As mentioned in the BID document



वैक ऑफ़ बड़ीदा Salabatpura Branch : Ground Floor, Financial Super Market. Near Rupam Cinema, Salabatpura, Surat-395003. email: salaba@bankofbaroda.com phone 0261-2325116

ANNEXURE C NOTICE TO BORROWER (UNDER SUB-SECTION (2) OF SECTION 13 OF THE SARFAESI ACT. 2002)

M/S Ganesh Fashion Prop. Omprakash Vaishnav, 14-15, Silk City Textile Market, Ring Road, Surat.

Mr. Omprakash Vaishnay S/o Shankardas Vaishnay

Residing at PLOT No B-118, Millennium Park, Karvasa Road, Dindoli, SURAT-, GUJRAT

Sub: - Notice under section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, hereinafter called "The Act" M/s Ganesh Fashion Prop. Mr. Om Prakash Vaishnay

#### Dear Sir Re: Your Credit facilities with our Salabatoura Branch

1.We refer to our Sanction letter No. SALABA/ADV/2022-23 dated 15.06,2022 conveying sanction of various credit facilities and the terms of sanction. Pursuant to the above sanction you have availed and started utilizing the credit facilities after providing security for the same, as hereinafter stated. The present outstanding in various loan/credit facility account and the security interest created for such

Nature of	Limit in	Rates of	O/s as on 09.12.2024	Security Brief Agreement With Brief
Limit	Rs.	Interest		Description Of Securities
Cash Credit A/c 0262050000 0341	Rs. 30,00,000/-	10.30%	Rs. 29,99,909/-(including int upto 09.09.2024) + Unrealized Int and other charges.	All piece and parcel of immovable property bearing Plot No. B-118, having plot area 44.65 Sq. Mtrs. Along with undivided COP and Road margin admeasuring about 33.28 Sq. Mtrs total admeasuring about 77.93 Sq. mtrs along with construction standing thereon admeasuring about 53.58 sq. mtrs of "Millenium Park" situated on the land bearing Revenue Survey No 121 and 122, its Block No.191 was included in said town planning scheme no 69 (Godadara-Dindoli) and Final Plot no.162/B, admeasuring about 11685 Sq. Mtrs of Moje: Dindol, Taluq: Surat City, District: Surat.  The said property is bounded as follows: - North- Plot No A-117, South- Plot No B-119, East- Plot No B-109, West- 20 Ft Society Road

2. In the letter of acknowledgment of debt dated NA you have acknowledged your liability to the Bank to the tune of Rs. NA as on NA The outstanding stated above include further drawings and interest upto NA. Other charges debited to the account are Nil. 3. As you are aware, you have committed defaults in compliance of the Terms and conditions of the Sanction letter. No Business transaction

s observed in the count. You have failed to make sufficient turnover in account in comparison with the anction limit. 1. Consequent upon the defaults committed by you, your loan account has been classified as non-performing asset on 02-12-202 mention date of classifications as NPA) in accordance with the Reserve Bank of India directives and guidelines. In spite of our repeate equests and demands you have not complied the above said Terms and Conditions of sensation letter /regularized the said irregularities ir

5. Having regard to your inability to meet your liabilities/commitments in respect of the credit facilities duly secured by various securities nentioned in para 1 above, and classification of your account as a non-performing asset, we hereby give you notice under sub-section (2) of section 13 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, and call upon you to pay in full and discharge your liabilities to the Bank aggregating Rs. 29,99,909/-+ Unrealized Int and other charges as stated in para 1 ábove. within 60 days from the date of this notice. We further give you notice that failing payment of the above amount with interest till the date of payment, we shall be free to exercise all or any of the rights under sub-section (4) of section 13 of the said Act, which please note.

6. Please note that, interest will continue to accrue at the rates specified in para-1 above for each credit facility until payment.

7. We invite your attention to sub-section (13) of the said Act in terms of which you are barred from transferring any of the secured assets

referred to in para 1 above by way of sale, lease or otherwise (other than in the ordinary course of business), without obtaining our prior written consent. We may add that non-compliance with the above provision contained in section 13(13) of the said Act, is an offens punishable under section 29 of the Act.

. We further invite your attention to sub section (8) of section 13 of the said Act in terms of which you may redeem the secured assets. If the mount of dues together with all costs, charges and expenses incurred by the Bank is tendered by you, at any time before the date of publication of notice for public auction/inviting quotations/tender/private treaty. Please note that after publication of the notice as above, you right to redeem the secured assets will <u>not</u> be available.

9. Please note that this demand notice is without prejudice to and shall not be construed as waiver of any other rights or remedies which w

nay have including without limitation the right to make further demands in respect of sums owing to us

Date: 09.12.2024 | Place: Surat Chief Manager & Authorized Officer, Surat.



#### **IDBI BANK LIMITED**

Registered Office: IDBI Tower, World Trade Center Complex, Cuffe Parade, Mumbai, Pin - 400 005. CIN: L65190MH2004GOI148838

#### PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTY THROUGH E-AUCTION UNDER SARFAESI ACT 2002 APPENDIX IV-A [SEE PROVISO TO RULE 8 (6) & 9 (1)]

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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) Rule 2002. Notice is hereby given to the public in general and in particular to the Borrowers, Co- Borrowers, Mortgagors and Guarantors that the below described immovable property mortgaged / charged to IDBI Bank Ltd., the Physical/Symbolic Possession of which has been taken by the Authorised Officer of IDBI Bank Ltd., Secured Creditor, will be sold on "As is where is","As is what is", "Whatever there is", and "Without Recourse Basis"

# PROPERTY NO. 1

Name of the borrower: Mr. Karna Arunbhai Hariyani, Mrs. Urvashi Karnabhai Hariyani, Mr. Arunbhai A Hariyani, M/s Ultrashine Powder Coating & M/s Ultra Developers

Mortgagors: Shri. Arunbhai A Hariyani

**Description of Property:** All that piece and parcel of immovable property viz. G+3 building situated at The "A" Tenuer land bearing City Survey Tika No.11/8, City Survey No.96 admeasuring 36-02-35 sq. meters paiki 94.76 sq. meters along with constructed properfy having municipal Ward No.4, municipal no.1380,1381,1383,1384,1385,1386,1386,1388 is Situated at Sattapir, Tal. Navsari, Dist. Navsari, in the State of Gujarat

Demand Notice Date :21.12.2019

Demand Amount: Rs. 55,27,022.90 (Rupees Fifty five lakhs twenty seven thousand twenty two & paisa ninety only)

ı			(· · · · · · ·	, , , , , , , , , , , , , , , , , , , ,					
ı	Reserve Price	EMD		Last Date of Submission		Bid			
ı	Reserve Frice	EINID	Inspection	of Bids along with EMD	E-auction	Increase Amount			
I	1,15,38,000.00	11 54 000 00	22 04 2025	29.01.2025	Date: 30.01.2025	By Rs. 25000/-(Rupees			
ı	1,15,36,000.00	11,54,000.00	23.01.2025	(Up to 4:00 PM)	Time: 11 AM to 1 PM	Twenty Five thousand Only)			

# PROPERTY NO. 2

Name of the borrower : Mr. Dhansukhbhai Khodabhai Barvaliya & Mrs. Jayashriben Dhansukhbhai Barvaliya Mortgagors: Mr. Dhansukhbhai Khodabhai Barvaliya

Description of Property: All that part and parcel of the residential row house situated at Plot No.76, admeasuring about 40.19 Sq. Mtrs. Along with margin 20.01 sq.mtr total 60.20 sq. mtr along with undivided share of Road and COP 32.15 sq.mtr of Maruti Villa" situated at Survey No.100, Block No.91 admeasuring 7254.00 sq. mtr at village Nansad, Sub-Dist. Kamrej, Dis Surat in the State of Gujarat.

Demand Notice Date: 22.12.2022

	Demand Amoun	Transfer and American State (National State Stat											
	Reserve Price	EMD		Last Date of Submission		Bid							
I	Reserve Price		Inspection	of Bids along with EMD	E-auction	Increase Amount							
	26,43,000.00	2,65,000.00	23.01.2025	29.01.2025 (Up to 4:00 PM)	Date: 30.01.2025 Time : 11 AM to 1 PM	By Rs. 25000/-(Rupees Twenty Five thousand Only)							

# PROPERTY NO. 3

Name of the borrower :Dhansukhbhai Khodabhai Barvaliya & Mrs. Jayashriben Dhansukhbhai Barvaliya Mortgagors: Mrs. Jayashriben Dhansukhbhai Barvaliya

Description of Property: All that part and parcel of the Residential property situated at flat No.501, admeasuring 810 sq. f Super built up area having built up area admeasuring 44.96 sq. mtr along with undivided share of land 9.38 sq.mt. on 5th floor o Building No. A of "Maruti Township" situated at plot No.18 to 21 (After KPJ Block No.90/18 to 90/21) of "Shri Krushnavadan Residency" situated at land bearing R.S. No.101, Block No.90 at village Nansad, Sub-District Kamrej, Dist-Surat, Gujarat.

Demand Amount: Rs. 35,37,822/- (Rupees thirty five lakh thirty seven thousand eight hundred twenty two only)

I Decemina Drice I EMD I			Last Date of Submission of Bids along with EMD		Bid Increase Amount
16,41,000.00	00.00 1,65,000.00 23.01.202		29.01.2025 (Up to 4:00 PM)	Date: 30.01.2025 Time : 11 AM to 1 PM	By Rs. 25000/-(Rupees Twenty Five thousand Only)

# Gist of the terms & conditions appearing in Bid Document:

- I. Particulars specified in the schedule above have been stated to the best of the information. Authorized officer and /or Ban will not be answerable for any error, miss-statement or omission in this public notice.
- . The E-auction shall be subject to detailed terms and conditions in the bid documents available on www.idbibank.in o www.bankeauctionwizard.com. For detailed procedure, auction process, bid documents, kindly contact Shri Chirac Acharya (M) 8692044424 email id-chiraq.acharya@idbi.co.in, Shri. Deepak Kumar Singh (M) 9320194547email idsingh.deepak@idbi.co.in, Shri. Rohan Shishir Modi (M) 9825786690 email id-rohan.modi@idbi.co.in or visit regiona office (Retail Recovery)at: 4th Floor, Forum Building, between Canopus Shopping Mall and Axis Bank, GhodDod Road Surat, Pin: 395007on any working day between 11.00 am to 4.00 pm.
- For e-Auction support, please contact: Antares Systems Limited, Website: www.bankeauctionwizard.com, Help Desk Number - Landline No.: 080-45982100, M. No: 8951944383 / 9044314492, E-mail:sushmitha.b@antaressystems.com praveshmani.t@antaressystems.com
- This publication is also "Thirty Days" notice required under Rule 8 (6) of Security Interest (Enforcement) Rules, 2002. . All statutory liabilities / taxes / maintenance fee / electricity / water charges etc., outstanding as on date and yet to fall due
- would be ascertained by the bidder(s) and would be borne by the successful bidder/purchaser of the property. IDBI Bank Ltd. does not take any responsibility to provide information on the same.
- The sale will attract TDS as applicable under Section 194 (1A) Income Tax Act, on culmination of sale depending on total sale price.
- The GST, if any, attracted on sale of immovable property, the same will be borne by the successful bidder/purchaser.
- 3. The successful bidder/purchaser will be required to deposit 25% of Sale Price (inclusive of EMD) at the time of confirmation of sale. The Balance amount of the sale price is to be paid within 15 days from the date of issue of letter of acceptance by  $IDBI\ Bank\ Ltd.\ or\ such\ extended\ period\ as\ may\ be\ agreed\ in\ writing\ by\ Authorized\ Officer\ (AO)\ but\ not\ beyond\ 3\ months.$
- The AO may permit inter-se bidding among the qualified bidders. The AO reserves the right to accept or reject all/any bids without assigning any reason. In case all the bids are rejected, the AO reserves the right to sell the assets by any modes as prescribed in the Security Interest (Enforcement) Rules, 2002.
- 10. Earnest Money Deposit (EMD) will not carry any interest.

Date: 28.12.2024 - Place: Surat Sd/- Authorised Officer - IDBI BANK LTD.



Last Date For Submission Of Bid

# **Asset Reconstruction Company (India) Ltd.,**

Acting in its capacity as Trustee of various Arcil Trusts

Arcil office: The Ruby, 10th floor, 29, Senapati Bapat Marg, Dadar (West) Mumbai-400 028

Branch Address:- 610, Sun Square, Near Hotel Regenta Central, Off C. G. Road, Navrangpura. Ahmedabad - 380 006. Website: https://auction.arcii.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 Figure 2002 ("Pulpe").

orFina	icial Assets and Emorcement of Security Interest Act, 2002 (Act.) read with Rules 6, 8 and 9 or the Security Interest (Emorcement) Rules, 2002 (Rules.).										
SI No	Name of the Borrower / Co-Borrower/s / Guarantor/s / Mortgager/s	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice dated	Possession Type And Date	Date of Inspection	Type of Property and Area/ Nature of Property	Type of Mortgage	Earnest Money Deposit (EMD) Rs.	Reserve Price Rs.	Date & Time of E- Auction
1.	Mr. Mangalbhai Chhaganbhai Solanki & Mrs. Ratanben Mangalbhai Solanki	20001100007559 / Bandhan Bank Ltd.	Arcil – 2024C – 003 - Trust		Physical Possession 11-06-2023	17-Jan-25	House / Land Area - 995 Sq. Ft., BUA: 995 Sq. Ft. / Free Hold	Registered	94,000/-	9,40,000/-	28-Jan-25 / 12:00 PM

Description of the Secured Asset being auctioned: Row House No. A-4, Surabhi Duplex, Nr. Galaxy Flats, Lunasan Road, Vil. Chhatral, Kalol, Dist. Gandhinagar - 382729, Gujarat

Land Area - 995 Sq. Ft., BUA: 995 Sq. Ft.			
Pending Litigations Known To Arcil	Not Known	Encumbrances / Dues known to ARCIL	Not Known
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 _ 2024C _ 003 _ Truet	Pavable at · Ahmedah	nad / Par

RTGS details | Account No.: 57500001411165, Bank Name: HDFC Bank, IFSC Code: HDFC0000542, Branch Address: KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL-400013

	RTGS details   Shailesh Gaikwad – 9867929121 (shailesh.gaikwad@arcil.co.in), Piyush Gupta – 9687657072 (piyush.gupta@arcil.co.in),										
SI No	Name of the Borrower / Co-Borrower/s / Guarantor/s / Mortgager/s	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice dated	Possession Type And Date	Date of Inspection	Type of Property and Area/ Nature of Property	Type of Mortgage	Earnest Money Deposit (EMD) Rs.	Reserve Price Rs.	Date & Time of E- Auction
2.	Mr. Ganapatsinh Chimansinh Rao & Mrs. Kamalben Ganpatsinh Rao	20001100008285 / Bandhan Bank Ltd.	Arcil –2024 C – 003 - Trust	Rs. 15,24,864/- as on 25/10/2022 + further Interest thereon + Legal Expenses	Physical Possession 30-09-2023	17-Jan-25	Flat / BUA: 385 Sq. Ft. / Free Hold	Registered	90,000/-	9,00,000/-	28-Jan-25 / 12:30 PM

Demand Notice – 25/10/2022

Same day 2 hours before Auction

RTGS details | Shailesh Gaikwad – 9867929121 (shailesh.gaikwad@arcil.co.in), Piyush Gupta – 96876 57072 (piyush.gupta@arcil.co.in),

Description of the Secured Asset Being Auctioned: Flat No. D-504, Floor 5, Block-D, Shivasray Residency, Kirc Road, Opp. Sindbad Hotel, Kalol, Dist. Gandhinagar - 382721, Gujarat Pending Litigations Known To Arcil Encumbrances / Dues known to ARCIL Not Known Not Known

Bid Increment amount:

Demand Draft to be made in name of: Arcil - 2024C - 003 - Trust Payable at : Ahmedabad / Par RTGS details Account No.:57500001411165, Bank Name: HDFC Bank, IFSC Code: HDFC0000542, Branch Address: KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL-400013 RTGS details | Shailesh Gaikwad – 9867929121 (shailesh.gaikwad@arcil.co.in), Piyush Gupta – 96876 57072 (piyush.gupta@arcil.co.in),

SI No	Name of the Borrower / Co-Borrower/s / Guarantor/s / Mortgager/s	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice dated	Possession Type And Date	Date of Inspection	Type of Property and Area/ Nature of Property	Type of Mortgage	Earnest Money Deposit (EMD) Rs.	Reserve Price Rs.	Date & Time of E- Auction	
3.	Mr. Laxmanram Savaram Nai & Mrs. Mamta Devi	20001100008753 / Bandhan Bank Ltd.	Arcil – 2024C – 003 - Trust	Rs. 14,85,191.89/- as on 19-04-2022 + further Interest thereon + Legal Expenses	Physical Possession 04-06-2023	04-Jan-25	Flat / BUA: 738 Sq. Ft. / Free Hold	Registered	1,70,000/-	17,00,000 /-	28-Jan-25 / 2:00 PM	

Description of the Secured Asset Being Auctioned: Flat No. B-603, 6th Floor, Block - B, Shyam Heights, Bh. Ishwar Krupa Society, Railway East, Kalol, Dist. Gandhinagar - 382721, Gujarat. Bua: 738 Sq

Pending Litigations Known To Arcii	Not Known	Encumbrances / Dues known to ARCIL	Not Known
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 - 2024C - 003 - Trust	Payable at : Ahmedal	oad / Par
RTGS details   Account No.:57500001411165,	Bank Name : HDFC Bank, IFSC Code	: HDFC0000542, Branch Address : KAMALA MILLS COM	POUND, SENAPATI BAPAT MARG, LOWER PAREL-400013

Name of the Borrower / SI No LAN No. & Selling Bank Type of Property Date & Co-Borrower/s / Guarantor/s Type And Date and Area/ Money Price Time of of Mortgage Mortgager/s Nature of as per SARFAESI Rs. E-(EMD) **Property** Auction Rs. 7.32.648.05/- as on 19-04-20001100007885 Arcil - 2024C Physical Flat 85,500/-8.55.000/ 28-Jan-25 Mr. Pravinbhai Chinubhai Darii & 17-Jan-25 Registered 2022 + + further Interest thereor / BUA: 378 Sq. Ft. Mrs. Sumanben Chinubhai Darii – 003 - Trust Possession / 2:30 Bandhan Bank + Legal Expenses PM 04-06-2023 / Free Hold

Description of the Secured Asset Being Auctioned: FLAT NO. K-308, 3rd Floor, BLOCK-K, SAMARPARN RESIDENCY, HIGHWAY ROAD, OPP. SINDBAD HOTEL, Kalol, Dist. Gandhinagar - 382721 Gjarat.BUA: 378 Sq. Ft.

Pending Litigations Known To Arcil Encumbrances / Dues known to ARCIL Not Known Not Known 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 - 2024C - 003 - Trust Payable at : Ahmedabad / Par

Demand Notice - 19-04-2022

RTGS details | Account No.: 57500001411165, Bank Name: HDFC Bank, IFSC Code: HDFC0000542, Branch Address: KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL-400013 RTGS details | Shailesh Gaikwad - 9867929121 (shailesh.gaikwad@arcil.co.in), Piyush Gupta - 96876 57072 (piyush.gupta@arcil.co.in),

Mr. Rajeshbhai Jitubhai Panchal & Mr. Sandip Jitubhai Panchal & Mr. Sandip Jitubhai Panchal Ltd.	SI No	Name of the Borrower / Co-Borrower/s / Guarantor/s / Mortgager/s	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice dated	Possession Type And Date	Date of Inspection	Type of Property and Area/ Nature of Property	Type of Mortgage	Earnest Money Deposit (EMD) Rs.	Reserve Price Rs.	Date & Time of E- Auction
	5	mi. rajosiibilai oltabilai i aliollai	Bandhan Bank		09-09-2022 + further Interest thereon + Legal Expenses	Possession	17-Jan-25	/ BUA: 1216 Sq. Ft.	Registered	1,34,500/-	13,45,000 /-	28-Jan-25 / 3:00 PM

Description of the Secured Asset Being Auctioned: FLAT NO. B-406, 4th Floor, BLOCK-B, UMIYA RESIDENCY, STATE HIGHWAY, OPP. SINDBAD HOTEL, Kalol, Dist. Gandhinagar - 382721, Gujarat BUA: 1216 Sq. Ft. Pending Litigations Known To Arcil Encumbrances / Dues known to ARCIL

Not Known Last Date For Submission Of Bid As mentioned in the BID document Same day 2 hours before Auction Bid Increment amount: Demand Draft to be made in name of: Arcil - 2024C - 003 - Trust Payable at : Ahmedabad / Par RTGS details | Account No.: 57500001411165, Bank Name: HDFC Bank, IFSC Code: HDFC0000542, Branch Address: KAMALAMILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL-400013

RTGS details Shailesh Gaikwad – 9867929121 (shailesh.gaikwad@arcil.co.in), Piyush Gupta – 96876 57072 (piyush.gupta@arcil.co.in),

Name of the Borrower / Co-Borrower/s / Guarantor/s / Mortgager/s Trust Name LAN No. & Selling Bank Possession Type of Property Earnest Date & SI No Type And Date Money Amount and Area/ Mortgage Price Time of Nature of As Per Sarfaesi Rs. Erspectio **Property** (EMD) Auction Rs. Rs. 30.67.152.62/- as on Mr. Sanjay Bharatbhai Panchal & 20001100007773 Arcil – 2024C Physical 17-Jan-25 2,45,000/- 24,50,000 28-Jan-25 Registered 16-06-2022 + further Interest / 3:30 – 003 - Trust Possession BUA: 1024 Sq. Ft. Mr. Bharatbhai Kantilal Panchal Bandhan Bank Ltd thereon + Legal Expenses PM 04-06-2023 Demand Notice - 16-06-2022 Free Hold

Description of the Secured Asset Being Auctioned: FLAT NO. D-204, 2nd Floor, BLOCK-D, ABHISHEK HOMES, PANCHVATI AREA, SAIJ, Kalol, Dist. Gandhinagar - 382721, Gujarat BUA: 1024 Sq. Ft. Pending Litigations Known To Arcil Encumbrances / Dues known to ARCIL Not Known Not Known Last Date For Submission Of Bid Same day 2 hours before Auction As mentioned in the BID document Bid Increment amount

Payable at : Ahmedabad / Par Demand Draft to be made in name of: Arcil - 2024C - 003 - Trust RTGS details Account No.: 57500001411165. Bank Name: HDFC Bank. IFSC Code: HDFC0000542. Branch Address: KAMALA MILLS COMPOUND. SENAPATI BAPAT MARG. LOWER PAREL-400013 RTGS details Shailesh Gaikwad - 9867929121 (shailesh.gaikwad@arcil.co.in), Piyush Gupta - 96876 57072 (piyush.gupta@arcil.co.in),

Name of the Borrower / Outstanding Type of Property Date & SI No LAN No. & Selling Bank Trust Name Earnest Reserve Type of Type And Date Co-Borrower/s / Guarantor/s / Mortgager/s and Area/ Money Price of Time of Amount Mortgage Nature of Deposit As Per Sarfaesi nspectio **Notice Dated** Property Auction Rs. Rs. 14,48,743.96/- as on 20001100003185 Arcil - 2024C Flat 1,18,500/- 11,85,000 28-Jan-25 Mr. Mahendra Kumar Maganlal Physical Registered 23-12-2019 + further Interest / BUA: 696 Sq. Ft. Limbachiya & Mrs. Minaben – 003 - Trust Possession / 4:00 Bandhan Bank thereon + Legal Expenses ΡМ Mahendra Kumar Nayi 19-04-2023 Demand Notice - 23-12-2019

Free Hold Description of the Secured Asset Being Auctioned: Flat No. A/303, Third Floor (Second Floor as per Plan), Block-A, Khodal Residency, CS No. - 120/96/A/1/03/304/30, Taluka Mansa, Dist. Gandhinagar 382845. Guiarat.BUA: 696 Sg. Ft

Pending Litigations Known To Arcil Encumbrances / Dues known to ARCIL Not Known Not Known Last Date For Submission Of Bid As mentioned in the BID document Same day 2 hours before Auction Bid Increment amount: Demand Draft to be made in name of: Arcil - 2024C - 003 - Trust Payable at : Ahmedabad / Par RTGS details | Account No.: 57500001411165, Bank Name: HDFC Bank, IFSC Code: HDFC0000542, Branch Address: KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL-400013

RTGS details | Shailesh Gaikwad – 9867929121 (shailesh gaikwad@arcil.co.in), Piyush Gupta – 96876 57072 (piyush.gupta@arcil.co.in),

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.

3. At any stage of the auction, the AO may accept/reject/modify/cancel the bid/offer or post-pone the Auction without assigning any reason thereof and without any prior notice 4. The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, mortgage fee in case of unregistered mortgage, etc. that is

required to be paid in order to get the secured asset conveyed/delivered in his/her/its favour as per the applicable law.

5. 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 6. 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 of

7. 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

8. 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.

Sd/- Authorised Officer Asset Reconstruction Company (India) Ltd.