



Assets Care & Reconstruction Enterprise Ltd
Registered Office : 14th Floor, Eros Corporate Tower, Nehru Place, New Delhi-110019Tel: 91-11-43115600 Fax : 91-11-43115618
Corporate Office : Unit No. : 502, C Wing, One BKC, Radius Developers, Plot No. : C-66, G-Block, Bandra Kurla Complex, Mumbai- 400051
Tel.: 022 68643101 E-mail : acre.arc@acreindia.in Website : www.acreindia.in CIN : U65993DL2002PLC115769

APPENDIX IV-A
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-auction Sale Notice for sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) & 9(1) of The Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to public in general and in particular to the Borrower(s), Co-Borrower(s), Mortgagor(s) and Guarantor(s) that the below described Immovable Properties mortgaged/charged to **Assets Care & Reconstruction Enterprise Ltd.** [CIN: U65993DL2002PLC115769] ("**Secured Creditor**"), the **physical possession** of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "**as is where is**", "**as is what is**" and "**whatever there is**" basis for the recovery of amount due to Secured Creditor from the following Borrower(s), Co-Borrower(s), Mortgagor(s) and Guarantor(s) along with the Reserve Price and Earnest Money Deposit mentioned below for each property:

Sr. No.	Loan Account No. & ACRE TRUST Name	Name of Borrower(s)/ Co-Borrower(s)/ Mortgagor (s)/ Guarantors	Total Outstanding Dues as on 23rd October 2025	Reserve Price	Earnest Money Deposit	Bank Account Details for EMD payment
1.	MOR001100541282/ MOR001100653563/ MOR001100555961 ACRE-166-TRUST	Monil Fashion (Borrower) Vinubhai G Patel (Co-Borrower) Rohit Vinubhai Pansuriya (Co-Borrower) Lilaben Vinubhai Pansuriya (Co-Borrower) Jignesh Vinubhai Pansuriya (Co-Borrower)	Rs. 3,23,09,600/- (Rupees Three Crores Twenty Three Lakhs Nine Thousand Six Hundred Only) - [MOR001100541282- Rs. 2,37,80,560/- (Rupees Two Crores Thirty Seven Lakhs Eighty Thousand Five Hundred Sixty Only), MOR001100555961- Rs. 34,73,615/- Rupees Thirty Four Lakhs Seventy Three Thousand Six Hundred Fifteen Only], MOR001100653563- Rs. 50,55,425/- (Rupees Fifty Lakhs Fifty Five Thousand Four Hundred Twenty Five Only)]	Rs. 99,00,000/- (Rupees Ninety Nine Lakhs Only)	Rs. 9,90,000/- (Rupees Nine Lakhs Ninety Thousand Only)	Account Number : ACRE-166-TRUST Account Number: 0901102000042112 Bank : IDBI Bank IFSC : IBKL0000901

Description of The Secured Asset: Plot No. B-30 Is A Registered Non-Agricultural Property Situated Within The Rangavadhut Society, Owned By Shri Rangavadhut Co-operative Housing Society Ltd., Located In Surat District City (Choras) Sub-district, Within The City of Surat. The Plot Forms Part of Revenue Survey Number 59 of The Original Village of Karanj and Admeasures Approximately 142.75 Square Metres, With A Total Built-up Construction Area of About 132.20 Square Metres On The Ground And First Floors Combined. The Property Is Duly Recorded With The Surat Municipal Corporation Under The Shthavara Vase (Property Tax) Department, Bearing Ward Number 21C and Property Number 21C-03-0631-00-001. The Boundaries of The Property Are As Follows: East- Bungalow No. A-31, West- Bungalow No. A-30; North - Bungalow; and South - Society Road

The above Loan Account(s) along with all right(s), title(s), interest(s), underlying security(ies), pledge(s) and/ or guarantee(s), including the Immovable Properties, mentioned hereinabove had been assigned to Assets Care & Reconstruction Enterprise Ltd., acting as a trustee of various trust mentioned clearly in column provided above.

IMPORTANT INFORMATION REGARDING AUCTION PROCESS	
1. EMD payment through demand draft/RTGS/NEFT shall be drawn/paid in favor of the bank accounts mentioned above:	
2. Date & time of Auction	26th November 2025, 02:30 PM to 03:30 PM
3. Last date of submission of EMD	25th November 2025, before 04:00 PM
4. Place of auction (Web Site for Auction) -	https://www.bankeauctions.com
5. Contact Details	Rohan Sawant: 9833143013, Devang Gosai: 9428266235
6. Inspection of the Property on prior appointment basis only	
7. For detailed terms and condition of the sale, please visit the website www.acreindia.in / www.bankeauctions.com	

Date : 08/11/2025
Place: Gujarat

Sd/- Authorized Officer
Assets Care & Reconstruction Enterprise Ltd



CAPRI GLOBAL CAPITAL LIMITED
Registered & Corporate Office:- 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai-400013
Circle Office :- 9-B, 2nd floor, Pusa Road, Rajinder Place, New Delhi-110060

APPENDIX- IV-A [See proviso to rule 8 (6) and 9 (1)]
Sale notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) and 9(1) of the Security Interest (Enforcement) Rules, 2002 Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the Constructive/physical possession of which has been taken by the Authorised Officer of Capri Global Capital Limited Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on dates below mentioned, for recovery of amount mentioned below due to the Capri Global Capital Limited Secured Creditor from Borrower mentioned below. The reserve price, EMD amount and property details mentioned below.

SR. NO.	1.BORROWER(S) NAME 2. OUTSTANDING AMOUNT	DESCRIPTION OF THE MORTGAGED PROPERTY	1. DATE & TIME OF E-AUCTION 2. LAST DATE OF SUBMISSION OF EMD 3. DATE & TIME OF THE PROPERTY INSPECTION	1. RESERVE PRICE 2. EMD OF THE PROPERTY 3. INCREMENTAL VALUE
1.	1. Mr. Sureshbhai Turi ("Borrower") 2. Mrs. Sonalben Sureshbhai Turi Lakhmanbhai Hadiyal (Co-borrower) LOAN ACCOUNT No. LNMEPLN000101742 (Old) / 80300005773074 (New) Rupees 29,65,021/- (Rupees Twenty Nine Lacs Sixty Five Thousand and twenty One Only) as on 04.01.2025 along with applicable future interest.	All that piece and parcel, rights, interest and title of land along with structure thereon, and to be constructed thereon, being non-agricultural immovable residential property out of land bearing Tika No. 7/1, City Survey No. 156, admeasuring 127.55.62 Sq. Mtrs., Kotha Vankar Vas TurVas, Amtol Darvajo, Taluka Vadnagar & District Mehsana, Gujarat - 384355, Bounded as below:, On North: Adjoining Survey No. 161 & Open Land, On South: Adjoining Survey No.154., On East: Adjoining Survey No. 153 & Open Land., On West: Adjoining Survey No. 205 & Open Land.	1. E-AUCTION DATE: 27.11.2025 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 26.11.2025 3. DATE OF INSPECTION: 25.11.2025	RESERVE PRICE: Rs. 13,00,000/- (Rupees Thirteen Lacs Only). EMD MONEY DEPOSIT: Rs. 1,30,000/- (Rupees One Lac Thirty Thousand Only) INCREMENTAL VALUE: Rs. 10,000/- (Rupees Ten Thousand Only)
2.	1- Mr. Hirenbhai Laxmanbhai Patel ("Borrower") 2- Mrs. Premilaben Hirenbhai Patel (Co-borrower) LOAN ACCOUNT No. LNMEMEHO0069364 (OLD)/80400005673189 (New) Rupees 40,06,287/- (Rupees Forty Lacs Six Thousand Two Hundred Eighty Seven Only) as on 17.04.2025 along with applicable future interest.	All Piece and Parcel of Property bearing Shop No. V-2, Block No. 5, First Floor, admeasuring about 18 Sq. Mtrs. i.e., 21.53 Sq. Mtrs. Carpet Area (33.66 Sq. Mtrs. Built up Area) and undivided share of land 17.95 Sq. Mtrs., in the scheme known as Shakti Arcade, situated on land bearing Survey/Block No. 958 (Old Survey No. 98 Paiki), Near Rajdhani Hotel, Opp. Bharat Petrol Pump, Becharji Road, Mouje Vitthalpur, Taluka Mandal, Ahmedabad, Gujarat - 382120, Bounded as follows: , North: Shop No. V-3 on first floor, East: Shop No. X-4 on first floor, West: Open Space PROPERTY NO. 2 All Piece and Parcel of Property bearing Shop No. V-3, Block No. 5, First Floor, admeasuring about 22.5 Sq. Mtrs. i.e., 26.92 Sq. Mtrs. Carpet Area (33.66 Sq. Mtrs. Built up Area) and undivided share of land 17.95 Sq. Mtrs., in the scheme known as Shakti Arcade, situated on land bearing Survey/Block No. 958 (Old Survey No. 98 Paiki) Near Rajdhani Hotel, Opp. Bharat Petrol Pump, Becharji Road, Mouje Vitthalpur, Taluka Mandal, Ahmedabad, Gujarat - 382120, Bounded as follows: , North: Shop No. V-4 on first floor, East: Shop No. X-3 on first floor, West: Open Space	1. E-AUCTION DATE: 27.11.2025 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 26.11.2025 3. DATE OF INSPECTION: 25.11.2025	RESERVE PRICE: Rs. 15,00,000/- (Rupees Fifteen Lacs Only). EMD MONEY DEPOSIT: Rs. 1,50,000/- (Rupees One Lac Fifty Thousand Only) INCREMENTAL VALUE: Rs. 10,000/- (Rupees Ten Thousand Only)

17.95 Sq. Mtrs., in the scheme known as Shakti Arcade, situated on land bearing Survey/Block No. 958 (Old Survey No. 98 Paiki) Near Rajdhani Hotel, Opp. Bharat Petrol Pump, Becharji Road, Mouje Vitthalpur, Taluka Mandal, Ahmedabad, Gujarat - 382120, Bounded as follows: , North: Shop No. V-4 on first floor, East: Shop No. X-3 on first floor, West: Open Space
PROPERTY NO. 3 All Piece and Parcel of Property bearing Shop No. V-4, Block No. 5, First Floor, admeasuring about 22.5 Sq. Mtrs. i.e., 26.92 Sq. Mtrs. Carpet Area (33.66 Sq. Mtrs. Built up Area) and undivided share of land 17.95 Sq. Mtrs., in the scheme known as Shakti Arcade, situated on land bearing Survey/Block No. 958 (Old Survey No. 98 Paiki) Near Rajdhani Hotel, Opp. Bharat Petrol Pump, Becharji Road, Mouje Vitthalpur, Taluka Mandal, Ahmedabad, Gujarat - 382120, Bounded as follows: , North: Shop No. V-3 on first floor, East: Shop No. X-4 on first floor, West: Open Space
PROPERTY NO. 4 All Piece and Parcel of Property bearing Shop No. V-5, Block No. 5, First Floor, admeasuring about 22.5 Sq. Mtrs. i.e., 26.92 Sq. Mtrs. Carpet Area (33.66 Sq. Mtrs. Built up Area) and undivided share of land 17.95 Sq. Mtrs., in the scheme known as Shakti Arcade, situated on land bearing Survey/Block No. 958 (Old Survey No. 98 Paiki) Near Rajdhani Hotel, Opp. Bharat Petrol Pump, Becharji Road, Mouje Vitthalpur, Taluka Mandal, Ahmedabad, Gujarat - 382120 Bounded as follows: , North: Shop No. V-6 on first floor, South: Shop No. V-4 on first floor, East: Shop No. X-5 on first floor, West: Open Space

For detailed terms and conditions of the sale, please refer to the link provided in Capri Global Capital Limited Secured Creditor's website i.e. www.Capriglobal.in/auction/TERMS & CONDITIONS OF ONLINE E-AUCTION SALE:-

1. The Property is being sold on "AS IS WHERE IS, WHATEVER THERE IS WITHOUT RECOURSE BASIS". As such sale is without any kind of warranties & indemnities.

2. Particulars of the property / assts (viz. extent & measurements specified in the E-Auction Sale Notice has been stated to the best of information of the Secured Creditor and Secured Creditor shall not be answerable for any error, misstatement or omission. Actual extant & dimensions may differ.

3. E-Auction Sale Notice issued by the Secured Creditor is an invitation to the general public to submit their bids and the same does not constitute and will not be deemed to constitute any commitment or nay representation on the part of the Secured Creditor. Interested bidders are advised to peruse the copies of title deeds with the Secured Creditor and to conduct own independent enquiries /due diligence about the title & present condition of the property / assets and claims / dues affecting the property before submission of bids.

4. Auction/bidding shall only be through "online electronic mode" through the website <https://sarfaesi.auctiontiger.net> Or Auction Tiger Mobile APP provided by the service provider M/S eProcurement Technologies Limited, Ahmedabad who shall arrange & coordinate the entire process of auction through the e-auction platform.

5. The bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Secured Creditor /service provider shall not be held responsible for the internet connectivity, network problems, system crash own, power failure etc.

6. For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider **M/S E-Procurement Technologies Ltd. Auction Tiger, Ahmedabad (Contact no. 079-6813680/68136837), Mr. Ramprasad Sharma Mob. 800-002-3297/ 79-6120 0559. Email: ramprasad@auctiontiger.net.**

7. For participating in the e-auction sale the intending bidders should register their name at <https://sarfaesi.auctiontiger.net> well in advance and shall get the user id and password. Intending bidders are advised to change only the password immediately upon receiving it from the service provider.

8. For participating in e-auction, intending bidders have to deposit a refundable EMD of 10% OF RESERVE PRICE (as mentioned above) shall be payable by interested bidders through Demand Draft/NEFT/RTGS in favor of "**Capri Global Capital Limited**" on or before 26-Nov-2025.

9. The intending bidders should submit the duly filled in Bid Form (format available on <https://sarfaesi.auctiontiger.net>) along with the Demand Draft remittance towards EMD in a sealed cover addressed to the Authorized Officer, Capri Global Capital Limited **Regional Office 3rd floor, BBC Tower, Broadway Business Centre, Near Law Garden Circle Netaji Road, Ellisbridge, Ahmedabad, Gujrat-380009 latest by 03:00 PM on 26-Nov-2025.** The sealed cover should be super scribed with "Bid for participating in E-Auction Sale-- in the Loan Account No. _____ (as mentioned above) for property of "Borrower Name".

10. After expiry of the last date of submission of bids with EMD, Authorised Officer shall examine the bids received by him and confirm the details of the qualified bidders (who have quoted their bids over and above the reserve price and paid the specified EMD with the Secured Creditor) to the service provider M/S eProcurement Technologies Limited to enable them to allow only those bidders to participate in the online inter-se bidding /auction proceedings at the date and time mentioned in E-Auction Sale Notice.

11. Inter-se bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of inter-se bidding, there will be unlimited extension of "10" minutes each, i.e. the end time of e-auction shall be automatically extended by 10 Minutes each time if bid is made within 10 minutes from the last extension.

12. Bids once made shall not be cancelled or withdrawn. All bids made from the user id given to bidder will be deemed to have been made by him alone.

13. Immediately upon closure of E-Auction proceedings, the highest bidder shall confirm the final amount of bid quoted by him BY E-Mail both to the Authorised Officer, Capri Global Capital Limited, **Regional Office 3rd floor, BBC Tower, Broadway Business Centre, Near Law Garden Circle Netaji Road, Ellisbridge, Ahmedabad, Gujrat-380009** and the Service Provider for getting declared as successful bidder in the E-Auction Sale proceedings.

14. The successful bidder shall deposit 25% of the bid amount (including EMD) within 24 Hour of the sale, being knocked down in his favour and balance 75% of bid amount within 15 days from the date of sale by DD/Pay order/NEFT/RTGS/Chq favouring Capri Global Capital Limited.

15. In case of default in payment of above stipulated amounts by the successful bidder / auction purchaser within the stipulated time, the sale will be cancelled and the amount already paid (including EMD) will be forfeited and the property will be again put to sale.

16. At the request of the successful bidder, the Authorised Officer in his absolute discretion may grant further time in writing, for depositing the balance of the bid amount.

17. The Successful Bidder shall pay 1% of Sale price towards TDS (out of Sale proceeds) and submit TDS certificate to the Authorised officer and the deposit the entire amount of sale price (after deduction of 1% towards TDS), adjusting the EMD within 15 working days of the acceptance of the offer by the authorized officer, or within such other extended time as deemed fit by the Authorised Officer, failing which the earnest deposit will be forfeited.

18. Municipal / Panchayat Taxes, Electricity dues (if any) and any other authorities dues (if any) has to be paid by the successful bidder before issuance of the sale certificate. Bids shall be made taking into consideration of all the statutory dues pertaining to the property.

19. Sale Certificate will be issued by the Authorised Officer in favour of the successful bidder only upon deposit of entire purchase price / bid amount and furnishing the necessary proof in respect of payment of all taxes / charges.

20. Applicable legal charges for conveyance, stamp duty, registration charges and other incidental charges shall be borne by the auction purchaser.

21. The Authorized officer may postpone / cancel the E-Auction Sale proceedings without assigning any reason whatsoever. In case the E-Auction Sale scheduled is postponed to a later date before 15 days from the scheduled date of sale, it will be displayed on the website of the service provider.

22. The decision of the Authorised Officer is final, binding and unquestionable.

23. All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them.

24. Please note that movable items lying (if any) in the property is not offered with this sale.

25. For further details and queries, contact Authorised Officer, Capri Global Housing Finance Limited: **Mr. Jeet Brahmhatt Mo. No. 9023254458.**

26. This publication is also 15 (Fifteen) days notice to the Borrower / Mortgagor / Guarantors of the above said loan account pursuant to rule 8(6) and 9 (1) of Security Interest (Enforcement) Rules 2002, about holding of auction sale on the above mentioned date / place.

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

Place : GUJARAT Date : 08-NOV-2025
Sd/- (Authorised Officer) Capri Global Capital Ltd.



CAPRI GLOBAL HOUSING FINANCE LIMITED
Registered & Corporate Office :- 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai-400013
Circle Office :- 9-B, 2nd floor, Pusa Road, Rajinder Place, New Delhi-110060

APPENDIX- IV-A [See proviso to rule 8 (6) and 9 (1)]
Sale notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) and 9 (1) of the Security Interest (Enforcement) Rules, 2002 Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the Constructive/physical possession of which has been taken by the Authorised Officer of Capri Global Housing Finance Limited Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on dates below mentioned, for recovery of amount mentioned below due to the Capri Global Housing Finance Limited Secured Creditor from Borrower mentioned below. The reserve price, EMD amount and property details mentioned below.

SR. NO.	1.BORROWER(S) NAME 2. OUTSTANDING AMOUNT	DESCRIPTION OF THE MORTGAGED PROPERTY	1. DATE & TIME OF E-AUCTION 2. LAST DATE OF SUBMISSION OF EMD 3. DATE & TIME OF THE PROPERTY INSPECTION	1. RESERVE PRICE 2. EMD OF THE PROPERTY 3. INCREMENTAL VALUE
1.	1. Mr. Vinodkumar Maheta (Borrower) 2. Mrs. Rupaliben Mehta (Co-borrower) LOAN ACCOUNT No. LNHLVOD000037142(Old)/ 50300000930301(New) and LNHEVDOD000037602(Old)/50400000605596(New) Rupees 34,27,419/- (Rupees Thirty Four Lacs Twenty Seven Thousand Four Hundred Nineteen Only) as on 24.05.2024 along with applicable future interest.	All Piece and Parcel of a Residential Property bearing City Survey No. 793, area admeasuring 84.27 Sq. Mts., Ground Floor, Built-up Area admeasuring 56.23 Sq. Mts., First Floor Built-up Area admeasuring 30.67 Sq. Mts., Panchayat Property No. 459, Tekra Faliya, Near Old Bank of Baroda, Moje Deloi, Sub-District Kaloi, District Panchmahal, Gujarat - 389310. Bounded as North By: House of Sh. Pareshbhai Sumanbhai, South By: Wall of De. Thakorbhais House and Wall of Manchanben Chhaatrasinh, East By: Open Land, West By: Road	1. E-AUCTION DATE: 27.11.2025 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 26.11.2025 3. DATE OF INSPECTION: 25.11.2025	RESERVE PRICE: Rs. 10,00,000/- (Rupees Ten lacs Only). EMD MONEY DEPOSIT: Rs. 1,00,000/- (Rupees One Lac Only) INCREMENTAL VALUE: Rs. 10,000/- (Rupees Ten Thousand Only)
2.	1. Mr. Rahul Juma Maheshwari ("Borrower") 2. Mrs. Babiben Juma Maheshwari 3. Mrs. Priyanka Rahul Maheshwari (Co-borrower) LOAN ACCOUNT No. LNHLBHJ000039368 (Old) / 50300000644954 (New) Rupees 13,63,560/- (Rupees Thirteen Lacs Sixty Three Thousand Five Hundred Sixty Only) as on 17.04.2025 along with applicable future interest.	All that piece and parcel of property having land and building at Juna Vas Gram Panchayat Assessment No. 156, total Land area admeasuring 83.61 Sq. Mts, situated in Village Madhapor in sub-Registration Taluka of Bhuj, District Kachchh, Gujarat - 370020. Bounded as under: By East: Internal Village Road, By West: Internal Village Road, By North: Property of Fakir Mapu. By South: Property of Ashabbhai Doshu	1. E-AUCTION DATE: 27.11.2025 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 26.11.2025 3. DATE OF INSPECTION: 25.11.2025	RESERVE PRICE: Rs. 6,75,000/- (Rupees Six Lacs Seventy Five Thousand Only). EMD MONEY DEPOSIT: Rs. 67,500/- (Rupees Sixty Seven Thousand Five Hundred Only) INCREMENTAL VALUE: Rs. 5,000/- (Rupees Five Thousand Only)
3.	1. Mrs. Pooja Nimeshkumar Pandya ("Borrower") 2. Mr. Nimesh N Pandya (Co-borrower) LOAN ACCOUNT No. LNCGHAHBHL000000638 Rupees 26,78,812/- (Rupees Twenty Six Lacs Seventy Eight Thousand Eight Hundred Twelve Only) as on 05.03.2024 along with applicable future interest.	All that piece and parcel of Sub Plot No. C-64, Survey No. 512, Re-survey No. 697, in Scheme Aagam 999, at Village Savda, Taluka Dasada, District Surendra Nagar Road, Gujarat - 363002. Bounded As: East By - Sub Plot No. C- 63 West By - Internal Road North By - Sub Plot No. A- 22 South By - Sub Plot No. C- 65	1. E-AUCTION DATE: 27.11.2025 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 26.11.2025 3. DATE OF INSPECTION: 25.11.2025	RESERVE PRICE: Rs. 2,50,000/- (Rupees Two Lacs Fifty Thousand Only). EMD MONEY DEPOSIT: Rs. 25,000/- (Rupees twenty Five Thousand Only) INCREMENTAL VALUE: Rs. 5,000/- (Rupees Five Thousand Only)
4.	1. Mr. Laljibhai Sadathabhai Vala ("Borrower") 2. Mrs. Rudiben Laljibhai Vala 3. Mr. Virendra Kashinath Shirsath (Co-borrower) LOAN ACCOUNT No. LNHLSUR000058723(OLD)/ 50300000918943 (New) Rs. 25,20,975/- (Rupees Twenty Five Lac Twenty Thousand Nine Hundred and Seventy Five Only) as on 08.07.2025 along with applicable future interest.	All that piece and parcel of Property bearing Plot No. B-6, adm. 93.50 Sq. Mtrs., in Shyam Nagar, situated on the land bearing Block No. 75 & 76/1, total adm. 31966 Sq. Mtrs., Opp. RTO Check Post, Near Ashirwad Hotel, NH 53, Village Vankvel, Songadh, Tapi, Gujarat - 394670 Bounded as follows: , East By - 7.5 Mtrs. Road, West By - Plot No. 28, North By - Plot No. 5, South By - Plot No. 7	1. E-AUCTION DATE: 27.11.2025 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 26.11.2025 3. DATE OF INSPECTION: 25.11.2025	RESERVE PRICE: Rs. 9,00,000/- (Rupees Nine Lacs Only). EMD MONEY DEPOSIT: Rs. 90,000/- (Rupees Ninety Thousand only) INCREMENTAL VALUE: Rs. 10,000/- (Rupees Ten Thousand Only)
5.	1. Mr. Bharatbhai Khodabhai Makwana ("Borrower") 2. Mrs. Ashaben Bharatbhai Makwana (Co-borrower) LOAN ACCOUNT No. LNHLMVA000082147 (OLD)/ 51500000828503(New) Rs. 8,46,598/- (Rupees Eight Lac Fourty Six Thousand Five Hundred and Ninety Eight Only) as on 08.07.2025 along with applicable future interest.	All Piece and Parcel of property having land and building being Residential Block No. C-8, Area Admeasuring 52.95 Sq. Mts, Second Floor, Payal Apartment, Payal Co-op Housing Society, Plot No. 45, Area Admeasuring 633.45 Sq. Mts, Survey No. 314 Paiki, At Mahuva, Taluka Mahuva, District Bhavnagar, Gujarat 364290 Bounded as Follows: , North: Block No. C/7 South: Block No. C/9/- East: Common Passage, West: Marginal Space	1. E-AUCTION DATE: 27.11.2025 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 26.11.2025 3. DATE OF INSPECTION: 25.11.2025	RESERVE PRICE: Rs. 3,00,000/- (Rupees Three Lacs Only). EMD MONEY DEPOSIT: Rs. 30,000/- (Rupees Thirty Thousand Only) INCREMENTAL VALUE: Rs. 5,000/- (Rupees Five Thousand Only)
6.	1. Mr. Amitbhai Haribhai Kumbhani ("Borrower") 2. Mrs. Payal Amitbhai Kumbhani 2. Mr. Kalpesh Arjanbhai Mathukia (Co-borrower) LOAN ACCOUNT No. LNHLRAJ000075848 (OLD)/ 50300000891362(New) & LNHLRAJ000073582(OLD)/ 50300000890270 (New) Rs. 8,46,598/- (Rupees Eight Lac Forty Six Thousand Five Hundred and Ninety Eight Only) as on 08.07.2025 along with applicable future interest.	Property No.1 All Piece and Parcel of Residential Flat No. 407, Having Built up area 33-10 Sq. Mts on 4th Floor of Residential Building Named Rajlaxmi Apartment, Wing- A Constructed On NA Land, Collectively admeasuring 877.93 Sq. Mts. Of Plot No. 33, 34, 35, 36, 37 and 38 of area known as "Indraprasthnagar" Situated at Revenue Survey No. 233 Paiki, Village Raiya, District Rajkot, Gujarat - 360007, Bounded as follows: North: Common Passage - South: OTS, East: OTS, West: Flat No.408 Property No.2 All Piece and Parcel of Residential Flat No. 408, Having Built up area 33-10 Sq. Mts on 4th Floor of Residential Building Named Rajlaxmi Apartment, Wing- A Constructed On NA Land, Collectively admeasuring 877.93 Sq. Mts. Of Plot No. 33, 34, 35, 36, 37 and 38 of area known as "Indraprasthnagar" Situated at Revenue Survey No. 233 Paiki, Village Raiya, District Rajkot, Gujarat - 360007, Bounded as follows: North: Common Passage - South: Road, East : Flat No. 407, West: OTS	1. E-AUCTION DATE: 27.11.2025 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 26.11.2025 3. DATE OF INSPECTION: 25.11.2025	RESERVE PRICE: For property No. 1 :- Rs. 4,45,000/- (Rupees Four Lacs Forty Five Thousand Only). EMD MONEY DEPOSIT: Rs. 44,500 /- (Rupees Forty Four Thousand Five Hundred Only) INCREMENTAL VALUE: Rs. 5,000/- (Rupees Five Thousand Only) for each property

For detailed terms and conditions of the sale, please refer to the link provided in Capri Global Housing Finance Limited Secured Creditor's website i.e. www.Capriglobal.in/auction/TERMS & CONDITIONS OF ONLINE E-AUCTION SALE:-

1. The Property is being sold on "AS IS WHERE IS, WHATEVER THERE IS WITHOUT RECOURSE BASIS". As such sale is without any kind of warranties & indemnities.

2. Particulars of the property / assts (viz. extent & measurements specified in the E-Auction Sale Notice has been stated to the best of information of the Secured Creditor and Secured Creditor shall not be answerable for any error, misstatement or omission. Actual extant & dimensions may differ.

3. E-Auction Sale Notice issued by the Secured Creditor is an invitation to the general public to submit their bids and the same does not constitute and will not be deemed to constitute any commitment or nay representation on the part of the Secured Creditor. Interested bidders are advised to peruse the copies of title deeds with the Secured Creditor and to conduct own independent enquiries /due diligence about the title & present condition of the property / assets and claims / dues affecting the property before submission of bids.

4. Auction/bidding shall only be through "online electronic mode" through the website <https://sarfaesi.auctiontiger.net> Or Auction Tiger Mobile APP provided by the service provider M/S eProcurement Technologies Limited, Ahmedabad who shall arrange & coordinate the entire process of auction through the e-auction platform.

5. The bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Secured Creditor /service provider shall not be held responsible for the internet connectivity, network problems, system crash own, power failure etc.

6. For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider **M/S E-Procurement Technologies Ltd. Auction Tiger, Ahmedabad (Contact no. 079-6813680/68136837), Mr. Ramprasad Sharma Mob. 800-002-3297/ 79-6120 0559. Email: ramprasad@auctiontiger.net.**

7. For participating in the e-auction sale the intending bidders should register their name at <https://sarfaesi.auctiontiger.net> well in advance and shall get the user id and password. Intending bidders are advised to change only the password immediately upon receiving it from the service provider.

8. For participating in e-auction, intending bidders have to deposit a refundable EMD of 10% OF RESERVE PRICE (as mentioned above) shall be payable by interested bidders through Demand Draft/NEFT/RTGS in favor of "**Capri Global Housing Finance Limited**" on or before 26-Nov-2025.

9. The intending bidders should submit the duly filled in Bid Form (format available on <https://sarfaesi.auctiontiger.net>) along with the Demand Draft remittance towards EMD in a sealed cover addressed to the Authorized Officer, Capri Global Housing Finance Limited **Regional Office 3rd floor, BBC Tower, Broadway Business Centre, Near Law Garden Circle Netaji Road, Ellisbridge, Ahmedabad, Gujrat-380009 latest by 03:00 PM on 26-Nov-2025.** The sealed cover should be super scribed with "Bid for participating in E-Auction Sale-- in the Loan Account No. _____ (as mentioned above) for property of "Borrower Name".

10. After expiry of the last date of submission of bids with EMD, Authorised Officer shall examine the bids received by him and confirm the details of the qualified bidders (who have quoted their bids over and above the reserve price and paid the specified EMD with the Secured Creditor) to the service provider M/S eProcurement Technologies Limited to enable them to allow only those bidders to participate in the online inter-se bidding /auction proceedings at the date and time mentioned in E-Auction Sale Notice.

11. Inter-se bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of inter-se bidding, there will be unlimited extension of "10" minutes each, i.e. the end time of e-auction shall be automatically extended by 10 Minutes each time if bid is made within 10 minutes from the last extension.

12. Bids once made shall not be cancelled or withdrawn. All bids made from the user id given to bidder will be deemed to have been made by him alone.

13. Immediately upon closure of E-Auction proceedings, the highest bidder shall confirm the final amount of bid quoted by him BY E-Mail both to the Authorised Officer, Capri Global Housing Finance Limited, **Regional Office 3rd floor, BBC Tower, Broadway Business Centre, Near Law Garden Circle Netaji Road, Ellisbridge, Ahmedabad, Gujrat-380009** and the Service Provider for getting declared as successful bidder in the E-Auction Sale proceedings.

14. The successful bidder shall deposit 25% of the bid amount (including EMD) within 24 hour of the sale, being knocked down in his favour and balance 75% of bid amount within 15 days from the date of sale by DD/Pay order/NEFT/RTGS/Chq favouring Capri Global Housing Finance Limited.

15. In case of default in payment of above stipulated amounts by the successful bidder / auction purchaser within the stipulated time, the sale will be cancelled and the amount already paid (including EMD) will be forfeited and the property will be again put to sale.

16. At the request of the successful bidder, the Authorised Officer in his absolute discretion may grant further time in writing, for depositing the balance of the bid amount.

17. The Successful Bidder shall pay 1% of Sale price towards TDS (out of Sale proceeds) (if applicable) and submit TDS certificate to the Authorised officer and the deposit the entire amount of sale price (after deduction of 1% towards TDS), adjusting the EMD within 15 working days of the acceptance of the offer by the authorized officer, or within such other extended time as deemed fit by the Authorised Officer, failing which the earnest deposit will be forfeited.

18. Municipal / Panchayat Taxes, Electricity dues (if any) and any other authorities dues (if any) has to be paid by the successful bidder before issuance of the sale certificate. Bids shall be made taking into consideration of all the statutory dues pertaining to the property.

19. Sale Certificate will be issued by the Authorised Officer in favour of the successful bidder only upon deposit of entire purchase price / bid amount and furnishing the necessary proof in respect of payment of all taxes / charges.

20. Applicable legal charges for conveyance, stamp duty, registration charges and other incidental charges shall be borne by the auction purchaser.

21. The Authorized officer may postpone / cancel the E-Auction Sale proceedings without assigning any reason whatsoever. In case the E-Auction Sale scheduled is postponed to a later date before 15 days from the scheduled date of sale, it will be displayed on the website of the service provider.

22. The decision of the Authorised Officer is final, binding and unquestionable.

23. All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them.

24. Please note that movable items lying (if any) in the property is not offered with this sale.

25. For further details and queries, contact Authorised Officer, Capri Global Housing Finance Limited: **Mr. Jeet Brahmhatt Mo. No. 9023254458.**

26. This publication is also 15 (Fifteen) days notice to the Borrower / Mortgagor / Guarantors of the above said loan account pursuant to rule 8(6) and 9 (1) of Security Interest (Enforcement) Rules 2002, about holding of auction sale on the above mentioned date / place.

Special Instructions / Caution: Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Capri Global Housing Finance Limited nor