56337	3	0.01	52,961 1,69,011	0.02	2,954 2,954	0:1	(
62	56548	3	0.02	1,69,644	0.07	2,954	0:3	(
63	56970	1	0.02	56,970	0.07	2,954	0:1	· ·
64	61401	1	0.01	61,401	0.03	2,954	0:1	(
65	63300	4	0.03	2,53,200	0.11	2,954	0:4	(
66	70474	3	0.02	2,11,422	0.09	2,954	0:3	(
67	70685	1	0.01	70,685	0.03	2,954	0:1	(
68	74061	1	0.01	74,061	0.03	2,954	0:1	(
69	76171	1	0.01	76,171	0.03	2,954	0:1	(
70	84822	1	0.01	84,822	0.04	2,954	0:1	(
71	89675	4	0.03	3,58,700	0.16	2,954	0:4	(
72	92207	1	0.01	92,207	0.04	2,954	0:1	(
73 74	92840 98959	1 2	0.01	92,840	0.04	2,954 2,954	0:1	(
74 75	111408	1	0.01	1,97,918 1,11,408	0.09	2,954 2,954	0:2	(
75 76	117316	1	0.01	1,17,316	0.05	2,954	0:1	(
77	129554	1	0.01	1,29,554	0.06	2,954	0:1	
78	139049	1	0.01	1,39,049	0.06	2,954	0:1	
79	140315	1	0.01	1,40,315	0.06	2,954	0:1	
80	140737	3	0.02	4,22,211	0.18	2,954	0:3	
81	141159	1	0.01	1,41,159	0.06	2,954	0:1	
82	141370	1	0.01	1,41,370	0.06	2,954	0:1	(
83	145168	5	0.03	7,25,840	0.31	2,954	0:5	
84	196230	3	0.02	5,88,690	0.25	2,954	0:3	
85	295400	2	0.01	5,90,800	0.26	2,954	0:2	
86	468842	1	0.01	4,68,842	0.20	2,954	0:1	
87	811295	1	0.01	8,11,295	0.35	2,954	0:1	
88	1408636	1	0.01	14,08,636	0.61	2,954	0:1	44.77
						2,954	5:163	14,770
						2	1 : 1 4 : 567	1,134
	Total	15.524	100.00	23,12,91,237	100.00	1	4.307	16,76,056
	iotal	13,324	. 55.00	, 1-,-1,1	. 55.00			10,10,00

Please Note: 1 (One) lot of 2954 shares have been allocated to all the Applicants from Categories from Serial No. 17 to 88 in the ratio of 5: 163 (All these categories have been moved at the end for easy reference)

Please Note: 2 additional Shares shall be allocated to 567 Successful Allottees from all the Categories in the ratio of 1:1 Please Note: 1 additional Share shall be allocated to 4 Applicants from amongst 567 Successful Allottees from all the Categories in the ratio of 4:567

D. Allotment to QIBs (After Rejections)

Allotment to QIBs, who have Bid at the Issue Price of ₹ 71 per Equity Share or above, has been done on a proportionate basis in consultation with the BSE. This category has been subscribed to the extent of 99.13804 times of QIB Portion. The category-wise details of the Basis of Allotment are as under:

Category	FI'S/ BANK'S	MF'S	IC'S	NBFC'S	AIF	FPC/FII	Others	Total
QIB	1,515,502	-	82,043	-		3,31,609	1,422,958	33,52,112

E. Allotment to Anchor Investors (After Rejections)

The Company, in consultation with the BRLMs, have allocated 5,028,168 Equity Shares to 6 Anchor Investors (through 6 Applications) at the Anchor Investor Issue Price of ₹ 71 per Equity Share in accordance with the SEBI Regulations. This represents 60% of the QIB Portion.

Category	FI'S/ BANK'S	MF'S	IC'S	NBFC'S	AIF	FPC/FII	OTHERS	Total
ANCHOR	_	_	_	_	3.408.452	1.619.716	_	50.28.168

The Company on June 27, 2025 has taken on record the Basis of Allotment of Equity Shares approved by the Designated Stock Exchange, being BSE and has allotted the Equity Shares to various successful Bidders. The Allotment Advice-cum-Intimations and/ or notices have been dispatched to the address of the investors as registered with the depositories. Further, the instructions to the Self Certified Syndicate Banks for unblocking of funds, transfer to Public Issue Account have been issued on June 27, 2025 and payment to non-Syndicate brokers have been issued on June 27, 2025. In case the same is not received within ten days, investors may contact the Registrar to the Issue at the address given below. The Equity Shares Allotted to the successful Allottees have been uploaded on June 30, 2025 for credit into the respective beneficiary accounts subject to validation of the account details with the depositories concerned. The Company has filed the Listing application with BSE and NSE on June 30, 2025. The Company has received listing and trading approval from BSE and NSE and the trading will commence on or about July 01, 2025

Note: All capitalised terms used and not specifically defi ned herein shall have the same meaning as ascribed to them in the Prospectus

NOTICE TO INVESTORS: CORRIGENDUM TO THE PROSPECTUS (THE "CORRIGENDUM") With reference to the Prospectus dated June 26, 2025, filed with the RoC and submitted to SEBI and the Stock Exchanges

attention of investors is drawn to the following: "The word 'b106.91asis' inadvertently appearing on the front inside cover page of the Prospectus is to be read as 'basis."

The Prospectus shall be read in conjunction with this Corrigendum. The information in this Corrigendum supersedes the information provided in the Prospectus to the extent of any inconsistency. The Prospectus stands amended to the extent stated hereinabove. All capitalized terms used in this Corrigendum, unless the context otherwise requires, shall have the same meaning as ascribed to them in the Prospectus.

INVESTORS PLEASE NOTE

The details of the allotment made will be hosted on the website of the Registrar to the Issue, KFin Technologies Limited

All future correspondence in this regard may kindly be addressed to the Registrar to the Issue quoting full name of the First/ sole Bidder, Bid cum Application Form number, Bidder DP ID, Client ID, PAN, date of submission of Bid-cum-Application Form, address of the Bidder, number of Equity Shares applied for, the name and address of the Designated Intermediary where the Bid cum Application Form was submitted by the Bidder and a copy of the Acknowledgment Slip received from the Designated Intermediary at the address given below:

KFin Technologies Limited

Selenium Building, Tower-B, Plot No. 31 & 32, Financial District,

Nanakramguda, Serilingampally Hyderabad, Rangareddi-500032, Telangana, India

Telephone: +91 40 67162222 E-mail: gcpl.ipo@kfintech.com

Website: www.kfintech.com

Investor grievance e-mail: einward.ris@kfintech.com Contact person: M. Murali Krishna SEBI registration number: INR000000221

For Globe Civil Projects Limited On behalf of the Board of Directors

Date : June 30, 2025

Vineet Rattan Company Secretary and Compliance Officer

THE LEVEL OF SUBSCRIPTION SHOULD NOT BE TAKEN TO BE INDICATIVE OF EITHER THE MARKET PRICE OF THE EQUITY SHARES ON LISTING OR THE BUSINESS PROSPECTS OF GLOBE CIVIL PROJECTS LIMITED.

GLOBE CIVIL PROJECTS LIMITED has filed the Prospectus with RoC. The Prospectus is available on the website of SEBI at www. sebi.gov.in, websites of the Stock Exchanges i.e. BSE and NSE at www.bseindia.com and www.nseindia.com – where equity shares are proposed to be listed, on the website of the Company i.e. www.globecivilprojects.com and the websites of the Book Running Lead Manager ("BRLM"), i.e. Mefcom Capital Markets Limited at www.mefcomcap.in. Any potential investor should note that investment in equity shares involves a high degree of risk and for details relating to such risk, please see the section entitled "Risk Factors" on page 42 of the Prospectus. Potential investors should not rely on the Prospectus for making any investment decision

The Equity Shares offered in the Issue have not been and will not be registered under the U.S. Securities Act of 1933, as amended (the "U.S. Securities Act") or any state securities laws in the United States, and unless so registered, may not be offered or sold within the United States, except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the U.S. Securities Act and in accordance with any applicable U.S. state securities laws. Accordingly, the Equity Shares are being offered and sold only outside the United States in 'offshore transactions' as defined in, and in reliance on Regulation S under the U.S. Securities Act and the applicable laws of the jurisdictions where such offers and sales are made.

C+NTRUM

ારીખ : ૦૧.૦૭.૨૦૨૫

નેપોંરેટ અને રજીસ્ટર્ડ ઓફીસ : યુનિટ નં. ૮૦૧, સેન્ટ્રમ હાઉસ, સીએસટી રોડ, વિદ્યાનગરી માર્ગ, કલિના શાંતાનુઝ (ઇસ્ટ), મુંબઇ-૪૦૦૦૯૮, CIN : U65922MH2016PLC273826

કબજા નોટીસ

(સિક્ચોરીટી ઇન્ટરેસ્ટ એન્ફોર્સમેન્ટ નિયમો, ૨૦૦૨ ના નિયમ ૮(૧) અને ૮(૧) સાથે વંશાતા પરિશિષ્ટ ૪ મુજબ) આથી સેન્ટ્રમ હાઉસિંગ કાયનાન્સ લીમીટેડના નીગ્ને સહી કરનાર અધિકૃત અધિકારીએ સિક્યોરીટાઇગ્રેશન અને રીકન્સ્ટ્રફ્શન ઓફ ફાયનાન્સિયલ એસેટ્સ અને એન્ફોર્સમન્ટ ઓફ સિક્યોરીટી ઇન્ટરેસ્ટ એક્ટ, ૨૦૦૨ હેઠળ અને સિક્યોરીટી ઇન્ટરેસ્ટ (એન્ફોર્સમેન્ટ) નિયમો, ૦૦૨ ના નિચમ ૩ સાથે વંચાતી કલમ ૧૩ (૧૨) હેઠળ મળતી સત્તાનો ઉપયોગ કરીને કંપનીના અદ્યિકૃત અધિકારીએ માંગણા નોટીસો જારી કરી . નીસે જણાવેલ દેવાદાર(રો)/જામીનદાર(રો)ને નોટીસમાં જ્ણાવેલ રકમ આ નોટીસ મળ્યાની તારીખર્થો ૬૦ દિવસની અંદર સુકવવા જણાવ્યું હતું. દેવાદારો રકમની પરત નુક્વણી કરવામાં નિષ્ફળ ગયા હોવાથી દેવાદાર(રો)/સહ–દેવાદાર(રો)/જામીનદાર(રો)અને જાહેર જનતાને જાણ કરવામ આવે છે કે જણાવેલ નિચમોના નિચમ ૮ સાથે વંસાતી કલમ ૧૩ (૪) હેઠળ તેમને પ્રાપ્ત સતાનો ઉપયોગ કરીને નીસે જણાવેલ મિલકતનો કબજો લઇ લીધો છે. ખાસ કરીને દેવાદાર અને જાહેર જનતાને મિલકત સાથે કોઇ સોદો ન કરવા સાવધ કરવામાં આવે છે. મિલકત સાથેનો કોઇપણ સોદો સેન્ટ્રમ

હાઉસિંગ ફાયનાન્સ લીમીટેડની નીરો જણાવેલ રકમ અને તેના પરના વ્યાજના રાર્જને આદિાન રહેશે. સિક્ચોર્ડ એસેટ પરત મેળવવા માટે ઉપલબ્ધ સમયના સંબંધમાં એક્ટની કલમ ૧૩ ની પેટા કલમ (૮) ની જો ગવાઇઓ પ્રત્યે દેવાદારોનું ધ્યાન દોરવામ

ક્રમ નં.	દેવાદાર(રો) / સહ–દેવાદાર(રો) નું નામ / લોન એકાઉન્ટ નંબર	સિક્ચોર્ડ એસેટ્સની વિગત (સ્થાવર મિલક્ત)	માંગણા નોટીસની તારીખ અને કુલ બાકી રકમ (રૂા.)	કળજો લીધાની તારીખ ૨૬-૦૬- ૨૦૨૫	
٩	BDQBH22007870 સિકંદર માનસંગ રાજ/ મુમતાઝબેન સિકંદર રાજ	મોજેવાગરા, જુનો રેવન્યુ સર્વે /બ્લોકનં. દૂપલ—એ–પ૧, નવો રેવન્યુ સર્વે નં. ૭૦૭૯ પૈકી, પ્લોટનં. એ–૦૯, (પંચાયત આક્ટણી મિલકત નં. ૫૧) પ્લોટ ક્ષેત્રફળ ૧૦૮–૦૦ સો.મી. અને બિલ્ટ અપ એરિયા ક્ષેત્રફળ ૧૭૪.૩ સો.મી, રજીર્ટ્યુશન સબ કિસ્ટ્રીક્ટ વાગરા, જિતો ભગ્ન– ૩૯૨૧૪૦, ગુજરાત ખાતેની બિન ખેતીલાયક પ્લોટની સ્થાવર મિલકતના તમામ હક, ભાગ અને હિસ્સા. ચતુ:સીમા: પુર્વ: પ્લોટ નં. એ–૦૨, પશ્ચિમ: સોસાયટીનો અંદરનો રોક, ઉત્તર: પ્લોટ નં. એ–૦૮, દક્ષિણ: પ્લોટ નં. એ–૧૦	ર૪-૦६-૨૪ ગ્રા. ૧૧૬૪૪૫૭/- (રૂપિયા અગિયાર લાખ ચોસઠ હજાર ચારસો સત્તાલન પુરા)		
5	BDQGH23009776 સમિર અબ્દુલરઉફ મેત્રાલવાળા / આર્રિફ મેત્રાલવાળા	સંતરામપુર સિટી સર્વે નં. ૧૨૧૬ એરિયા ૧૬.૮૦ સો.મી. અને સિટી રાર્વે નં. ૧૨૧૭ એરિયા ૩૨.૪૦ સો.મી. બંધાવેલ હઉંસ નં. ૩/૧૦૫/૧, તાલુકો–સંતરામપુર, જિતો–મહિસાગર– ૩૮૯૨૬૦, ગુજરાત ખાતેની રથાવર મિલકતના તમામ ભાગ અને હિરસા. ચતુ:શીમા ં પૂર્વ : રોડ, પશ્ચિમ : વેચાવેલ મિલકત અને સિટી સર્વે નં. ૧૨૧૮ વર્સ્સની દિવાલ, ઉત્તર : સરકારી જ્વીનની બોર્ડર, દક્ષિણ : રોડ	૨૪-૦૩-૨૫ રૂા. ૧૯૦ ૭૨ ૧૬/- (રૂપિયા ઓગણીસ લાખ સાત હજાર બસ્સો સોળ પુરા)	૨૭-૦૬- ૨૦૨૫	
3	BDQAN23010772 સુનિલ જેશાજીભાઈ મારવાડી / ઇશ્વરભાઇ જેશાજી મારવાડી / દિપાલી સુનિલ મારવાડી / જગદિશભાઇ જેશાજીભાઈ મારવાડી	રેવન્થુ સર્વે નં. ૧૯૭૩+૧૯૭૪, સિટી સર્વે નં ૧૯૭૩+૧૯૭૪/૩૦, સબ પ્લોટ નં. ૩૦, 'વિર રેસિકેન્સી', મોજે-બાક્સેવ, જિલો અને પેટા જિલો-આણંદ-૩૮૮૩૧૫, ગુજરાત ખાતેની સ્થાવર મિલક્તના તમામ ભાગ અને હિસ્સા. ચતુઃસીમા : પુર્વ : સબ પ્લોટ નં. ૩૧, પશ્ચિમ : સબ પ્લોટ નં. ૨૬,ઉત્તર : એપ્રોચ રોડ, દક્ષિણ : સબ પ્લોટ નં. ૧૧	૨૪-03-૨૫ રૂા. ૨૯,૫૧,૧૩૪/- (રૂપિયા ઓગણત્રીસ લાખ એકાવન હજાર એક્સો ચોત્રીસ પુરા)	૨૭-૦ ૬- ૨૦૨૫	
8	BDQGH22008891 સજેન્દ્રસિંહ નટવરસિંહ સણા ઋતુસબસિંહ સજેન્દ્રસિંહ સઠોડ યુવસબસિંહ સજેન્દ્રસિંહ સઠોડ	ગોધરા, રેવન્થુ એકાઉન્ટનં. ર૩૩૯૬, રેવન્થુ સર્વે નં. ૯૭૪/૧ જમીન, ખાનગી પ્લોટનં. ૬૨, ક્ષેત્રફળ ૭૮ સો.મી. ગોદરા સીટી (એન.એ) શીટ નં. એનએ ૯૬, સીટી સર્વે નં. એનએ ૯૭૪/૧/૬૨ ગોધરા કરબા, તાલુકો ગોધરા, જ્લો પંચમહાન ૩૮૯૦૦૧, ગુજરાત ખાતેની સ્થાવર લિમકતના તમામ ભાગ અને હિરસા. ચતુઃસીમાઃ પુર્વઃ ૧૮ મીટર રોક, પશ્ચિમ– પ્લોટનં. ૪૩, ઉત્તરઃ પ્લોટનં ૬૩, દક્ષિણઃ પ્લોટ નં. ૬૧	૧૧-૦૪-૨૫ ફા. ૩૦૪૧૬૬૦/- (રૂપિયા ત્રીસ લાખ એકતાલીસ હજાર છસ્સો સાહીઠ પુરા)	૨૭-૦ ૬ -	
u	BDQGH23010557 પુષ્પક સિંહ સોમસિંહ ચોહાણ અલ્કાબેન પુષ્પક સિંહ ચોહાણ	ગ્રામ પંચાયત હાઉસ નં. ૧૪૩૫, જુનો ગામતલ, ગ્રામ પંચાયત ઉખરેલી, ઉખેલી, તાલુકો સંતરામપુર, જિન્નો મહીસાગર– ૩૮૯૨૬૦, ગુજરાત ખાતેની સ્થાવર મિલકતના તમામ ભાગ અને હિસ્સા. ચતુઃસીમા : પુર્વઃ ભવનસિંહ ચૌલણની મિલકત, પશ્ચિમ: સેડ, ઉત્તર: સુરેન્દ્રસિંહ હેતીસિંહ ચોલણની મિલકત, દક્ષિણ: ખુલી જમીન	૧૧-૦૪-૨૫ ગ્રા. ૯,૨૦,૫૯૬/- (રૂપિયા નવ લાખ વીસ હજાર પાંચસો છક્ષું પુરા)	૨૭-૦૬- ૨૦૨૫	
8	BDQGH22007497 સંજુભાઇ શનાભાઇ ઢોલી લીલાબેન સંજુભાઇ ઢોલી	રેવન્યુ એકાઉન્ટ નં. ૧૯૩૫ર, રેવન્યુ સર્વે નં. ૧૧૪૧ આએલ+૨+૩+૪ પૈકી ૩૯ (એનએ જમીન), પૈકી ખાનગી પ્લોટનં. ૧૪૪, કુલ એરિયા ૧૯૨.૦૦ સો.મી., જમીન પૈકી, મધ્ય હિરસો યુનિટ નં. ળી, એરિયા ૨૪-૦૦ સો.મી., કન્યર્ડક્શન હેતુસરની ખુલી જમીન, ગોદરા કરળા, તાલુકો ગોધરા, જિલો પંચહાલ, ૩૮૯૦૦૧, ગુજરાત ખાતેની સ્થાવર મિલકતના તમામ ભાગ અને હિરસા. યતુ:સીમા: પુર્વ: જ્યાવેલ પ્લોટ પૈકી જમીન, પશિઅસમ: જ્યાવેલ પ્લોટ પૈકી જમીન	૨૪-૦૬-૨૪ રૂા. ૯૨૫૯૫૪/- (રૂપિયા નવ લાખ પચ્ચીસ હજાર નવસો સોપ્પન પુરા)	રહ−૦૬- ૨૦૨૫	

અદ્યિકૃત અદ્યિકાર્ર

રોન્ટ્રમ હાઉસિંગ ફાચનાન્સ લીમીટેડ વતી

સ્થળ: અમદાવાદ

૨૧૪૨ાદ્ય ફાયનાન્સ લીમીટેડ CIN: U67120GJ1985PLC007576 રજીસ્ટર્ડ ઓફીસ: ૧૦૫-૧૦૬, તિલકરાજ કોમ્પલેસ, પંચવટી આંબાવાડી, અમદાવાદ-૩૮૦૦૦૬,

અધિકૃત અધિકારી : મીત શાહ, **સંપર્ક નંબર :** +૯૧ દ્ર૩૫૯૮ ૯૩૯૨૩ સ્થાવર મિલકતોના વેચાણ માટે વેચાણ નોટીસ

પરિશિષ્ટ ૪–એ (જુઓ નિયમ ૮(૬) અને ૯(૧) ની જોગવાઈઓ) સ્થાવર ગીરો મિલકતોના વેચાણ માટે વેચાણ નોટીસ સિક્ચોરીટાઈઝેશન અને રીકન્ટ્ટ્કશન ઓફ ફાયનાન્સિયલ એસેટ્સ અને એન્ફોર્સમેન્ટ ઓફ સિક્ચોરીટી ઇન્ટરેસ્ટ એક્ટ, ૨૦૦૨ સાથે વંચાતી સિક્ચોરીટીઇન્ટરેસ્ટ (એન્ફોર્સમેન્ટ) નિચમો, ૨૦૦૨ના નિચમ ૮(૬) અને ૯(૧)ની જોગવાઈઓ હેઠળ સ્થાવર મિલકતોના વેચાણ માટે ઈ-હરાજી વેચાણનોટીસ

આથી નોટીસ આપવામાં આવે છે કે રાજ રાધે ફાયનાન્સ લીમીટેડ સરફૈસી એક્ટ, ૨૦૦૨ ની કલમ ૨(એમ) સાથે વંચાતા કંપની કાયદા ૧૯૫૬ હેઠળ સંસ્થાપિત કંપની છે. રાજ રાધે ફાયનાન્સ કંપની લીમીટેડે કોટક મહીન્દ્રા બેંક પાસેથી શ્રી મનિષ ડાંગી અને અન્યની પુરેપુરી બાકી રકમ તેમજ નીચે જણાવેલ સિક્ચોરીટીઝ મેળવેલ છે. આ નાણાંકિય એસેટો હવે રજીસ્ટર્ડ એસાઈનમેન્ટ એગ્રોમેન્ટ દ્વારા રાજ રાધે ફાયનાન્સ લીમીટેડને તબદીલ કરાચેલ છે અને સોંપાચેલ છે.

રાજ રાધે ફાયનાન્સ લીમીટેડના અધિકૃત અધિકારીએ સિક્ચોરીટાઇગ્રેશન અને રીકન્સ્ટ્રક્શ ઓફ ફાયનાન્સિયલ એસેટ્સ અને એન્ફોર્સમેન્ટ ઓફ સિક્ચોરીટી ઇન્ટરેસ્ટ એક્ટ, ૨૦૦૨ની કલમ ૧૩(૨) હેઠળ જારી કરાયેલ નોટીસ અન્વયે નીચેની સિક્ચોર્ડ મિલકતોનો ભૌતિક કબજો લઇ લીધો છચે. નીચે જણાવેલ સિક્ચોર્ડ મિલકતો શ્રીમેનિષ ડાંગી (દેવાદાર), શ્રીમતી નંદુકુમાર ડાંગી (સહ–દેવાદાર/ગીરવેદાર), શ્રીમતી વૈશાલી એમ ડાંગી (સહ-દેવાદાર/ગીરવેદાર), શ્રી જ્ય એચ ચોટાલિયા (જામીનદાર) અને મેસર્સ ટર્નરેસ્ટ રીસોસિંઝ પ્રાઇવેટ લીમીટેડ (કોર્પોરેટ જામીનદાર) પાસેથી સિક્ચોર્ડ લેણદારની બાકી રકમ રૂ.૭,૪૮,૦૪,૧૫૮.૦૦/– (રૂ પિયા સાત કરોડ અડતાલીસ લાખ ચાર હજાર એકસો અહાવન પુરા) ૩૦.૦૬.૨૦૨૫ મુજબ વતા કરારી દરે ચડત વ્યાજ, પેનલ વ્યાજ, કોસ્ટ અને ખર્ચની વસુલાત માટે જ્યાં છે જે છે અને જેમ છેના ધોરણએ અને જે તે આશ્ચના ધોરણે ઈ –હરાજી મારફત સિક્ચોરીટી ઇન્ટરેસ્ટ (એન્ફોર્સમેન્ટ) નિયમો, ૨૦૦૨ના નિયમ ૮ અને ૯ હેઠળ વેચવામાં આવશે

આથી જાહેર જનતાને જાણ કરવામાં આવે છે કે વેબસાઈટ https://sarfaesi.auctiontiger.net મારફત જાહેર ઈ–હરાજી ચોજવા જઈ રહ્યાં છીએ. મિલકતના નિરિક્ષણની તારીખ ૧૪.૦૭.૨૦૨૫ ના રોજ સવારે ૧૧: ૦૦ થી બપોરે ૧:૦૦ વાગ્યા સુધી છે. હરાજી વિગતો અને રીઝર્વ કિંમત: ૧૫ દિવસીચ કાનુની વેચાણ નોટીસ

ક્રમ	મિલકતની વિગત	રકમ રૂ	પિચામાં	બિડ વૃદ્ધિની	ઇ–હરાજીની	
નં.	ામલકતના ાવગત	રિર્ઝવ કિંમત	ઇએમડી (૧૦ ટકા)	રકમ	તારીખ અને સમય	
1	ળંગલો ક્ષેત્રફળ ૧૫૪૫૧.૫ સો. ફુટ (સમતુલ્ચ ૧૭૧૭ ચાર્ડ અથવા ૧૪૩૬ ચો.મી.) પ્લોટ નં. ૧૦૯ (ઔડાએ મંજુર કરેલ પ્લાન મજુબ સબ પ્લોટ નં. ૭૧, સેક્ટર=-૨ મુજબ), ક્ષેત્રફળ ૧૬૦૫ ચો. ચાર્ડ (૧૩૪૨ ચો.મી.)ની બિન ખેતીલાચક જમીન ૫૨ બંધાચેલ, (તેમજ આ સ્કીમમાં અપાચેલ પુરે પુરી જમીનનાં અંદરના રોડ, અને કોમન એરિચામાં જમીનમાં ન વહેચાચેલ હકો ક્ષેત્રફળ ૧૫૦.૫૦૨૧ ચો.મી.,ક્લ્હાર એક્ઝોટીકા તરીકે જાણીતા સબ પ્લોટની સ્કીમમાં, જણાવેલ ફાઈનલ પ્લોટ (રેવન્યુ સર્વે નં. ૬૦૫, ૬૦૬, ૬૨૦/૧/૧, ૬૨૦/૧/૨, ૬૨૧, ૬૨૨/૧, ૬૨૨/૨, ૬૨૩, ૬૨૪, ૬૨૫/૧, ૬૨૫/૨, ૬૨૫/૪, ૬૨૬, ૬૨૦, ૬૨૮, ૬૨૯/૧, ૬૨૯/૨, ૬૪૦/૨, ૬૪૧, ૬૪૨/૧સ ૬૪૨/૨, ૬૪૪/૩, ૬૪૪/૪, ૬૪૫, ૬૪૬/૧, ૬૪૬/૨, ૬૪૬/૩, ૬૪૬/૪, ૬૪૬/૫, ૬૪૪+૬૪૭+૬૪૮/૧ પૈકી, ૬૪૯/૩ પૈકી, ૬૪૯/૪ પૈકી, ૬૫૨ પૈકી, ૬૫૪/૨, ૬૫૫, ક્ષેત્રફળ આશરે ૨૫૪૩૮૫ ચો.મી.ની બદલીમાં ફાળવાચેલ) (પ્લોટ નં. ૧૦૯ તરીકે જાણીતી સ્કીમની સર્વે નં. ૬૨૪ની જમીનના ભાગ પરની), ડ્રાફ્ટ ટીપીસ્કીમ નં. ૨૨૦ની જમીન ક્ષેત્રફળ ૧૯૮૨૩.૮૪ ચો.મી. ઉપર બનેલ ગામ –સોલા, તાલુકો– ઘાટલોડીચા, ૨૪૬૨ટ્રેશન ડિસ્ટ્રીક્ટ અને સબ ડિસ્ટ્રીક્ટ અમદાવાદ –૮(સોલા) ખાતેની સ્થાવર મિલકતના તમામ ભાગ અને હિસ્સા.	<i>I</i> -	ફા. ૧૬૨૦૦૦૦૦/ –	રૂા. ૧૦૦૦૦૦/–	ર૧.૦૭.૨૦૨૫ ના રોજ બપોરે ૩.૦૦ થી ૫.૦૦ વાગ્યા સુધી (પ્રતિદિઠ પાંચ મિનિટના અમર્ચાદિત લંબાણ સહીત)	
	200 mm = 200 mm 200					

આથી તમામ રસ ધરાવતી વ્યક્તિઓને જાણ કરવામાં આવે છે કે આ નોટીસ સિક્ચોરીટી ઇન્ટરેસ્ટ (એન્કોર્સમેન્ટ) નિચમો, ૨૦૦૨ના નિચમ ૯(૧) હેઠળ ૧૫ દિવસીચ કાનુની નોટીસ છે. નિયમ ૯(૧): ૯. વેચાણ, વેચાણ સર્ટી ફીકેટ જારી અને કબજાની સોપંણી વગેરેનો સમય.

(૧) આ નિચમો હેઠળ દેવાદારને બજવણી કરાચેલ નોટીસ અથા નિચમ ૮ના પેટા નિચમ (૬) ની જોગવાઈઓને જોતાં અખબારોમાં વેચાણની જાહેર નોટીસના પ્રકાશનની તારીખથી ૩૦ દિવસ પુરા થયા પહેલા સ્થાવર મિલકતનો વેચાણ કરવામાં વધુમાં જણાવાનું કે જો નિયમ ૮ના પેટા નિયમ (૫) માં નિયત કોઈપણ એક પદ્ધતિથી સ્થાવર મિલકતનો વેચાણ નિષ્કળ જાય તો કરીથી 🛭 વેચાણ કરવા માટે જરૂરી છયે કે અધિકૃત અધિકારી કોઈપણ અનગામી વેચાણ માટે દેવાદારને ઓછામાં ઓછા

પંદર દિવસની તેંચાણની જાહેર નોટીસની બજવણી કરશે, ચોંટાડશે અને પ્રકાશીત કરશે) (નોટીફીકેશન નં. જી.એસ.આર ૧૦૪૬(ઈ), તારીખ: ૩.૧૧.૨૦૧૬(૨૦.૦૬.૨૦૦૨ થી લાગુ) દ્વારા સુચિત)

૧. હરાજીમાં ભાગ લેવા માટે, ઈચ્છુક બીડરોએ બેંક એકાઉન્ટ નામ: રાજ રાધે ફિન લીમીટેડ રીકવરી એકાઉન્ટ, બેંક એકાઉન્ટ નં.: ૫૦૨૦૦૦૬૦૭૬૫૭૭૫, એચડીએફસી બેંક એકાઉન્ટ, આઈએફએસસી કોડ: HDFC0000006 માં આરટી જીએસ/એનઈએફ્ટી દ્વારા મિલકતની રીઝર્વ કિંમતના ૧૦ ટકા જમા કરવા પડશે.

૨. ઈએમડી જમા કેરવાની છેલી તારીખ અને સમય: ૧૮.૦૭.૨૦૨૫ ના રોજ સાંજે ૪.૦૦ વાગ્યા સુધી ૩. સફળ બીડરે અધિકૃત અધિકારી દ્વારા ઓફની રવીકૃતિ પછી, સત્વરે એટલે કે આગામી કામકાજના દિવસે, ચથાયોગ્ય રીતે વેચાણની કિંમતના રપટ કા , પહેલેથી ભરેલ ઇએમડી બાદ કર્યા પછી જમા કરવાની રહેશે, જેમાં નિષ્ફળ જતાં જમા

કરેલ અર્નેસ્ટ મની ડિપોઝીટ જા કરવામાં આવશે ૪. વેચાણની કિંમતની બાકીની ૭૫ ટકા ૨કમ સિક્યોર્ડ મિલકતના વેચાણની મંજુરીના ૧૫માં દિવસે અથા એ પહેલા ચુકવવા પાત્ર છે.

વેચાણની વિગતવાર શરતો અને નિચમો માટે www.rfl.in અને https://sarfaesi.auctiontiger.net જોવા વિનંતી છે. તમામ ઇચ્છુક બીડરો/ભાગીદારોને વિગતો, મદદ, પ્રક્રિયા અને ઓનલાઈન તાલીમ માટે https://sarfaesi.auctiontiger.net ની મુલાકાત લેવા વિનંતી છે. ભાવી બીડરો મેસર્સ ઈ-પ્રોક્ચુરમેન્ટ ટેકનોલોજીસ લીમીટેડનો સંપર્ક કરી શકે છે. સંપર્ક શ્રી રામ પ્રસાદ શર્મા, સંપર્ક નંબર: ૮૦૦૦૦૨૩૨૯૭/૦૭૯–૬૧૮૧૩૬૮૦૩. ઈમેઈલ આઈડી : ramprasad@auctiontiger.net,

આ ઉપરોક્ત લોન એકાઉન્ટના દેવાદાર /જામીનદાર(રો)ને જો તેમની પુરેપુરી બાકી રકમ ચુકવવામાં નહી આવે તો,ઉપર જણાવેલ તારીખે હરાજી વેચાણ ચોજવા અંગે પણ નોટીસ છે.

આ સિક્ચોરીટી ઇન્ટરેસ્ટ (એન્ફોર્સમેન્ટ) નિયમો, ૨૦૦૨ ના નિયમ ૮(૬) અને ૯(૧) હેઠળ ૧૫ દિવસીય કાનુની વેચાણ નોટીસ પણ છે (આ હરાજી નોટીસના અંગ્રેજી અને કોઇપણ અન્ય ભાષામાં સંસ્કરણ વચ્ચે સંદિગ્ધતાના કિસ્સામા, અંગ્રેજી સંસ્કરણને પ્રાધાન્ય અપાશે)

સહી/-તારીખ: ૦૧/૦૭/૨૦૨૫ અધિકૃત અધિકારી રાજ રાદ્યે ફાયનાન્સ લીમીટેડ



Regd off: - 105 - 106 Tilakraaj Complex, Panchvati, Ambawadi, Ahmedabad – 380006. **CIN**: - U67120GJ1985PLC007576; **Email Id** – info@rrfl.in; **(0)**: - +91 7622020505

Terms and conditions of e auction

Property will be sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "WITHOUT RECOURSE BASIS" basis.

1.	Name and address of the Borrower	Mr. Manish Dangi Residing at: 41, AMRUTVILLAS, BEHIND SAL COLLEGE,		
		BHADAJ, AHMEDABAD – 380060		
		Also, at: PLOT NO. 109 AS PER APPROVED PLAN, PLOT NO. 70 AND 71, GF KALHAR EXOTICA, SCIENCE CITY ROAD, SOLA TO SCIENCE CITY ROAD, AHMEDABAD - 380061		
2.	Name and address of the Secured Creditor	Raj Radhe Finance Limited		
	the decarda distanta	105 – 106 Tilakraaj Complex, Nr. Surya – Rath, Panchvati First Lane, Ambawadi, Ahmedabad - 380006		
3.	Description of the movable and immovable secured assets to be sold. E-auction Website QR Code:	Sr. No	Details of property/ies All those piece and parcels of immovable property being Bungalow admeasuring 15451.5 Sq. Ft (equal to 1717 Yards or 1436 Sq. Mtrs) constructed on nonagricultural land being Scheme Plot No. 109 (as per Sanctioned plans by AUDA, Sub Plot No. 71 of Sector-2), admeasuring 1605 Sq. Yrds (1342 Sq. Mtr) or thereabouts (including undivided rights in land admeasuring 150.5021 Sq. Mtrs in the internal road and common area of the entire land acquired by the said scheme) in the scheme of Sub Plot known as "KALHAR EXOTICA" the said scheme, organized on the land admeasuring 19823.84 Sq. Mtrs in the form of a proposed final plot (allotted in lieu of total land of revenue Survey nos. 605, 606, 620/1/1,620/1/2,621, 622/1, 622/2, 623, 624, 625/1, 625/2, 625/4, 626, 627, 628, 629/1, 629/2, 640/1, 640/2, 641, 642/1, 642/2, 643, 644/2,644/3, 644/4, 645, 646/1, 646/2, 646/3, 646/4, 646/5, 644 + 647 + 648/1 paiki, 649/3 paiki, 649/4 paiki, 652 paiki, 654/2, 655 admeasuring about 254385 Sq. Mtrs) (Scheme Plot No.109 standing on the part of land bearing Survey No.624) in the Draft TP Scheme No.220,	



		Taluka Ghatloo District of Ahme Ahmedabad-8 (S Physical Poss Authorised o	nd being at Village-Sola, dia, in the registration dabad and Sub District of Sola). session was taken by fficer of Raj Radhe d on 29.09.2024.	
4.	Details of the Encumbrances know to the secured creditor.	To the best of knowledge and information as available to the Authorised officer, there are no encumbrances advised to RRFL. However, the intending bidders should make their own independent inquiries regarding the encumbrances; title of property/ies put up on the auction and claims/rights/dues/litigations/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 on the part of the RRFL. The property is being sold with all existing and future encumbrances whether known or unknown to the RRFL. The Authorised officer/Secured Creditor shall not be responsible in any way for any third party /claims /rights /dues etc		
5.	The secured debt for the recovery of which the property is to be sold.	DUES: Rs. 7,48,04,158/- (Rupees Seven Crore Forty- Eight Lakhs Four Thousand One Hundred Fifty-Eight Only) as on 30.06.2025.		
		Sr. No	EMD (Rs)	
6.	Deposit of earnest	1	Rs. 1,62,00,000/-	
	money	Being the 10% of Reserve Price to Bank A/c. No. 5020006076577 RADHE FIN LTD RECOVER HDFC0000006.	75, Name of the Account: RAJ	
		Sr. No	Reserve Price (Rs)	
7.	Reserve price of the	1	Rs. 16,20,00,000/-	
	immovable secured assets. Bank account in which EMD to be remitted.	EMD to be remitted directly by R Bank Account Name: RECOVERY ACCOUNT Bank Account No. 50200 IFSC Code: HDFC00000	RAJ RADHE FIN LTD 060765775	
	Last Date within which EMD to be remitted.	• 18.07.2025 upto 4:00 p.n	n.	



8.	Time and manner of payment.	The successful bidder shall deposit 25% of the sale price, after adjusting the EMD already paid, immediately, i.e. on the same day or not later than next working day, as the case may be, after the acceptance of the offer by the Authorised Officer, failing which the earnest money deposited by the bidder shall be forfeited. The Balance 75% of the sale price is payable on or before the 15 th day of confirmation of sale of secured asset or such extended period as may be agreed upon in writing between the Secured Creditor and the e-Auction purchaser not exceeding three months from the date of e-Auction.			
9.	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	Auction will be held online at the web portal of Auction Tiger on 21.07.2025 from 03:00 p.m. to 05:00 p.m. with unlimited extension of 5 minutes.			
10.	The e-Auction will be conducted through RRFL approved services provider. E-Auction tender documents containing e-Auction bid form, declaration etc., are available in the website of services provider as mention above.	 Auction Tiger at the web portal: https://sarfaesi.auctiontiger.net/EPROC/z Contact no. Mr. Ram Sharma, Contact number: 8000023297/079-618136803. E-mail Address: ramprasad@auctiontiger.net, support@auctiontiger.net 			
	(i) Bid increment amount:	Sr. No Bid Increase amount in			
11.		1	multiple of (Rs) Rs. 1,00,000/-		
		Unlimited auto extension clause of 5 minutes			
	(ii) Auto extension:	Unlimited auto extens	ion clause of 5 minutes		
	(ii) Auto extension: (iii) Bid currency & unit of measurement	 Unlimited auto extens INR (RTGS/NEFT/Demand) 			
12.	(iii) Bid currency & unit	INR (RTGS/NEFT/Demails) Sr. No			



13.	Other Conditions.	•	nold a valid email ID (e-mail ID is
		relevant informa	ssary for the intending bidder) as all the tion and allotment of ID and Password may be conveyed through e-mail.
		EMD deposit li letter for partici copies of (i) F card/Driving Lice –proof of comm (iv) valid e-mai Line) of the bidd site by 18.07.20 the original of the	pidder should submit the evidence of ke UTR number along with Request pation in the e-Auction, self-attested Proof of Identification (KYC) Viz. ID ense/Passport etc. (ii) Current Address nunication, (iii) PAN card of the bidder I ID, (v)contact number (mobile/Land er etc., to be uploaded on Auction Tiger 125 upto 4:00 p.m. Scanned copies of these documents can also be submitted uthorised Officer recovery@rrfl.in
		Auction Tiger, to portal https://sa (name of the p	digible Bidders will be identified by the participate in online e-Auction on the arfaesi.auctiontiger.net/EPROC/ortal). User ID and Password will be dder themselves through Auction Tiger
		final price, quo annexure after signed and star	bidder shall be required to submit the ted during the e-Auction as per the the completion of the e-Auction, duly mped as token of acceptance without on other than those already agreed to -Auction.
		specified time, discretion may o	on, if no bid is received within the Raj Radhe Finance Limited at its lecide to revise opening price/scrap the ss/proceed with conventional mode of
		any liability tov	ce provider for e-Auction shall not have vards bidders for any interruption or to the site irrespective of the causes.
		terms and con	e required to submit acceptance of the aditions and modalities of e-Auction service provider, before participating in
		cancelled/withdr buy the property part of bidder t conditions of e-	submitted by the bidder, cannot be rawn and the bidder shall be bound to at the final bid price. The failure on the co comply with any of the terms and Auction, mentioned herein will result in amount paid by the defaulting bidder.



i)	Decision	of	the	Auth	orised	Office	er	regar	ding
	declaration	n of	SUCC	essful	bidder	shall	be	final	and
	binding on	all tl	ne bid	ders.					

- j) The Authorised officer shall be at liberty to adjourn, postpone or cancel the e-Auction process/tender at any time, before declaring the successful bidder, without assigning any reason.
- k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.
- The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.
- m) The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared with RRFL The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
- n) The Authorised officer has absolute right to accept or reject any or all offers(s) or adjourn/ postpone/ cancel the e-Auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.
- o) The Authorised officer has absolute right to stop the ongoing e-bidding process in the midway without assigning any reasons thereof.
- p) The Authorised officer is not bound to accept the highest offer.
- q) In case of forfeiture of the amount deposited by the defaulting bidder, he / she shall neither have claim on the property nor on any part of the sum for which may it be subsequently sold.
- r) The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty/ transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name.
- s) In case of immovable property, it will be the responsibility of the successful bidder to deposit the TDS being 1% (one percent) of the sale consideration in the Government account before making final payment of bid amount and submit proof to the Authorised officer of the RRFL.



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t)	The intending bidders should carry out due diligence
	and independent enquiries about the encumbrances,
	Title of the property, statutory and non -statutory dues,
	claims, rights, disputes, litigations, charges etc
	affecting the property prior to submitting the bid and
	Authorised officer of RRFL will not be responsible in
	any manner for any third-party claims, rights, disputes,
	dues etc.

- u) In case of any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorised Officer shall be final. In such an eventuality, the RRFL in its sole discretion be entitled to call of the sale and put the property to sale once again on any date and at such time as may be decided by RRFL.
- v) The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued in the name of the successful bidder. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the e-Auction will be entertained.

Date: 01/07/2025 Place: Ahmedabad

> Sd/-Authorised Officer Raj Radhe Finance Limited