

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 MOVABLE & IMMOVABLE MORTGAGED PROPERTIES									
Appendix IV – A (See proviso to rule 6(2), 8 (6) & 9 (1) Sale Notice for Sale of Movable & Immovable Mortgaged properties									
E-auction Sale Notice for Sale of Immovable and Movable 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 Finance Limited has acquired the entire outstanding debts of the below mentioned accounts along with underlying securities from State Bank of India. The said financial assets now stand assigned/ transferred and vested into Raj Radhe Finance Limited vide registered Assignment Agreement. The Authorised officer of State Bank of India had taken over the 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 which now stand assigned/ transferred to Raj Radhe Finance Limited. 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 dues in below mentioned accounts. The details of Borrowers / Mortgagees / Guarantors / Secures Assets / Dues / Reserve Price / E-auction date & Time, EMD and Bid Increase amount are mentioned below: It is hereby informed to General Public that we are going to conduct public E – Auction through website https://sarfaesi.auctiontiger.net. LAST DATE AND TIME OF SUBMISSION OF EMD – 23.09.2025 • DATE AND TIME OF COMMENCEMENT OF E-AUCTION – 25.09.2025 - TIME 03:00 PM TO 05:00 PM (Unlimited Extension of 5 Minutes) • MODE OF PAYMENT OF EMD: RTGS/NEFT Auction Details and Reserve prices:									
Sr. No.	Name & Address of the Borrower(s), Guarantor(s) & Mortgagee(s)	LOT NO.	Detailed Description of the Immovable Property with Unknown Encumbrances, If any	Total Dues as on 30.06.2025	Status of Possession	Reserve Price EMD Bid Increment Amount	Property Inspection date and time		
1	Prachi Enterprise (Borrower) Add: 6, Rudra Industrial Park, Bakrol Dhavta Road, Ahmedabad – 382350 Mrs. Hetalben Kunalbhai Panchal Add: 5/20, Vishnu Colony, Chandrakala Society, Virat Nagar Road, Ahmedabad – 382350 Mr. Kiran Narendra Panchal Add: B/69, Panchvati Park, Behind Ambika Nagar, Odhav, Ahmedabad Pin Code - 382415	1	All that piece and parcel of immovable property being Shed No. 6, admeasuring about 240.89 sq. Mtrs. In Block "A" along with construction admeasuring about 248.3217 sq. Mtrs. And having undivided proportionate share in common plot, roads, etc admeasuring about 105.51 sq. mts. in the scheme known as "Rudra Industrial Park" situated upon non - agricultural land bearing Block No. 418 allotted in lieu of old survey no. 371 of Mouje Bakrol – Bujrang, Taluka Daskroi, District Ahmedabad in the name of M/s. Prachi Enterprise	Rs. 1,91,28,625.47/-	Physical Possession	50,00,000/- 5,00,000/- 50,000/-	03.09.2025 11:00 AM to 1:00 P.M.		
2	Shree Sai Maruti Ginning & Pressing Factory Add: Revenue Survey No. 178/p/1, Bhavnagar-Rajkot Road, Village-Sanosara, Tal-Sihor, Dist-Bhavnagar. Mr. Pravinbhai Kalyanbhai Maliya Add: Samraiya farm, B/h Gold Coin, Opp. Sukan Villa, Sargasan, Gandhinagar – 382010 Mr. Jitendrasinh Dujubhai Zala Add: 8, Pushpak Bungalows, Nr Shiromani Bungalows, 80 Feet ring road, Nikol Gam, Ahmedabad-382415 Mr. Vijaykumar Babulal Patel Add: 19/B Shree Ram Society, Visnagar Road, Vijapur – 382870 Mr. Kantilal Nanjibhai Vekaria Village: Khijadia, Tal: Palitana, Bhavnagar – 364730 Mr. Rajubhai Ganeshbhai Parmar Add: Village: Hanol, Tal: Palitana, Bhavnagar – 364760 Mr. Deepak Fulabhai Patel Add: Residential flat No. 102, 1st Floor, RS No. 117/6, Panchthirth Apartment, B/s Mangal Jyot Tower, Jodhpur Cross Road, Satellite, Ahmedabad- 380015	1	Residential flat No. 102, 1st Floor, RS No. 117/6, Panchthirth Apartment (Pranam Vastrapur Association), T.P. Scheme No. 5, F.P. No. 12, B/s Mangal Jyot Tower, Jodhpur Cross Road, Satellite, Ahmedabad-380015. Built Up Area about 245.00 Sq. Mtrs. in the name of Dipakbhai Fulabhai Patel	Rs. 13,45,82,607.90/-	Symbolic Possession	1,25,00,000/- 12,50,000/- 1,00,000/-	03.09.2025 3:00 P.M. to 4:00 P.M.		
3	Vishal Trading Company Add: Shop No. 894 situated on City Survey No. 1711 and 1718, Shop No. 894 Kansara Plot, Manek Chowk, District and Sub District Ahmedabad Mr. Murlidhar Suvalal Shah Add: 104, Shrijiniketan Apartment, Opp. Darpan Academy, Usmanpura, Ahmedabad – 380013	1	All that Part and Parcel of the property, admeasuring 106.01 sq mt. Shop no. 894 situated on City Survey no. 1711 and 1718, Shop No 894 Kansara Pole, Manek Chowk, District and Sub-District Ahmedabad in the name of Mr. Murlidhar Suvalal Shah	Rs. 1,35,49,737.70/-	Physical Possession	50,00,000/- 5,00,000/- 50,000/-	04.09.2025 11:00 AM to 1:00 P.M.		
4	Megha Enterprise Add: Office LL 3 to 12, Arjun Tower, Shivrangani, Char Rasta, Satellite Road, Ahmedabad. Mr. Jitendra J Gohel Add: A/601, Maruti Tower Nr Arjun Tower Shivrangani Char Rasta Satellite, Ahmedabad 380015	1	Shop No. LL-19 admeasuring 150 Sq. Feet i.e. 13.94 Sq. Mtrs. (Super Built-Up Area) and Shop No. LL-20 admeasuring 150 Sq. Feet i.e. 13.94 Sq. Mtrs. (Super Built-Up Area) aggregating 300 Sq. Feet i.e. 27.88 Sq. Mtrs. in "Arjun Tower" within Favourite Association, situated at Satellite, Ahmedabad, on Non-Agricultural land of Survey No. 175 of Village Jodhpur (allotted in lieu of Survey No.270 of Village Vejalpur), Final Plot No. 42/2, Town Planning Scheme No. 5 of Mouje Jodhpur, Taluka City in Registration District Ahmedabad and District Ahmedabad-4 (Paldi) in the name of M/s. Megha Enterprise. Shops No. LL-3 to LL-12, LL-17, LL-18 & LL-18/B on Lower-Level admeasuring 3665 Sq. Feet (Super built-up area) in "Arjun Tower" within Favourite Association, situated at Satellite, Ahmedabad, on Non-Agricultural land of Survey No. 175 of Village Jodhpur (allotted in lieu of Survey No. 270 of Village Vejalpur), Final Plot No. 42/2, Town Planning Scheme No.5 of Mouje Jodhpur, Taluka City in Registration District Ahmedabad and Sub District Ahmedabad-4 (Paldi) in the name of M/s. Megha Enterprise. Shop No. LL-16 on Lower-Level admeasuring 190 Sq. Feet i.e. 17.65 Sq. Mtrs. (Super built-up area) in "Arjun Tower" within Favourite Association, situated at Satellite, Ahmedabad, Non-Agricultural land of Survey No. 175 of Village Jodhpur (allotted in lieu of Survey No. 270 of Village Vejalpur), Final Plot No: 42/2, Town Planning Scheme No. 5 of Mouje Jodhpur, Taluka City in Registration District Ahmedabad and Sub District Ahmedabad-4 (Paldi) in the name of M/s. Megha Enterprise Shop No. LL-13 admeasuring 205 Sq. Feet i.e. 19 Sq. Mtrs. (Super Built Area) and Shop No. LL-14 admeasuring 163 Sq. Feet i.e. 15.14 Sq. Mtrs. (Super Builtup Area) aggregating 368 Sq. Feet i.e. 34.14 Sq. Mtrs in "Arjun Tower" within Favourite Association, situated at Satellite, Ahmedabad, on Non – agricultural land of Survey No. 175 of Village Jodhpur (allotted in lieu of Survey No. 270 of Village Vejalpur), Final Plot No. 42/2, Town Planning Scheme No. 5 of Mouje Jodhpur, Taluka City in Registration District Ahmedabad and Sub District Ahmedabad-4 (Paldi) in the name of M/s. Megha Enterprise.	Rs. 27,66,85,194.97/-	Physical Possession Physical Possession Physical Possession Physical Possession	2,75,00,000/- 27,50,000/- 1,00,000/-	04.09.2025 3:00 P.M. to 5:00 P.M.		
5	Darshak Impex Private Limited Add: 207 Second Floor, Shree Square Nr Pethapur Chokadi, Pethapur, Gandhinagar: 382610 Mr. Ghanshyamdas Jankilal Garg Add: Rushi Vatika Street No. 1, Near Sterling Hospital, 150 ft Ring Road, Rajkot - 360005 Mr. Darshak Hariprasad Dholkiya Add: B 504 MAHALAXMI, 4 BEHIND SWAGATRAIN 1, KUDASAN, Gandhinagar Mrs. Avruti H Dholkiya Add: B 504 MAHALAXMI, 4 BEHIND SWAGATRAIN 1, KUDASAN, Gandhinagar Mr. Bipin Rasiklal Gandhi Add: B/25, Yogi Krupa, J.P. Road, Nr. Manishnagar Market, Andheri (West), Mumbai - 400053	1	All that Part and Parcel of the property, Office No. 229, 2nd Floor, admeasuring total area 51.57 Sq Mtrs and undivided ownership rights in land at survey no. 102 at T.P. Scheme No. 16 (Pethapur), Final Plot No. 99 in the scheme "Shree Square" at Registration district sub district Gandhinagar in the name of Mr. Ghanshyamdas Jankilal Garg.	Rs. 1,05,33,162.04/-	Physical Possession	25,00,000/- 2,50,000/- 50,000/-	05.09.2025 3:00 P.M. to 5:00 P.M.		
6	Gurukrupa Proteins Add: Padargadh City, Talaja, Dist Bhavnagar Mr. Jerambhai Bhupatbhai Kucha Add: Near Madhi, Padargadh Talaja Bhavnagar Mr. Ghanshyambhai Jerambhai Kucha Add: Patel Sheri Nr Bapa Silaram Madhi, Padargadh Talaja Bhavnagar Mr. Maganbhai Jadavbhai Kucha Add: Kumban, Ta Mahuva Bhavnagar	1	Industrial land and building situated at Padargadh Revenue Survey No. 25/1 paiki 1, Village Padargadh, Kundvi Road, Tal Talaja, Dist Bhavnagar. Land admeasuring area about 4047 Sq. Mtrs. in the name of M/s. Gurukrupa Proteins.	Rs. 94,78,098.32/-	Physical Possession	25,00,000/- 2,50,000/- 50,000/-	05.09.2025 11:00 A.M. to 1:00 P.M.		
7	Paver Industrial Construction Corporation Add: Plot no. 2332/C, Kiran Bungalow, Varsha Society Road, Subhashnagar, Bhavnagar-364001 Mr. Balvantrai M Vavadiya Add: Plot no. 2332/C, Kiran Bungalow, Varsha Society Road, Subhashnagar, Bhavnagar-364001 Mr. Narendrakumar B Vavadiya Add: Plot no. 2332/C, Kiran Bungalow, Varsha Society Road, Subhashnagar, Bhavnagar-364001 Mr. Kunal N Vavadiya Add: Plot no. 2332/C, Kiran Bungalow, Varsha Society Road, Subhashnagar, Bhavnagar-364001 Mr. Parulben Bhaveshkumar Vavadiya Add: Plot no. 2332/C, Kiran Bungalow, Varsha Society Road, Subhashnagar, Bhavnagar-364001 Mrs. Rupaben Narendrakumar Vavadiya Add: Plot no. 2332/C, Kiran Bungalow, Varsha Society Road, Subhashnagar, Bhavnagar-364001	1 2 3 4 5	Basement Store No. 4 (admeasuring 28.7 Sq. Mtrs. i.e. 309 Sq. Feet) at CTS No. 829/H-20(Paiki), Ward No. 7, Sheet No. 170, located at 'Rushabh Darshan', Shipinagar, Kalanala, Bhavnagar in the name of Mr. Balwantibhai Mathurdas Vavadiya. Basement Store No. 5 (admeasuring 215 Sq. Feet) at CTS No. 829/H-20(Paiki), Ward No. 7, Sheet No. 170, located at 'Rushabh Darshan', Shipinagar, Kalanala, Bhavnagar in the name of Mrs. Parulben Bhaveshkumar Vavadiya. Basement Store No. 12 (admeasuring 380 Sq. Feet) at CTS No. 829/H-20(Paiki), Ward No. 7, Sheet No. 170, located at 'Rushabh Darshan', Shipinagar, Kalanala, Bhavnagar in the name of Mrs. Rupaben Narendrakumar Vavadiya. Commercial Property: Office No. 313/B (admeasuring 254 Sq. Feet) at CTS No. 829/28 to 35, Ward No. 7, Sheet no. 170, located at 'City Centre Complex' (Third Floor), Kalanala, Bhavnagar in the name of Mrs. Parulben Bhaveshkumar Vavadiya. Commercial Property: Office No. 214 (admeasuring 630 Sq. Feet) at CTS No. 829/28 to 35, Ward No. 7, Sheet no. 170, located at 'City Centre Complex' (Second Floor), Kalanala, Bhavnagar in the name of Rupaben Narendrakumar Vavadiya.	Rs. 8,99,52,335/-	Physical Possession Physical Possession Physical Possession Physical Possession Physical Possession	4,40,000/- 44,000/- 10,000/- 3,10,000/- 31,000/- 5,45,000/- 54,500/- 10,000/- 6,60,000/- 66,000/- 10,000/- 17,35,000/- 1,73,500/- 25,000/-	05.09.2025 2:00 P.M. to 4:00 P.M. 05.09.2025 2:00 P.M. to 4:00 P.M. 05.09.2025 2:00 P.M. to 4:00 P.M. 05.09.2025 5:00 P.M. to 6:00 P.M. 05.09.2025 5:00 P.M. to 6:00 P.M.		
8	Uma Cotton Industries Add: R.S. No. 137, Nr. Jalaram Temple, Chital Road, Amrapara, Amreli Road, Babra - 365421 Mr. Nathabhai Anandbhai Jagani Add: 143, Khojakhana Sheri, Near Main Bazar, Mota Devaliya, Tal. Babra, Amreli - 365421 Mr. Ranchodhbhai Ravjibhai Sanepara Add: 123, Bharwadbasti, Darbargarh & B/h Extension, Kalasar, Taluka – Jasdan, Dist. Rajkot - 360040 Mr. Bhupatbhai Haribhai Kukadiya Add: 381-B, Kanpar – 2, Taluka – Jasdan, Dist. Rajkot - 360040 Mr. Babubhai Anandbhai Jagani Add: 142, Khojakhana Sheri, Near Main Bazar, Mota Devaliya, Tal. Babra, Dist. Amreli - 365421 Mr. Dhirubhai Shambhubhai Kumbhani Add: At – Amrapara, Tal. Babra, Dist. Amreli - 365421 Mr. Dineshbhai Gordhanbhai Sanepara Add: 295/4, Bus Stand Extension , Derdi, (Kumbhaji), Tal. Gondal, Rajkot - 360311 Mr. Anandbhai Virjibhai Jagani Add: 142, Khojakhana Sheri, Mota Devaliya, Tal. Babra, Dist. Amreli – 365421 Mr. Gordhanbhai R. Sonepara Add: Kalasar – 1, Taluka – Jasdan, Dist. Rajkot – 360040 Mr. Natwarlal V Sonepara Add: Kalasar – 1, Taluka – Jasdan, Dist. Rajkot – 360040 Mr. Bhikhabhai L. Bhoraniya Add: 22-B, Derdi (Kumbhaji), Taluka – Gondal, District – Rajkot – 360311 Mr. Ranchhodhbhai Vitthalbhai Bavala Add: 249, Village – Keriya Nagas, District – Amreli – 365421 Mr. Thakarsibhai Parshotambhai Dholakia Add: 2-58, Amrapara, Khodiyar Nagar, Taluka – Babra, District – Amreli – 365421 Mr. Chandubhai Arjanbhai Magtapara Add: 1-25, Old Gamtal, Amrapara, Taluka – Babra, District – Amreli – 365421 Mr. Satishbhai Valjibhai Mulsaniya Add: 143, Nr. Ramji Mandir Crossing Towards Khijadiya Road, Mota Devaliya, Taluka – Babra, Amreli – 365421 Mr. Hirabhai Parshotambhai Dholakia Add: At-2, Khokhariya Sheri, Amrapara, Taluka – Babra, Dist. – Amreli – 365421 Mr. Vitthalbhai Virjibhai Jagani Add: 85, Mota Devaliya, Taluka – Babra, District: Amreli – 365421 Mr. Hardasbhai Govindbhai Kumbhani Add: 39, Amrapara, Taluka – Babra, District – Amreli – 365421 Mr. Kalubhai Lilabhai Javiya Add: 502, Para Vistaar – 2, Nana Aankadiya, District – Amreli – 365601 Mr. Jagdishbhai Lilabhai Javiya Add: 502, Para Vistaar – 2, Nana Aankadiya, District – Amreli – 365601 Mr. Gordhanbhai S. Kumbhani Add: 43/A, Shivanjali Row House, Near Visamo, Ashwini Kumar Road, Katargam, Surat – 395003 Mr. Shardaben Bhupatbhai Kumbhani Add: 43/B, Shivanjali Row House, Near Visamo, Ashwini Kumar Road, Katargam, Surat – 395003 Mr. Navinbhai Bhupatbhai Kukadiya Add: 381-B, Kanpar, Tal. – Jasdan, District – Rajkot – 360040 Mr. Narehbhai Bhupatbhai Kukadiya Add: 250 Chowk Extension, Kanpar, Taluka: Jasdan, Rajkot – 360040 Mr. Alpeshbhai Bhupatbhai Kukadiya Add: 250 Chowk Extension, Kanpar, Taluka: Jasdan, Rajkot – 360040	1	Residential Property admeasuring 368 Sq. Mtrs. at House No. 265, Near Janta Oil Mill, Gamtal, Mota Devaliya, Disr. – Amreli – 365410 in the name of Satishbhai Valjibhai Mulsaniya.	Rs. 10,42,19,823.75/-	Physical Possession	20,00,000/- 2,00,000/- 20,000/-	06.09.2025 2:00 P.M. to 4:00 P.M.		
9	Aakash Overseas Corporation Add: 201, Ushadeep Complex, Opp. Navangpura Railway Crossing, Navrangpura, Ahmedabad – 380009 Mr. Pravin Keshavlal Shah Add: 404, Nirja Apartment, B/h Navrangpura Post office, Ahmedabad – 380009 Mr. Ramesh Rambhai Dodiya Add: "Krishna", Panchvati Society, Street no. 7, Akshar Marg, Rajkot, Gujarat – 360001 Also at: 75-A, Panchvati Society Street No. 7, Nirmala School Road, Raiya Road, Rajkot – 360004 Mr. Sanjeev Pravinchandras Shah Add: 404, Nirja Apartment, B/h Navrangpura Post office, Ahmedabad – 380009 Mrs. Nitaben Rameshbhai Dodiya Add: "Krishna", Panchvati Society, Street no. 7, Akshar Marg, Rajkot, Gujarat – 360001 Also at: 75-A, Panchvati Society Street No. 7, Nirmala School Road, Raiya Road, Rajkot – 360004 Mr. Ashokbhai Dodiya Add: "Krishna", Panchvati Society, Street no. 7, Akshar Marg, Rajkot, Gujarat – 360001 Also at: 75-A, Panchvati Society Street No. 7, Nirmala School Road, Raiya Road, Rajkot – 360004 Mrs. Jyotsnaben Ashokbhai Dodiya Add: "Krishna", Panchvati Society, Street no. 7, Akshar Marg, Rajkot, Gujarat – 360001 Also at: 75-A, Panchvati Society Street No. 7, Nirmala School Road, Raiya Road, Rajkot – 360004	1	Plot no. 1 to 7, DhirajDham Industrial Park, Survey No. 41 Paikee, Padvala, Tal: Kotda Sangani, Dist: Rajkot in the name Ashokbhai Rambhai Dodiya. Admeasuring about Plot No. 1 is 3227.48 Sq. Mtrs., Plot No. 2 is 2649.90 Sq. Mtrs., Plot No. 3 is 4296.71 Sq. Mtrs., Plot No. 4 is 1643.14 Sq. Mtrs., Plot No. 5 is 1878.45 Sq. Mtrs., Plot No. 6 is 2227.95 Sq. Mtrs., Plot No. 7 is 2813.51 Sq. Mtrs.	Rs. 33,70,30,549.99/-	Physical Possession	Rs. 7,20,00,000/- Rs. 7,20,000/- Rs. 5,00,000/-	04.09.2025 2:00 P.M. to 4:00 P.M.		

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: 23.09.2025 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.rfl.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: 800023297/079-618136803. Email id: ramprasadd@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 30 DAYS SALE NOTICE UNDER RULE 6(2) AND 8(6) 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].

Date : 02/08/2025, Place : Ahmedabad

Sd/- Authorised officer
Raj Radhe Finance Limited

indianexpress.com

The Indian EXPRESS
— JOURNALISM OF COURAGE —

I look at every side before taking a side.

Inform your opinion with insightful observations.



The Indian Express.
For the Indian Intelligent.

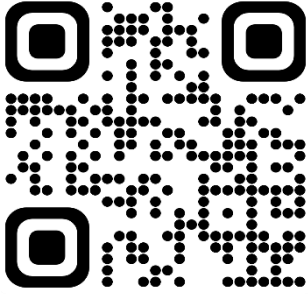


RAJ RADHE FINANCE LIMITED

Regd off: - 105 - 106 Tilakraaj Complex, Panchvati, Ambawadi, Ahmedabad - 380006.
CIN: - U67120GJ1985PLC007576; Email Id - info@rrfl.in; (O): - +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	Uma Cotton Industries Residing at: R.S. No. 137, Nr. Jalaram Temple, Chital Road, Amrapara, Amreli Road, Babra - 365421	
2.	Name and address of the Secured Creditor	Raj Radhe Finance Limited 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
		1	Residential Property admeasuring 368 Sq. Mtrs. at House No. 265, Near Janta Oil Mill, Gamtal, Moda Devaliya, Disr. – Amreli – 365410 in the name of Satishbhai Valjibhai Mulsaniya. Physical Possession was taken by Authorised officer of State Bank of India
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.	Rs. 10,42,19,823.75/- (Rupees Ten Crore Forty-Two Lakhs Nineteen Thousand Eight Hundred Twenty-Three and Seventy-Five Paisa only) as on 30.06.2025	



RAJ RADHE FINANCE LIMITED

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

6.	Deposit of earnest money	<table><tr><th>Sr. No</th><th>EMD (Rs)</th></tr><tr><td>1</td><td>2,00,000/-</td></tr></table>		Sr. No	EMD (Rs)	1	2,00,000/-
		Sr. No	EMD (Rs)				
1	2,00,000/-						
		Being the 10% of Reserve Price to be remitted by RTGS/NEFT to Bank A/c. No. 50200060765775, Name of the Account: RAJ RADHE FIN LTD RECOVERY ACCOUNT, IFSC Code: HDFC00000006.					
7.	Reserve price of the immovable secured assets. Bank account in which EMD to be remitted. Last Date within which EMD to be remitted.	<table><tr><th>Sr. No</th><th>Reserve Price (Rs)</th></tr><tr><td>1</td><td>20,00,000/-</td></tr></table>		Sr. No	Reserve Price (Rs)	1	20,00,000/-
		Sr. No	Reserve Price (Rs)				
1	20,00,000/-						
		EMD to be remitted directly by RTGS / NEFT to the - Bank Account Name: RAJ RADHE FIN LTD RECOVERY ACCOUNT - Bank Account No. 50200060765775 - IFSC Code: HDFC00000006 23.09.2025 upto 4:00 p.m.					
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 25.09.2025 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					
11.	(i) Bid increment amount: (ii) Auto extension:	<table><tr><th>Sr. No</th><th>Bid Increase amount in multiple of (Rs)</th></tr><tr><td>1</td><td>20,000/-</td></tr></table>		Sr. No	Bid Increase amount in multiple of (Rs)	1	20,000/-
		Sr. No	Bid Increase amount in multiple of (Rs)				
1	20,000/-						
		Unlimited auto extension clause of 5 minutes					



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

	(iii) Bid currency & unit of measurement	INR (RTGS/NEFT/Demand Draft)				
12.	Date and Time during which inspection of the movable and immovable assets to be sold and intending bidders should satisfy themselves about the assets and their specifications. Contact person with mobile number.	<table><tr><th>Sr. No</th><th>Date and time of public inspection</th></tr><tr><td>1</td><td>06.09.2025 from 2:00 PM to 4:00 PM</td></tr></table> Shri Meet F. Shah +91 6359893923	Sr. No	Date and time of public inspection	1	06.09.2025 from 2:00 PM to 4:00 PM
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1	06.09.2025 from 2:00 PM to 4:00 PM					
13.	Other Conditions.	a) Bidders shall hold a valid email ID (e-mail ID is absolutely necessary for the intending bidder) as all the relevant information and allotment of ID and Password by Auction Tiger may be conveyed through e-mail. b) The intending bidder should submit the evidence of EMD deposit like UTR number along with Request letter for participation in the e-Auction, self-attested copies of (i) Proof of Identification (KYC) Viz. ID card/Driving License/Passport etc. (ii) Current Address –proof of communication, (iii) PAN card of the bidder (iv) valid e-mail ID, (v)contact number (mobile/Land Line) of the bidder etc., to be uploaded on Auction Tiger site by 23.09.2025 upto 4:00 p.m. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer recovery@rrfl.in c) Names of the Eligible Bidders will be identified by the Auction Tiger, to participate in online e-Auction on the portal https://sarfaesi.auctiontiger.net/EPROC/ (name of the portal). User ID and Password will be generated by bidder themselves through Auction Tiger portal. d) The successful bidder shall be required to submit the final price, quoted during the e-Auction as per the annexure after the completion of the e-Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of e-Auction. e) During e-Auction, if no bid is received within the specified time, Raj Radhe Finance Limited at its discretion may decide to revise opening price/scrap the e-Auction process/proceed with conventional mode of tendering. f) The RRFL service provider for e-Auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes.				



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		g) The bidders are required to submit acceptance of the terms and conditions and modalities of e-Auction adopted by the service provider, before participating in the E-auction. h) The bid once submitted by the bidder, cannot be cancelled/withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on the part of bidder to comply with any of the terms and conditions of e-Auction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder. i) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders. 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. l) 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.
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		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. 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.
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Date: 05/08/2025

Place: Ahmedabad

Sd/-
Authorised Officer
Raj Radhe Finance Limited