

AU SMALL FINANCE BANK LIMITED (A Scheduled Commercial Bank)
 Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001 (CIN:L36911R1996PLC011381)
APPENDIX IV [SEE RULE 8(1)] POSSESSION NOTICE

Whereas, the undersigned being the Authorized Officer of the AU Small Finance Bank Limited (A Scheduled Commercial Bank) under the "Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (Act, 2002 (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 demand notice on the date as mentioned below calling upon the borrowers to repay the amount mentioned in the said notice within 60 days from the date of receipt of the said notice as per the details given in below table:-

Name of Borrower/Co-Borrower/Mortgagor/Loan A/c No.	13(2) Notice Date & Amount	Description of Mortgaged Property	Date of Possession Taken
(Loan A/C No.) L9001060122636464 & L9001060827847990., Siddhi Enterprises Through It's Partner Vineet Dave & Nand Lal (Borrower), Smt.Yyoti Vineet Dave (Co-Borrower), Nand LalVarma (Co-Borrower) Vineet Dave (Co-Borrower)	16-Dec-24 ₹ 27,09,966/- Rs. Twenty-Seven Lac Nine Thousand Nine Hundred Sixty-Six Only & 18-Dec-24 ₹ 47,43,981/- Rs. Forty-Seven Lac Forty-Three Thousand Nine Hundred Eighty-One Only as on 11-Dec-24	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At-Flat No B/302 , 3Rd Floor , Surbhi Co.Operative Housing Society , Ltd , Vill- Malvani ,Pakhodi Kharodi ,Tal - Borevli , Dist- Mumbai, Maharashtra Admeasuring 770 Sqft	06-Mar-25

The borrower having failed to repay the amount, therefore notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein above mentioned table in exercise of powers conferred on him/her under section 13(4) of the said [Act 2002] read with Rule 8 of the said rule on the date mentioned in the above table.

"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."

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 the AU Small Finance Bank Limited (A Scheduled Commercial Bank) for the amount and interest thereon mentioned in the above table.

Date : 11/03/2025
 Place : Mumbai
 Authorised Officer AU Small Finance Bank Limited

Asset Reconstruction Company (India) Ltd. (ARCIL)
 Acting in its capacity as Trustee of various ARCIL Trusts
 Registered Office: The Ruby, 10th Floor, 29 Senapati Bapat Marg, Dadar (West), Mumbai - 400028.
 Website: https://auction.arcil.co.in • CIN: U65999MH2002PLC134884

PUBLIC NOTICE FOR SALE THROUGH ONLINE E-AUCTION
 IN EXERCISE OF THE POWERS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (SARFAESI ACT) READ WITH RULES 6, 8 & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Notice is hereby given to the public in general and to the Borrower (s) / Guarantor (s) / Mortgagor (s), in particular, that the below described immovable property/ies mortgaged/ charged to the Asset Reconstruction Company (India) Limited, acting in its capacity as Trustee of various Arcil Trusts ("ARCIL") (pursuant to the assignment of financial asset vide registered Assignment Agreements), will be sold on "As is where is", "As is what is", "Whatever there is" and "Without recourse basis" by way of online e-auction, for recovery of outstanding dues of together with further interest, charges and costs etc., as detailed below in terms of the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") read with Rules 6, 8 and 9 of the Security Interest (Enforcement) Rules, 2002 ("Rules").

Name of the Borrower / Co-Borrowers / Guarantor/s / Mortgagor/s	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice dated 13-03-2019	Possession type and date	Date & Time of Inspection	Type of Property and Area	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
Borrower: Rakesh Kumar Chakravarty & Manorama Chakravarty	LAN No : MUMHL17001531 Selling Bank : L & T Financial Services	Arcil-Retail Loan Portfolio-058 A Trust	Rs. 3,48,57,060/- as on 13.03.2019 + further interest thereon+ legal Expenses	Physical on 28-01-2025	09-04-2025	975 Sq. Ft BUA and Freehold	Rs. 34,80,750/- (Rupees Thirty Four Lakhs Eighty Thousand Seven Hundred And Fifty Only)	Rs. 3,48,07,500/- (Rupees Three Crore Forty Eight Lakhs Seven Thousand And Five Hundred Only)	16-04-2025 At 12:00 Noon

Description of the Secured Asset being auctioned: Property owned by RAKESH KUMAR CHAKRAVARTY & Manorama Chakravarty, Flat No. 34, 3rd Floor,C/Wing, Ruia Park CHSL., Plot No. 47, Mora Gaon, Devle Road, Juhu, Mumbai - 400049.

Pending Litigations known to ARCIL	Nil	Encumbrances/Dues known to ARCIL : Nil	Builder Dues of Rs. 13,29,726/- till 01-01-2025
Last Date for submission of Bid	Same day 2 hours before Auction	Bid Increment amount:	As mentioned in the BID document
Demand Draft to be made in name of:	Arcil-Retail Loan Portfolio-058 A Trust	Payable at Mumbai	

RTGS details: Account No.: 5750000408857 • Bank Name: HDFC Bank • IFSC Code: HDFC0000542
 Branch Address: KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL- 400013

Name of Contact Person & Number: Shailesh Gaikwad - 9867929121 (shailesh.gaikwad@arcil.co.in), Mahesh Bangera - 9004173256 (mahesh.bangera@arcil.co.in), Monica Rudra Das - 9819802284 (monica.rudra@arcil.co.in), Swapnil Agate - 9833252534 (swapnil.agate@arcil.co.in)

Terms and Conditions:
 1. The Auction Sale is being conducted through e-auction through the website https://auction.arcil.co.in and as per the Terms and Conditions of the Bid Document, and as per the procedure set out therein.

- The Authorised Officer ("AO")/ARCIL shall not be held responsible for internet connectivity, network problems, system crash down, power failure etc.
- At any stage of the auction, the AO may accept/reject/modify/cancel the bid/offered or post-pone the Auction without assigning any reason thereof and without any prior notice.
- The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the secured asset conveyed/delivered in his/her/favour as per the applicable law.
- The intending bidders should make their own independent enquiries/ due diligence regarding encumbrances, title of secured asset and claims/rights/dues affecting the secured assets, including statutory dues, etc., prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of ARCIL. The Authorized Officer of ARCIL shall not be responsible in any way for any third-party claims/rights/dues.
- The particulars specified in the auction notice published in the newspaper have been stated to the best of the information of the undersigned; however undersigned shall not be responsible / liable for any error, misstatement or omission.
- The Borrower/ Guarantors/ Mortgagors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rules 8 and 9 of the Security Interest (Enforcement) Rules, about the holding of the above mentioned auction sale.
- In the event, the auction scheduled hereinabove fails for any reason whatsoever, ARCIL has the right to sell the secured asset by any other methods under the provisions of Rule 8(5) of the Rules and the Act.

Place: Mumbai
 Date: 12.03.2025
 Authorized Officer,
 Asset Reconstruction Company (India) Ltd.

HINDUSTAN FOODS LIMITED
 A Vanity Case Group Company
 A Government Recognised Two Star Export House
 Registered Office: Office No.3, Level-2, Centrium, Phoenix Market City, 15, Lal Bahadur Shastri Road, Kurla (West), Mumbai 400070, Maharashtra
 E-mail: business@thevanitycase.com Website: www.hindustanfoodslimited.com Tel. No. +91-22-6980 1700/01, CIN: L15139MH1984PLC316003

NOTICE OF POSTAL BALLOT & REMOTE E-VOTING

NOTICE is hereby given that pursuant to the provisions of Section 108 and 110 of the Companies Act, 2013 ("the Act") read with Rule 20 and 22 of the Companies (Management and Administration) Rules, 2014 ("the Rules"), Regulation 44 of the Securities Exchange Board of India ("SEBI") (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), Secretarial Standard on General Meetings ("SS-2") issued by the Institute of Company Secretaries of India and other applicable laws, rules and regulations (including statutory modification or re-enactment thereof for the time being in force and as amended from time to time), guidelines prescribed by the Ministry of Corporate Affairs ("MCA"), Government of India, for holding General Meeting/ conducting Postal Ballot process through electronic voting (remote E-voting) vide various General Circulars and other relevant circulars issued by the MCA ("MCA Circulars") and SEBI, as amended from time to time, following item of Special Business is proposed for approval by the Members of Hindustan Foods Limited ("the Company" or "HFL") by means of Postal Ballot through remote E-voting:

Sr. no.	Type of Resolution	Particular
1	Special Resolution	Approve the Employee Stock Option Scheme 2025 ("HFL ESOS 2025" or "Scheme")

Members are hereby informed that:

- The Company has completed the dispatch of Postal Ballot Notice through e-mail to the Members on Tuesday, March 11, 2025.
- The Postal Ballot Notice along with the Explanatory Statement is available on the Company's website www.hindustanfoodslimited.com, on the website of Stock Exchanges at www.bseindia.com and www.nseindia.com and also on the website of Company's Registrar and Transfer Agent ("RTA"), MUFG InTime India Private Limited ("MUFG InTime") at www.in.mfgms.mufg.com
- The "Cut-off date" for the purpose of ascertaining the eligibility of Members to avail remote E-voting facility is **Friday, March 7, 2025**. The Members whose name is recorded in the Register of Members of the Company or in the Register of beneficial owners maintained by the depositories viz. National Securities Depository Limited ("NSDL") and Central Depository Services India Limited ("CDSL") as on the cut-off date shall only be entitled to avail the remote E-voting facility.
- In compliance with the MCA Circulars, the hard copy of the Notice, Postal Ballot Form and pre-paid business reply envelope have not been sent to the Members. Hence, the Members are required to communicate their assent or dissent only through remote E-voting system.
- The Company has engaged the services of MUFG InTime as the agency to provide E-voting facility. The detailed procedure/ instructions on the process of remote E-voting are specified in the Postal Ballot Notice.

The remote E-voting facility would be available during the following period:

Commencement	Wednesday, March 12, 2025 at 09:00 Hrs IST
Conclusion	Thursday, April 10, 2025 at 17:00 Hrs IST

The remote E-voting module shall be disabled thereafter by MUFG InTime. Once the vote on a resolution is cast by a Member, no change will be allowed subsequently.

- Manner of registering/ updating e-mail address:
 Physical Holding: Members, holding shares in physical mode are requested to get their e-mail address registered by clicking the link: www.in.mfgms.mufg.com under Investor Services > E-mail Registration.
 Demat Holding: Members, holding shares in dematerialized mode are requested to register/ update their e-mail address with their respective Depository Participant.
- The Company has appointed Adv. Prashant Sharma, Registration No. MAH/882/2025, to act as the Scrutinizer, to scrutinize the entire remote E-voting process in a fair and transparent manner. The results of E-voting shall be declared not later than two (2) working days from conclusion of the Postal ballot i.e. on **Monday, April 14, 2025**. The results declared along with the Scrutinizers Report shall be communicated to the Stock Exchanges and will also be placed on the website of the Company at www.hindustanfoodslimited.com and on the website of Company's RTA, MUFG InTime at <https://instavote.linkintime.co.in>.
- In case of any queries, Members may refer to the Frequently Asked Questions ("FAQs") and InstaVote e-voting manual available at <https://instavote.linkintime.co.in> under Help section or send an e-mail to enotices@in.mfgms.mufg.com or contact on: - Tel: 022 - 4918 6000 or may contact Mr. Bankim Purohit, Company Secretary & Legal Head, e-mail: investorrelations@thevanitycase.com; Phone: 022-69801700; Address: Office No.3, Level-2, Centrium, Phoenix Market City, 15, LBS Road, Kurla (West), Mumbai 400070, Maharashtra.

For Hindustan Foods Limited
 Sd/-
 Bankim Purohit
 Company Secretary & Legal Head
 Membership No. 21865

Date : March 11, 2025
 Place : Mumbai

JANA SMALL FINANCE BANK (A Scheduled Commercial Bank)
 Registered Office: The Fairway, Ground & First Floor, Survey No.10/1, 11/2 & 12/2B, Off Domlur, Koramangla Inner Ring Road, Next to EGL Business Park, Challaghatta, Bangalore-560071. Regional Branch Office: Modi Plaza, Office No.704/705, Mukund Nagar, Swargate, Opp. Laxminarayana Cinema Hall, Pune-411037.

DEMAND NOTICE UNDER SECTION 13(2) OF SARFAESI ACT, 2002.

Whereas you the below mentioned Borrower's, Co-Borrowers, Guarantors and Mortgagors have availed loans from Jana Small Finance Bank Limited, by mortgaging your immovable properties. Consequently to default committed by you all, your loan account has been classified as Non-performing Asset, whereas Jana Small Finance Bank Limited being a secured creditor under the Act, and in exercise of the powers conferred under section 13(2) of the said Act read with rule 2 of Security Interest (Enforcement) Rules 2002, issued Demand notice calling upon the Borrower's/Co-Borrower's/Guarantor's/Mortgagors as mentioned in column NO.2 to repay the amount mentioned in the notices with future interest thereon within 60 days from the date of notice, but the notices could not be served on some of them for various reasons.

Sr. No.	Name of Borrower/ Co-Borrower/ Mortgagor	Loan Account No. & Loan Amount	Details of the Security to be enforced	Date of NPA & Demand Notice date	Amount Due in Rs./ as on
1	1) Dipak Devidas Mahajan (Borrower), 2) Sagar Devidas Mahajan (Co-Borrower), 3) Devidas Trimbal Mahajan (Co-Borrower), 4) Ashabai Devidas Mahajan (Co-Borrower)	Loan Account No. 32369610003352 Loan Amount: Rs.26,00,000/-	Mortgaged Immovable Property: Schedule Property: All that piece and parcel of the Immovable Property being situate at Taluka District Nashik, Nashik Municipal Corporation Limits Mouje Chunchale Village at No.117/1 in the Approved Layout of the Plot No.B/4 & 5/23 to 30 having Area 1478.84 Sq.mtr., out of which the area transferred for Road widening in favor of Nashik Municipal Corporation Nashik is 57.79 Sq.mtr., Except the Remaining Area of 1421.05 Sq.mtr., on which Row-House No.20 Built on Row-Houses Scheme known as "Shiv Ashirwad Row-Houses" having Plot Area of 47.64 Sq.mtr., and the Built up Area on it is 41.50 Sq.mtr. On or towards: Towards East By: As per Approved Map, Towards West By: As per Approved Map, Towards South By: As per Approved Map, Towards North By: As per Approved Map.	Date of NPA: 03.03.2025 Demand Notice Date: 10.03.2025	Rs.1,18,927.73 (Rupees One Lakhs Eighteen Thousand Nine Hundred Twenty Seven and Seventy Three Paise Only) as of 09.03.2025

Notice is therefore given to the Borrower/ Co-Borrower/ Guarantor/ Mortgagor as mentioned in Column No.2, calling upon them to make payment of the aggregate amount as shown in column No.6, against the respective Borrower/ Co-Borrower within 60 days of Publication of this notice as the said amount is found payable in relation to the respective loan account as on the date shown in Column No.6. It is made clear that if the aggregate amount together with future interest and other amounts which may become payable till the date of payment, is not paid, Jana Small Finance Bank Limited shall be constrained to take appropriate action for enforcement of security interest upon properties as described in Column No.4. Please note that this publication is made without prejudice to such rights and remedies as are available to Jana Small Finance Bank Limited against the Borrower's/ Co-Borrower's/ Guarantor's/ Mortgagors of the said financials under the law, you are further requested to note that as per section 13(13) of the said act, you are restrained/prohibited from disposing of or dealing with the above security or transferring by way of sale, lease or otherwise of the secured asset without prior consent of Secured Creditor.

Date: 12.03.2025, Place: Nashik/ Maharashtra
 Sd/- Authorised Officer, For Jana Small Finance Bank Limited

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 4. E-AUCTION DATE: 15.04.2025 (Between 3:00 P.M. to 4:00 P.M.) 5. LAST DATE OF SUBMISSION OF EMD WITH KYC: 14.04.2025 3. DATE OF INSPECTION: 12.04.2025	1. RESERVE PRICE 2. EMD OF THE PROPERTY 3. INCREMENTAL VALUE RESERVE PRICE: Rs. 13,00,000/- (Rupees Thirteen Lacs Only). EARNEST MONEY DEPOSIT: Rs. 1,30,000/- (Rupees One Lac Thirty Thousand Only) INCREMENTAL VALUE: Rs. 10,000/- (Rupees Ten Thousand Only)
1.	1.Mr/s. Shri Daivant Kalagruh & Welding Works ("Borrower") 2. Mr. Mahadev Daivant Sutar 3.Mrs. Kavita Mahadev Sutar (Co-Borrower) LOAN ACCOUNT No. LNMESNG000039760 (Old)/ 5060000025592 (New) Rupees 19,18,414/- (Rupees Nineteen Lacs Eighteen Thousand Four Hundred Fourteen Only) as on 08.03.2025 along with applicable future interest	All that piece and parcel of Immovable Property being land and building situated on Gat No. 58 admeasuring H 0.88 R out of H 0.25 R & Gat No. 59 admeasuring H 0.60 R out of H 0.1.75 R, Grampanchayat Milkat No. 224 admeasuring 638 Sq. Ft., situated at Rendal, Tal- Hatkanagale, Dist. Kolhapur, Maharashtra - 416203 Bounded As: East By - Property of Jyotiram Bhosale (Taradale) West By - Property of Shivaji Parshuram Kanade North By - Road, South By - Property of Mahajan	1. E-AUCTION DATE: 15.04.2025 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 14.04.2025 3. DATE OF INSPECTION: 12.04.2025	RESERVE PRICE: Rs. 9,00,000/- (Rupees Nine Lacs Only). EARNEST MONEY DEPOSIT: Rs. 90,000/- (Rupees Ninety Thousand Only) INCREMENTAL VALUE: Rs. 10,000/- (Rupees Ten Thousand Only)
2.	1.Mr/s Lucky Pavbhaji And Juice Centre ("Borrower") 2. Mr. Omprakash R Gupta 3. Mrs. Amrita Gupta 4.Mr. Aditya Omprakash Gupta 5. Mrs. Meena Omprakash Gupta (Co-Borrower) LOAN ACCOUNT No. LNCGTHMTL000008971 (Old)/ 5060000491435 (New) Rupees 17,73,570/- (Rupees Seventeen Lacs Seventy Three Thousand Five Hundred Seventy Only) as on 08.03.2025 along with applicable future interest	All that piece and parcel of property being Shop No. 7, area admeasuring 153.97 Sq. Ft. i.e., 14.30 Sq. Mts., Built-up area, on the Ground Floor, at M.H. No. 683, constructed on Plot on Land Bearing C.T.S. No. 8199 & 8206, at Mauje Gauripada, Dhankar Naka, Near HDFC Bank, Dist. & Tal. Bhiwandi, Thane, Maharashtra - 421302, Bounded As: East By - Stair Case, West By - Channel No. 5&6, North By - Lane South By - Passage	1. E-AUCTION DATE: 15.04.2025 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 14.04.2025 3. DATE OF INSPECTION: 12.04.2025	RESERVE PRICE: Rs. 9,50,000/- (Rupees Nine Lacs Fifty Thousand Only). EARNEST MONEY DEPOSIT: Rs. 85,000/- (Rupees Eighty Five Thousand Only) INCREMENTAL VALUE: Rs. 10,000/- (Rupees Ten Thousand Only)
3.	1.Mr. Tanaji Maruti Dumade ("Borrower") 2.Mrs. Ranjana Tanaji Dumade 3.Mr. Netaji Maruti Dumade (Co-Borrower) LOAN ACCOUNT No. LNCGHVIRH000000999 (Old)/ 5120000497621 (New) Rupees 18,22,207/- (Rupees Eighteen lacs Twenty Two Thousand Two Hundred Seven Only) as on 08.03.2025 along with applicable future interest	All Piece and Parcel Flat no. 616, area admeasuring 23.60 Sq Mtrs., Sixth Floor Building G-1, Xrbia Adobe, Gat no. 240, Village Jambhul, Tal-Maval, Pune, Maharashtra 421206	1. E-AUCTION DATE: 15.04.2025 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 14.04.2025 3. DATE OF INSPECTION: 12.04.2025	RESERVE PRICE: Rs. 8,50,000/- (Rupees Eight Lacs Fifty Thousand Only). EARNEST MONEY DEPOSIT: Rs. 85,000/- (Rupees Eighty Five Thousand Only) INCREMENTAL VALUE: Rs. 10,000/- (Rupees Ten Thousand Only)
4.	1. Mr. A. Munaswamy Avula ("Borrower") 2. Mrs. Manjula A 3.Mrs. Avula Sunil Kumar (Co-Borrower) LOAN ACCOUNT No. LNCGHVIRH000000999 (Old)/ 5120000497621 (New) Rupees 18,22,207/- (Rupees Eighteen lacs Twenty Two Thousand Two Hundred Seven Only) as on 08.03.2025 along with applicable future interest	All Piece and Parcel of Property being Flat No. 203, Built-Up Area measuring 524 Sq. Ft., 2nd Floor, Sai Prem Apartment, situated at House No. 2215/0002, Arjunwadi, Behind Meena Hospital, Ghansoli Village, District and Taluka Thane, Navi Mumbai, Maharashtra - 400701.	1. E-AUCTION DATE: 15.04.2025 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 14.04.2025 3. DATE OF INSPECTION: 12.04.2025	RESERVE PRICE: Rs. 13,50,000/- (Rupees Thirteen Lacs Fifty Thousand Only). EARNEST MONEY DEPOSIT: Rs. 1,35,000/- (Rupees One Lac Thirty Five Thousand Only) INCREMENTAL VALUE: Rs. 10,000/- (Rupees Ten Thousand Only)
5.	1. Mr. Hanmant Bhagwan Pawar ("Borrower") 2.Mrs. Nisha Hanumant Pawar (Co-Borrower) LOAN ACCOUNT No. LNLHSHA000008328 (Old)/ 5120000822899 (New) Rupees 9,70,203/- (Rupees Nine Lacs Seventy Thousand Two Hundred and Three Only) as on 08.03.2025 along with applicable future interest	All Piece and Parcel of property being Residential Flat No. 005, Ground Floor, Osia Mataji Residency, Osia Mata Compound, Area admeasuring 242 Sq. Ft., lying being and situated on land bearing Survey No. 101/1, 101/7, 101/8, 103/6, 103/7, 103/8, 103/9, 103/11, 103/12, 103/13, 103/14, 103/16, 103/18, 103/19, 103/20, 103/21, 103/22, 104/1, 104/9, 104/10 (As per Development Agreement) and Survey No. 101/7, 103/7, 11, 16 & 17 (As per Plan & Draft Agreement) Carpet Area, Mouje Kalher, Reti - Bundar Road, Near Patidar Complex, Behind Rolex Complex, Taluka Bhiwandi, District Thane, Maharashtra - 421302	1. E-AUCTION DATE: 15.04.2025 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 14.04.2025 3. DATE OF INSPECTION: 12.04.2025	RESERVE PRICE: Rs. 9,50,000/- (Rupees Nine Lacs Fifty Thousand Only). EARNEST MONEY DEPOSIT: Rs. 95,000/- (Rupees Ninety Five Thousand Only) INCREMENTAL VALUE: Rs. 10,000/- (Rupees Ten Thousand Only)

For detailed terms and conditions of the sale, please refer to the link provided in Capri Global Housing Finance Limited Secured Creditor's website.

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 any 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. 079-4813680/6813683/7, Mr. Ramprasad Sharma Mob. 980-002-3297/79-6120 0559. Email: ramprasad@auctiontiger.net..
- For participating in the e-auction sale the intending bidders should register their name at <https://sarfaesi.auctiontiger.net> 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 14-APRIL-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 No. 7th Floor, Above new passport office, Dosti Pinacle, Wagale Estate, Road No. 22, Thane - 400604 or No. 031-302, Third floor, 927, Sanas Memories, F.C.Road, Shivaji Nagar, Pune, Maharashtra-411004 latest by 03:00 PM on 14-April-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 Authorized Officer, Capri Global Housing Finance Limited, Regional Office, No. 7th Floor, Above new passport office, Dosti Pinacle, Wagale Estate, Road No. 22, Thane - 400604 or No. 031-302, Third floor, 927, Sanas Memories, F.C.Road, Shivaji Nagar, Pune, Maharashtra-411004 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 Authorized 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 Authorized 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 Authorized 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 Authorized 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 than 30 days from the scheduled date of sale, it will be displayed on the website of the service provider.
- The decision of the Authorized 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.
- Movable item (if any) lying in the property is not offer with this sale.
- For further details and queries, contact Authorized Officer, Capri Global Housing Finance Limited or Mr. Sumedh Sahebrao Mobile No. 968947497 and for further inquiry Ms. Kalpana Chetanwala-7738039346.
- This publication is also 30 (Thirty) 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 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.