

**CAPRI GLOBAL HOUSING FINANCE LIMITED**  
**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 4. E-AUCTION DATE: 30.05.2025 (Between 3:00 P.M. to 4:00 P.M.) 5. LAST DATE OF SUBMISSION OF EMD WITH KYC: 29.05.2025 3. DATE OF INSPECTION: 28.05.2025	1. RESERVE PRICE 2. EMD OF THE PROPERTY 3. INCREMENTAL VALUE  RESERVE PRICE: Rs. 1,90,000/- (Rupees One Lac Ninety Thousand Only). EARNST MONEY DEPOSIT: Rs. 19,000/- (Rupees Nineteen Thousand Only) INCREMENTAL VALUE: Rs. 5,000/- (Rupees Five Thousand Only)
1.	<b>1. Mr. Dipeshkumar Jagdish chandra Panchal ("Borrower")</b> <b>2. Mrs. Leenaben D Panchal (Co-borrower)</b> <b>LOAN ACCOUNT No.</b> <b>LNCGHABH0000000476 (Old) / 51200000491451 (New)</b> <b>Rupees 10,89,612/-</b> (Rupees Ten Lakhs Eighty Nine Thousand Six Hundred and Twelve Only) as on 05.06.2024 along with applicable future interest.	All that piece and parcel of property viz. Flat No. 402 having super built-up area of 720 Sq. Ft. i.e., 66.88 Sq. Mts., located on 4th Floor of Block-27-D in the project known as "Aagam 99 Residency" together with undivided proportionate share admeasuring 45.72 Sq. Yds. i.e., 38.23 Sq. Mts. in the non-agricultural land admeasuring 9819 Sq. Mts., bearing amalgamated Revenue Survey No. 949 p2, situated lying and being at Moje Sachana, Taluka Viramgam, in the Registration Sub-District Viramgam and District Ahmedabad, Gujarat – 382150, along with rights to use the common amenities and facilities in the said Project developed on the Larger Land bearing survey nos. 949/1 and 949/2 and bounded as under:- East-Road and Open Land, West-Flat No.27D-401, North-Road and Block-3, South-Flat No. 27D-403.	<b>1. E-AUCTION DATE:</b> <b>30.05.2025 (Between 3:00 P.M. to 4:00 P.M.)</b> <b>2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 29.05.2025</b> <b>3. DATE OF INSPECTION:</b> <b>28.05.2025</b>	<b>RESERVE PRICE:</b> <b>Rs. 7,20,000/- (Rupees Seven Lacs Twenty Thousand Only).</b> <b>EARNST MONEY DEPOSIT:</b> <b>Rs. 72,000/- (Rupees Seventy Two Thousand Only)</b> <b>INCREMENTAL VALUE: Rs. 5,000/- (Rupees Five Thousand Only)</b>
2.	<b>1. Mr. Samrat N Chakraborty ("Borrower")</b> <b>2. Mrs. Sujata Samrat Chakraborty (Co-borrower)</b> <b>LOAN ACCOUNT No.</b> <b>LNLHGNDD00030969 (Old)/ 51200000723031 (New) AND LNLHGNDD00030975(Old)/ 51100000543230 (New)</b> <b>Rupees 13,67,670/- (Rupees Thirteen Lacs Sixty Seven Thousand Six Hundred Seventy Only)</b> as on 22.03.2025 along with applicable future interest.	All that piece and parcel of Property bearing Plot no. 99, Revenue Survey No. 525, Village Varsamed, Tal: Anjar, Dist.: Kachchh, Gujarat - 370110, Bounded As: East By – Lane, West By – Internal Road, North By – Plot No. 98, South By – Plot No. 100	<b>1. E-AUCTION DATE:</b> <b>30.05.2025 (Between 3:00 P.M. to 4:00 P.M.)</b> <b>2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 29.05.2025</b> <b>3. DATE OF INSPECTION:</b> <b>28.05.2025</b>	<b>RESERVE PRICE:</b> <b>Rs. 7,20,000/- (Rupees Seven Lacs Twenty Thousand Only).</b> <b>EARNST MONEY DEPOSIT:</b> <b>Rs. 72,000/- (Rupees Seventy Two Thousand Only)</b> <b>INCREMENTAL VALUE: Rs. 5,000/- (Rupees Five Thousand Only)</b>
3.	<b>1.Mr. Prasanta Sahu (Borrower)</b> <b>2.Mrs. Sadhabani Prasanta Sahu</b> <b>3.Mrs. Pramila Behera (Co-borrower)</b> <b>LOAN ACCOUNT No.</b> <b>LNLHLBRH000038575 (Old)/ 50300000647134 (New)</b> <b>Rupees 12,29,688/- (Rupees Twelve Lacs Twenty Nine Thousand Six Hundred Eighty Eight Only)</b> as on 24.03.2025 along with applicable future interest.	All that piece and parcel of Property having land and building bearing Plot No. 123, (As per Village Form No. 7/12, Block no. 7/123), Adm. Area 933.96 Sq. Fts. i.e., 86.80 Sq. Mtrs. i.e., 103.81 Sq. Yds. together with undivided proportionate share in road and COP in Hasti Park, situated on land bearing Old Block No. 48 (New Block No. 7), Near Aashiyana Nagar, Kim-Mandvi Road, Behind HP Petrol Pump, Village Kim-Kathodara, Taluka Olpad, Surat, Gujarat - 394111 Bounded As: East By – Plot No. 80, West By – Road, North By – Plot No. 122, South By – Block No. 16	<b>1. E-AUCTION DATE:</b> <b>30.05.2025 (Between 3:00 P.M. to 4:00 P.M.)</b> <b>2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 29.05.2025</b> <b>3. DATE OF INSPECTION:</b> <b>28.05.2025</b>	<b>RESERVE PRICE:</b> <b>Rs. 10,35,000/- (Rupees Ten Lacs Thirty Five Thousand Only).</b> <b>EARNST MONEY DEPOSIT:</b> <b>Rs. 1,03,500/- (Rupees One Lac Three Thousand Five Hundred Only)</b> <b>INCREMENTAL VALUE: Rs. 10,000/- (Rupees Ten Thousand Only)</b>
4.	<b>1. Mr. Surajkumar Hareshbhai Pandya ("Borrower")</b> <b>2.Mr. Hariprasad Shankarlal Pandya</b> <b>3. Mrs. Gayatriaben Surajkumar Pandya (Co-borrower)</b> <b>LOAN ACCOUNT No.</b> <b>LNLHLMN000092627 (Old)/ 50300000747953 (New)</b> <b>Rupees 8,52,090/- (Rupees Eight Lacs Fifty Two Thousand and Ninety Only)</b> as on 24.03.2025 along with applicable future interest.	All that piece and parcel of Property having land and building bearing: Milkat No. 1069, Valmiki Vas, Admeasuring Total Area 71.99 sq. Mtr Built Up Area Present And Future Constructed Area On Said Property situated at Kankol, Himmat Nagar, Sabarkantha, Gujarat- 383001 Bounded As: North By – House of Vankar Karshabhai Nathabhai, South By – Passage Then Pandya Amrutbhai Pujabhai House. East By – Road. West By – Passage Then Pandya Bipinbhai House	<b>1. E-AUCTION DATE:</b> <b>30.05.2025 (Between 3:00 P.M. to 4:00 P.M.)</b> <b>2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 29.05.2025</b> <b>3. DATE OF INSPECTION:</b> <b>28.05.2025</b>	<b>RESERVE PRICE:</b> <b>Rs. 8,10,000/- (Rupees Eight Lacs Ten Thousand Only).</b> <b>EARNST MONEY DEPOSIT:</b> <b>Rs. 81,000/- (Rupees Eighty One Thousand Only)</b> <b>INCREMENTAL VALUE: Rs. 5,000/- (Rupees Five Thousand Only)</b>
5.	<b>1.Mr. Chiranjeeal S. Beawat ("Borrower")</b> <b>2.Mrs. Suraj Chiranjeeal Beawat (Co-borrower)</b> <b>LOAN ACCOUNT No.</b> <b>LNLHVD000062473 (OLD)/ 50300000930758 (New)</b> <b>Rupees 70,11,000/- (Rupees Seventy Lacs Eleven Thousand Only)</b> as on 03.12.2024 along with applicable future interest.	All that piece and parcel of Property bearing R.S. No. 579, TP No. 61, Final Plot No. 53, New Final Plot No. 51, CS No. 403 Paiki, Plot No. C/15, C/16, C/17, C/18, 4th Floor, Flat No. 401, Area Ameasuring 103.58 sq mtrs, Supar Built up area 157.93 sq mtrs Prabhu Heights, Nr. Krunal, Char Rasta Gotri, Mouje Gotri, Vadodra, Gujarat - 390021 Bounded As: East By – 18.00 Mtrs. T P Road, West By – Prabhudharshan Society, North By – Flat No. 402, South By – Building Margin	<b>1. E-AUCTION DATE:</b> <b>30.05.2025 (Between 3:00 P.M. to 4:00 P.M.)</b> <b>2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 29.05.2025</b> <b>3. DATE OF INSPECTION:</b> <b>28.05.2025</b>	<b>RESERVE PRICE:</b> <b>Rs. 22,00,000/- (Rupees Twenty Two Lacs Only).</b> <b>EARNST MONEY DEPOSIT:</b> <b>Rs. 2,20,000/- (Rupees Two Lacs twenty Thousand Only)</b> <b>INCREMENTAL VALUE: Rs. 20,000/- (Rupees Twenty Thousand Only)</b>
6.	<b>1. Mr. Nim Rahuf Khimani ("Borrower")</b> <b>2. Mr. Rahufbhai Jikarbhahi Khimani</b> <b>3. Mrs. Faridaben Rahufbhai Khimani (Co-borrower)</b> <b>LOAN ACCOUNT No.</b> <b>LNLHLRAJ000092503 (Old) / 50300000896288 (New)</b> <b>Rupees 27,66,530/- (Rupees Twenty Seven Lakhs Sixty Six Thousand Five Hundred and Thirty Only)</b> as on 02.07.2024 along with applicable future interest.	All that piece and parcel of immovable property comprising of residential Tenement constructed on land admeasuring 62-2 Sq. Mts. of Lekh No. 356 & residential Tenement constructed on Land admeasuring 60.00 Sq. Mts. of Lekh No. 356 lying and situated at City Survey No. 3675, Sheet No. 30 of Taluka Jasadn, District Rajkot, Gujarat - 360050 Bounded as under: (At Site) North: Street then House of Nurmada D. Dalal, South: Other Tenement., East: House of Gafarbhahi Karumbhai Ishani, West: House of Rafikbhai Ravani.	<b>1. E-AUCTION DATE:</b> <b>30.05.2025 (Between 3:00 P.M. to 4:00 P.M.)</b> <b>2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 29.05.2025</b> <b>3. DATE OF INSPECTION:</b> <b>28.05.2025</b>	<b>RESERVE PRICE:</b> <b>Rs. 15,20,000/- (Rupees Fifteen Lacs Twenty Thousand Only).</b> <b>EARNST MONEY DEPOSIT:</b> <b>Rs. 1,52,000/- (Rupees One Lac Fifty Two Thousand Only)</b> <b>INCREMENTAL VALUE: Rs. 10,000/- (Rupees Ten Thousand Only)</b>
7.	<b>1.Mr. Nitin Hasumkhhbhai Lathiya ("Borrower")</b> <b>2. Mrs. Shilpaben Nitinbhai Lathiya (Co-borrower)</b> <b>LOAN ACCOUNT No.</b> <b>LNLHLRAJ000055740 (Old) / 50300000882070 (New)</b> <b>Rupees 24,66,128/- (Rupees Twenty Four Lakhs Sixty Six Thousand One Hundred and Twenty Eight Only)</b> as on 02.07.2024 along with applicable future interest.	All that piece and parcel of property of Residential Flat No. 602, 6th Floor, having built-up area 43-87 Sq. Mts. of Building named "Vrundavan" constructed on collectively Land admeasuring 275-28 Sq. Mts. of block No. C-1 D2 & D-3 of Sub-Plot No. 1 to 2/2 Paiki & Sub-Plot No. 1 to 2/1 Paiki of Plot No. 1 & 2 of Area known as "Nandanvan Residency-2" Laying & situated at Revenue Survey No. 54-1 of village Mavdi of Rajkot Taluka & District in the state of Gujarat - 360002, admeasured as under: North: Margin then others property, South: Margin then Road., East: Passage, stair, Lift & Then Flat No. 601, West: Margin then Road.	<b>1. E-AUCTION DATE:</b> <b>30.05.2025 (Between 3:00 P.M. to 4:00 P.M.)</b> <b>2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 29.05.2025</b> <b>3. DATE OF INSPECTION:</b> <b>28.05.2025</b>	<b>RESERVE PRICE:</b> <b>Rs. 15,50,000/- (Rupees Fifteen lacs Fifty Thousand Only).</b> <b>EARNST MONEY DEPOSIT:</b> <b>Rs. 1,55,000/- (Rupees One Lac Fifty Five Thousand Only)</b> <b>INCREMENTAL VALUE: Rs. 10,000/- (Rupees Ten Thousand Only)</b>
8.	<b>1. Mr. Surendra Yashwant Hedav ("Borrower")</b> <b>2.Mrs. Priyankaben Surendra Hedav (Co-borrower)</b> <b>LOAN ACCOUNT No.</b> <b>LNLHLBRH000027988/ 51300000645182</b> <b>Rupees 8,49,519/- (Rupees Eight lacs Forty Nine Thousand Five Hundred Nineteen Only)</b> as on 24.12.2024 along with applicable future interest.	All that piece and parcel of property viz. Flat No. 319, Third Floor Building No - C, known as Gokuldharm Apartment situated at Utiyadra bearing R.S. No.-239/B Total area 6952.00, Gram Panchayat Milkat No. 488, its land Paikie 6603.0938 Sq. Mts. Paikie Plot No. 1 to 2 and Plot No. 30 to 35, total Plot area 873.15 Sq. Mts. Paikie Building C, of Village: Utalyadra, Taluka: Ankleshwar, District: Bharuch, Gujarat - 394120 admeasuring about Carpet area 30.89 Square Meters, in the said property. Bounded as under: East-Common Road , West-Building C Third Floor Flat No. 318, North-Common Road, South-Building C Common Pasaj	<b>1. E-AUCTION DATE:</b> <b>30.05.2025 (Between 3:00 P.M. to 4:00 P.M.)</b> <b>2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 29.05.2025</b> <b>3. DATE OF INSPECTION:</b> <b>28.05.2025</b>	<b>RESERVE PRICE:</b> <b>Rs. 3,50,000/- (Rupees Three Lacs Fifty Thousand Only).</b> <b>EARNST MONEY DEPOSIT:</b> <b>Rs. 35,000/- (Rupees Thirty Five Thousand Only)</b> <b>INCREMENTAL VALUE: Rs. 5,000/- (Rupees Five Thousand Only)</b>

For detailed terms and conditions of the sale, please refer to the link provided in Capri Global Housing Finance Limited Secured Creditor's website i.e. [www.caprihome loans.com/auction/terms&conditions](http://www.caprihome loans.com/auction/terms&conditions)

**TERMS & CONDITIONS OF ONLINE E-AUCTION SALE:-**

- The Property is being sold on "AS IS WHERE IS, WHATEVER THERE & WITHOUT RECOURSE BASIS". As such sale is without any kind of warranties & indemnities.
- Particulars of the property / assets (viz. extent & measurements specified in the E-Auction Sale Notice has been stated to the best of information of the Secured Creditor and Secured Creditor shall not be answerable for any error, misstatement or omission. Actual extent & dimensions may differ.
- E-Auction Sale Notice issued by the Secured Creditor is an invitation to the general public to submit their bids and the same does not constitute and will not be deemed to constitute any commitment or may representation on the part of the Secured Creditor. Interested bidders are advised to peruse the copies of title deeds with the Secured Creditor and to conduct own independent enquiries /due diligence about the title & present condition of the property / assets and claims / dues affecting the property before submission of bids.
- Auction/bidding shall only be through "online electronic mode" through the website <https://sarfaesi.auctiontiger.net> Or Auction Tiger Mobile APP provided by the service provider M/S eProcurement Technologies Limited, Ahmedabad who shall arrange & coordinate the entire process of auction through the e-auction platform.
- The bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Secured Creditor /service provider shall not be held responsible for the internet connectivity, network problems, system crash own, power failure etc.
- For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider M/S E-Procurement Technologies Ltd. Auction Tiger, Ahmedabad (Contact no. 079-68136880/68136837). Mr. Ramprasad Sharma Mob. 800-002-3297/ 79-6120 0559. Email: [ramprasadd@auctiontiger.net](mailto:ramprasadd@auctiontiger.net).
- For participating in the e-auction sale the intending bidders should register their name at <https://sarfaesi.auctiontiger.net> well in advance and shall get the user id and password. Intending bidders are advised to change only the password immediately upon receiving it from the service provider.
- For participating in e-auction, intending bidders have to deposit a refundable EMD of 10% OF RESERVE PRICE (as mentioned above) shall be payable by interested bidders through Demand Draft/NEFT/RTGS in favor of "Capri Global Housing Finance Limited" on or before 29-May-2025.
- 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. 9th floor, BBC Tower, Broadway Business Centre, Near Law Garden Circle Netaji Road, Ellisbridge, Ahmedabad, Gujarat-380009 latest by 03:00 PM on 29-May-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".
- After expiry of the last date of submission of bids with EMD, Authorized Officer shall examine the bids received by him and confirm the details of the qualified bidders (who have quoted their bids over and above the reserve price and paid the specified EMD with the Secured Creditor) to the service provider M/S eProcurement Technologies Limited to enable them to allow only those bidders to participate in the online inter-se bidding / auction proceedings at the date and time mentioned in E-Auction Sale Notice.
- Inter-se bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of inter-se bidding, there will be unlimited extension of "10" minutes each, i.e. the end time of e-auction shall be automatically extended by 10 Minutes each time if bid is made within 10 minutes from the last extension.
- Bids once made shall not be cancelled or withdrawn. All bids made from the user id given to bidder will be deemed to have been made by him alone.
- Immediately upon closure of E-Auction proceedings, the highest bidder shall confirm the final amount of bid quoted by him BY E-Mail both to the Authorised Officer, Capri Global Housing Finance Limited, Regional Office 9th floor, BBC Tower, Broadway Business Centre, Near Law Garden Circle Netaji Road, Ellisbridge, Ahmedabad, Gujarat-380009 and the Service Provider for getting declared as successful bidder in the E-Auction Sale proceedings.
- The successful bidder shall deposit 25% of the bid amount (including EMD) within 24 hour of the sale, being knocked down in his favour and balance 75% of bid amount within 15 days from the date of sale by DD/Pay order/NEFT/RTGS/Chq favouring Capri Global Housing Finance Limited.
- In case of default in payment of above stipulated amounts by the successful bidder / auction purchaser within the stipulated time, the sale will be cancelled and the amount already paid (including EMD) will be forfeited and the property will be again put to sale.
- At the request of the successful bidder, the Authorised Officer in his absolute discretion may grant further time in writing, for depositing the balance of the bid amount.
- The Successful Bidder shall pay 1% of Sale price towards TDS (out of Sale proceeds) (if applicable) and submit TDS certificate to the Authorised officer and the deposit the entire amount of sale price (after deduction of 1% towards TDS), adjusting the EMD within 15 working days of the acceptance of the offer by the authorized officer, or within such other extended time as deemed fit by the Authorised Officer, failing which the earnest deposit will be forfeited.
- Municipal / Panchayat Taxes, Electricity dues (if any) and any other authorities dues (if any) has to be paid by the successful bidder before issuance of the sale certificate. Bids shall be made taking into consideration of all the statutory dues pertaining to the property.
- Sale Certificate will be issued by the Authorised Officer in favour of the successful bidder only upon deposit of entire purchase price / bid amount and furnishing the necessary proof in respect of payment of all taxes / charges.
- Applicable legal charges for conveyance, stamp duty, registration charges and other incidental charges shall be borne by the auction purchaser.
- The Authorized officer may postpone / cancel the E-Auction Sale proceedings without assigning any reason whatsoever. In case the E-Auction Sale scheduled is postponed to a later date before 15 days from the scheduled date of sale, it will be displayed on the website of the service provider.
- The decision of the Authorised Officer is final, binding and unquestionable.
- All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them.
- For further details and queries, contact Authorised Officer, Capri Global Housing Finance Limited: Mr. Jeet Brahmabhatt Mo. No. 9023254458/9799395860 and for further inquiry Mrs. Kalpana Chetanwala-7738039346.
- This publication is also 15 (Fifteen) days notice to the Borrower / Mortgagee / 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 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 : 14-MAY-2025 Sd/- (Authorised Officer) Capri Global Housing Finance Limited**

**Capri Global Capital Limited**  
**Registered & Corporate Office :-** 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai-400013.  
**Office Address :-** 9th Floor, BBC Tower, Opposite Law Garden, Near Axis Bank, Ahmedabad-380006.

**POSSESSION NOTICE**  
**(for immovable Properties)**

Whereas the undersigned being the Authorized Officer of **Capri Global Capital Limited (CGCL)** under the Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rule, 2002, Demand Notice(s) issued by the Authorised Officer of the company to the Borrower(s) / Guarantor(s) mentioned herein below to repay the amount mentioned in the notice 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) / 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 sub - section (4) of the section 13 of the said Act read with Rule 8 of the Security Interest Enforcement rules, 2002. "The Borrower's attention is invited to provision of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets." The Borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of "CGCL" for an amount as mentioned herein under with interest thereon.

Name of the Borrower/ Guarantor	Description of Secured Asset (Immovable Properties)	Demand Notice Date & Amount	Date of Possession
Loan A/c No. LNMEANA000058494 (OLD)/ 80400005547802 (New) & LNMEANA000083144 (OLD) / 80400005550759 (New), Anand Branch, Mr. Dilip Babubhai Vaghari Mr. Babubhai Vaghari C/o M/s Priya Tiles Mr. Vijaybhai Vaghari C/o M/s Priya Tiles Mrs. Madhuben Vaghari Mrs. Rekhaben Vaghari	All that Piece and Parcel of Property being land and building called 'Priya Tiles' bearing RS No. 1327/A, Paiki CS No. 2192/B/1, total area admeasuring 8555.69 Sq. Mtrs., Paiki admeasuring 6715 Sq. Mtrs., known as Milkat No. 12/2/138/1, Krishna Complex Paiki, land total admeasuring 850 Sq. Mtrs. Paik admeasuring 250 Sq. Mtrs., with present and future construction, situated near Borsad Chokdi, Sojitra Road, Anand, Gujarat - 388001. <b>Bounded By :-</b> East - Land of Mr. Atmarambhai Bhikhabhai Vaghari and others, <b>West :-</b> Hospital, <b>North :-</b> Road, <b>South :-</b> Krishna Complex Park.	<b>05.11.2024</b>  <b>Rs. 42,49,312/-</b>	<b>10.05.2025 (Physical)</b>
Loan A/c No. LNMVLS000119903 (Old)/ 80300005899610 (New), Valasad Branch, Mr. Anikeshkumar Brendrabhai Yadav Yadav Brothers Vegetables Mr. Abhishek Brendrabhai Yadav Mr. Jayeshkumar Brendrabhai Yadav Mrs. Runaben Brendrabhai Yadav	All that piece and parcel of Property having land and building bearing: House No. 465, City Survey No. 754, admeasuring 85.59 sq.mtrs., and Along with construction thereon admeasuring 248.55 sq.mtrs., Khergam Village, Khergam, Navsari, Gujarat - 386004. <b>Bounded By :-</b> East - Road, <b>West :-</b> Road/Gali, <b>North :-</b> Adjoining Other Property, <b>South :-</b> Adjoining Other Property.	<b>09.09.2024</b>  <b>Rs. 27,98,255/-</b>	<b>11.05.2025 (Physical)</b>

**Date : 14.05.2025, Place : Gujarat Sd/-, (Authorized Officer) For, Capri Global Capital Limited**

**IDFC FIRST Bank Limited**

CIN: L65110TN2014PLC097792  
Registered Office: KRM Towers, 8th Floor, Harrington Road, Chetpet, Chennai - 600031. TEL: +91 44 4564 4000 | FAX: +91 44 4564 4022.  
Authorized Officer – Divyrajasingh Zala, Contact Number – 9274207909  
Authorized Officer – Chinmay Acharya, Contact Number – 9574448844

**Property for Sale under Provisions of Sarfaesi Act, 2002 by Private Treaty**

Whereas the Authorised Officer of IDFC FIRST Bank Ltd has taken the Possession u/s 13(4) of the Securitisation & Reconstruction of Financial Assets and Enforcement of Security interest Act, 2002 (The SARFAESI Act, 2002) of the property being All That Piece And Parcel Of Property Of Residential Flat No. 105 Having Built-Up Area 49.66 Sq. Mts. On 1st Floor Of The Building Known As "Arham Residency" Constructed On Land Of Plot No. 163+164 Of R.S No. 28 Paikoe (P/1 P/2) Of Village Ghantheshwar, District Rajkot In The State Of Gujarat-360006, And Bounded As:- East: Ots, West: Passage & Flat No. 104, North: Flat No. 106 & South: Ots ("the Secured Asset") with respect to Loan Account No. 31638834 & 86439956 of Ravrani Bhaveshbhai Chandubhai & Ravrani Jalpaben Bhaveshbhai (Borrowers). The Authorised Officer has received an expression of interest from a prospective purchaser towards purchase of the above mentioned Secured Asset under the SARFAESI Act. Now, the Authorised Officer is hereby giving the Notice to Sale of the aforesaid property by Private Treaty in terms of rule 8 and 9 of the Security Interest (Enforcement) Rules 2002. The Sale will be on "AS IS WHERE IS BASIS AND AS IS WHAT IS BASIS".

Mortgaged Property Address	All That Piece And Parcel Of Property Of Residential Flat No. 105 Having Built-Up Area 49.66 Sq. Mts. On 1st Floor Of The Building Known As "Arham Residency" Constructed On Land Of Plot No. 163+164 Of R.S No. 28 Paikoe (P/1 P/2) Of Village Ghantheshwar, District Rajkot In The State Of Gujarat-360006, And Bounded As:- East: Ots, West: Passage & Flat No. 104, North: Flat No. 106 & South: Ots
Reserve Price	Rs. 6000000.00/- (Rupees Six Lakhs Only)
Auction date of Private Treaty	31-May-2025

The Borrower and Co Borrower are hereby notified to pay the sum as mentioned in the demand notice Le Rs. 1916097.76/- (Rupees Nineteen Lakhs Sixteen Thousand Ninety Seven and Paise Seventy Six Only) along with interest and ancillary expenses before 31-May-2025, failing which the property will be sold by Private Treaty.

**Date: 14.05.2025 Place: Rajkot Sd/- Authorised Officer IDFC FIRST Bank Limited**

**Canara Bank**  
**ARM BRANCH**  
Sabarmati Capital One, 7th Floor, Gift One Building, Road 5C Gift City, Gandhinagar, Gujarat - 382355

**SYMBOLIC POSSESSION NOTICE**

Whereas, The undersigned being the Authorized Officer of the **Canara Bank** under Securitization And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act 54 of 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 dated 28.02.2025, calling upon the borrower **Mrs. Limbachhiya Mamtaben Arvindbhai (Borrower), Mr. Limbachhiya Arvindbhai (Co-Borrower)** to repay the amount mentioned in the notice, being **Rs. 27,10,910.14 (Rupees Twenty Seven Lakhs Ten Thousand Nine Hundred Ten and Paisea Fourteen Only)** as on 28.02.2025 + further Interest and charges thereon within 60 days from the date of receipt of the said notice.

The borrower and guarantors having failed to repay the amount, notice is hereby given to the borrower, guarantors and the public in general, that the undersigned has taken **Symbolic 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 & 9 of the Security Interest Enforcement Rules, 2002, on this **08th day of May of the year 2025**.

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 the **Canara Bank** for an amount of **Rs. 27,10,910.14 (Rupees Twenty Seven Lakhs Ten Thousand Nine Hundred Ten and Paisea Fourteen Only)** as on 28.02.2025 + further Interest and charges thereon.

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 IMMOVABLE PROPERTY		
SL	Description of Immovable Asset	Name of Title Holder
1	EMT of Residential House situated at Plot No. 330, Revenue Survey No. 166, "Sky One", Village- Meghar Borichi, Anjar, Kutch, Gujarat - 370110. Admeasuring 99.47 sq.mtr. <b>The Plot is bounded by: North :-</b> By Plot No. 329, <b>South :-</b> By Plot No. 331, <b>East :-</b> By 9 Mtr Internal Road, <b>West :-</b> By 1.5 Mtr Lane	<b>Mrs. Limbachhiya Mamtaben Arvindbhai</b>

**Date : 08.05.2025 Place : Gandhidham Sd/- Authorized Officer Canara Bank**

**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 4. E-AUCTION DATE: 30.05.2025 (Between 3:00 P.M. to 4:00 P.M.) 5. LAST DATE OF SUBMISSION OF EMD WITH KYC: 29.05.2025 3. DATE OF INSPECTION: 28.05.2025	1. RESERVE PRICE 2. EMD OF THE PROPERTY 3. INCREMENTAL VALUE  RESERVE PRICE: Rs. 10,70,000/- (Rupees Ten Lacs Seventy Thousand Only). EARNST MONEY DEPOSIT: Rs. 1,07,000/- (Rupees One Lac Seven Thousand Only) INCREMENTAL VALUE: Rs. 10,000/- (Rupees Ten Thousand Only)
1.	<b>1. Mr. Sajidbhai Sheikh ("Borrower")</b> <b>2.Mrs. Asminabibi Sheikh (Co-borrower)</b> <b>LOAN ACCOUNT No.</b> <b>LNCGCVADTL0000005698 (Old) &amp; 80400005468094 (New)</b> <b>Rupees 21,67,358/- (Rupees Twenty One Lakhs Sixty Seven Thousand Three Hundred and Fifty-Eight Only)</b> as on 13.07.2021 along with applicable future interest.	All Piece and Parcel of Residential House No. 1252 (Adm. 79.89 Sq. Mts.) City Survey No. 1681/5 Kalol, Panchmahal, Gujarat 389330. Boundaries as under:- East :- Open Plot, West :- Nagarvada Road, North :- House of legal heirs of Shah Kantilal Jivanal CS No. 1688, South :- Garthar Land of our and Shah Manilal Maganlal & Shah Navnilal Maganlal In CS No. 1681/6	<b>1. E-AUCTION DATE:</b> <b>30.05.2025 (Between 3:00 P.M. to 4:00 P.M.)</b> <b>2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 29.05.2025</b> <b>3. DATE OF INSPECTION:</b> <b>28.05.2025</b>	<b>RESERVE PRICE:</b> <b>Rs. 10,70,000/- (Rupees Ten Lacs Seventy Thousand Only).</b> <b>EARNST MONEY DEPOSIT:</b> <b>Rs. 1,07,000/- (Rupees One Lac Seven Thousand Only)</b> <b>INCREMENTAL VALUE: Rs. 10,000/- (Rupees Ten Thousand Only)</b>

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](http://www.Capriglobal.in/auction/terms&conditions)

**TERMS & CONDITIONS OF ONLINE E-AUCTION SALE:-**



For and on behalf of

Sd/- Ram Gopal Jindal (Acquirer)	Sd/- Gaurav Jindal (PAC)
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Place: New Delhi