CAPRI GLOBAL HOUSING FINANCE 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	1. RESERVE PRICE 2. EMD OF THE PROPERTY 3. INCREMENTAL VALUE
1.	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 Five Eight Lakh 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: 27.05.2026 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 26.05.2026 3. DATE OF INSPECTION: 25.05.2026	RESERVE PRICE: Rs. 3,00,000/-(Rupees Three Lakh Only). EARNEST MONEY DEPOSIT: Rs. 30,000/- (Rupees Thirty Thousand Only) INCREMENTAL VALUE: Rs. 5,000/- (Rupees Five 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 i.e. www.caprihomeloans.com/auction

TERMS & CONDITIONS OF ONLINE E-AUCTION SALE:-

1.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.
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 bid/s.
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. 079-68136880/68136837), 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 26.05.2026.**
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 26.05.2026.** 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, falling 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 any movable items (if any) lying in the property is not offered with this Sale.
25.Please Note that Forfeiture for Non-Participation by Sole BidderWhere only one bidder is found eligible after deposit of EMD, such bidder shall mandatorily log in and participate in the live e-auction at the scheduled date and time. Mere submission of bid form and deposit of EMD shall not constitute participation. If the sole eligible bidder fails to log in and participate in the live e-auction for any reason whatsoever (except certified technical failure of the e-auction service provider), the EMD shall stand automatically forfeited without further notice, and the Authorized Officer shall be free to cancel the auction and/or conduct a fresh auction without any liability to the bidder.
26. For further details and queries, contact Authorised Officer, Capri Global Housing Finance Limited: Mr. Vipul Solanki Mo. No. 7990249821 and Mr. Ajeet Kumar Mo. No. 9910198552.
27. 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 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 : 07-MAY-2026 Sd/- (Authorised Officer) Capri Global Housing Finance Limited

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Asset Recovery Branch, Ahmedabad,
1st Floor, Rangoli Complex, Opp.V S Hospital,
Ashram Road, Ellisbridge, Ahmedabad-380006

SALE NOTICE (15 DAYS) 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 provison to Rule 8(6) / 9(1) of the Security Interest (Enforcement) Rule, 2002

DATE AND TIME OF E-AUCTION : 26.05.2026 (Tuesday) from 12:00 p.m. to 05:00 p.m.

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 **Physical Possession** of which has been taken by the Authorized Officer of **Union Bank of India** (Secured Creditor), will be sold on **"As is where is", "As is what is" and "Whatever there is"** on the date mentioned below, for recovery of dues as mentioned hereunder to **Union Bank of India** from the below-mentioned Borrower(s) & Guarantor(s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder:

Name of the Borrower, Co-Applicant & Guarantor/s	Amount due
M/s SRK GROUP, Block no. 550, At & PO - Kathor, Opp. Girnar Hotel, Beside Toll Plaza, NH no. 8, Kamrej, Surat - 394180, Flat no. 301, 3rd floor, Manidhara complex, Opp. Shyam Mandir, Sarthana Jakatnaka, Surat - 395013, **1. Mr. Nareshbhai Vallabhbhai Pagdhal,** P-68, Shukan Co-operative Society, Kenal road, Sarthana, Jakatnaka, Surat - 395013, **2. Mr. Bhavesh Dhirubhai Pagdhal,** C-4/504, Krishna Township, Mota Varachha, Satellite road, Surat - 394101, **3. Mr. Harsukhbhai Vallabhbhai Bhanderi,** 113, Ashirwaad Row House, Near Sarthana Jakatnaka, Kamrej road, Surat - 395013, **1. Mr. Satish Kumar Gopalbhai Patel,** A-36, Trikan nagar society-1, Opp. Rajmahal Cinema, Lambe Hanuman road, Surat - 39500, **2. Mr. Ashokbhai Narsibhai Patel,** D-1002, Swastik Tower, Sarthana Jakatnaka, Surat - 395013, **3. Mr. Kapilkumar Vitthalbhai Rank,** 112, Shradha Row House, Sarthana jakatnaka, Surat - 395013, **4. Late Mr. Kamleshbhai Babubhai Bhesaniya Through his legal heir (Widow), Mrs. Amitaben Kamleshbhai Bhesaniya,** Flat no. C-501, Swastik Tower, Sarthana Jakatnaka, Surat - 395013, Flat no. 302, Building no. 3, Krishna Township, Mota Varachha, Surat - 394 101, **5. Late Mr. Kamleshbhai Babubhai Bhesaniya Through his legal heir (son), Mr/Master Shrey Kamleshbhai Bhesaniya,** Flat no. C-501, Swastik Tower, Sarthana Jakatnaka, Surat - 395013, Flat no. 302, Building no. 3, Krishna Township, Mota Varachha, Surat - 394 101, **6. Late Mr. Kamleshbhai Babubhai Bhesaniya Through his legal heir (daughter), Ms. Juli Kamleshbhai Bhesaniya,** Flat no. C-501, Swastik Tower, Sarthana Jakatnaka, Surat - 395013, Flat no. 302, Building no. 3, Krishna Township, Mota Varachha, Surat - 394 101	**Rs. 65,38,38,252.39 (Rupees Sixty Five Crore Thirty Eight Lakhs Two Hundred Fifty Two and Three Nine Paise only) as on 31.03.2026 and further interest at contractual rate & cost from 01.04.2026.**

Description of immovable secured assets to be Sold

All the part and parcel of the property i.e. **Units/Residential tenements (Duplex)** situated at Revenue survey No. 348, block No 336/A and revenue Survey No. 348/1, Block No. 335, combined Block No. 335, Village - Baleshwar, Taluka-Palsana, Surat in the name and style "Swapna Srushti Elegant". Details of unit / residential tenements given below :

SL No.	Units No.	Net plot area (sq mtrs)	Built up area (sq mtrs)	Reserve Price	EMD	Bid increment	SL No.	Units No.	Net plot area (sq mtrs)	Built up area (sq mtrs)	Reserve Price	EMD	Bid increment
1	A52	162.08	110.16	26,20,500	2,62,050	27000	23	E85	111.54	79.00	18,24,800	1,82,480	19000
2	A53	162.08	110.16	26,20,500	2,62,050	27000	24	E86	111.54	79.00	18,24,800	1,82,480	19000
3	A78	199.47	110.16	30,53,700	3,05,370	31000	25	E89	111.54	79.00	18,24,800	1,82,480	19000
4	A79	183.46	110.16	28,67,900	2,86,790	29000	26	E90	111.54	79.00	18,24,800	1,82,480	19000
5	A80	129.79	110.16	22,50,000	2,25,000	23000	27	E92	111.54	79.00	18,24,800	1,82,480	19000
6	A87	162.08	110.16	26,20,500	2,62,050	27000	28	E95	118.58	79.00	19,06,200	1,90,620	20000
7	A88	162.08	110.16	26,20,500	2,62,050	27000	29	E96	118.58	79.00	19,06,200	1,90,620	20000
8	E43	111.54	79.00	18,24,800	1,82,480	19000	30	E97	118.58	79.00	19,06,200	1,90,620	20000
9	E48	111.54	79.00	18,24,800	1,82,480	19000	31	E98	118.58	79.00	19,06,200	1,90,620	20000
10	E49	111.54	79.00	18,24,800	1,82,480	19000	32	E103	118.58	79.00	19,06,200	1,90,620	20000
11	E54	111.54	79.00	18,24,800	1,82,480	19000	33	E104	118.58	79.00	19,06,200	1,90,620	20000
12	E55	111.54	79.00	18,24,800	1,82,480	19000	34	E108	118.58	79.00	19,06,200	1,90,620	20000
13	E56	111.54	79.00	18,24,800	1,82,480	19000	35	G63	111.9	72.24	17,83,400	1,78,340	18000
14	E57	111.54	79.00	18,24,800	1,82,480	19000	36	G93	130.24	72.24	19,96,200	1,99,620	20000
15	E65	111.54	79.00	18,24,800	1,82,480	19000	37	H70	144.27	86.20	22,52,700	2,25,270	23000
16	E66	107.19	79.00	17,77,500	1,77,750	18000	38	H76	183.46	86.20	27,06,800	2,70,680	28000
17	E67	107.19	79.00	17,77,500	1,77,750	18000	39	J82	97.64	63.83	15,61,500	1,56,150	16000
18	E68	111.54	79.00	18,24,800	1,82,480	19000	40	J83	74.36	63.98	12,92,900	1,29,290	13000
19	E73	107.19	79.00	17,77,500	1,77,750	18000	41	K69	180.59	106.14	28,08,000	2,80,800	28000
20	E74	111.54	79.00	18,24,800	1,82,480	19000	42	K94	208.49	106.14	31,32,000	3,13,200	32000
21	E77	107.19	79.00	17,77,500	1,77,750	18000	43	K107	199.36	106.14	30,25,800	3,02,580	31000
22	E84	111.54	79.00	18,24,800	1,82,480	19000	44	K118	180.82	106.14	28,10,300	2,81,030	29000

Type of Possession : Physical Possession

- **The details of encumbrances, if any known to the Secured Creditor : SA562/2023, SA650/2023 & SA 473/2023 pending before Hon'ble DRT, Ahmedabad-2, SCA1067/2025 pending before Hon'ble High Court, Gujarat**

Contact Details : Mr. Deepak Pal, Mobile No.: 90999 31578

This may also be treated as statutory 15 Days sale notice u/r 8(6) / 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower(s) and guarantor(s) of the above said loan, about the holding of E-Auction Sale on the above mentioned date.

Date and Time of inspection for properties : as per consultation with Branch Manager.

For detailed terms and condition of the sale, please refer to the link provided in https://www.unionbankofindia.bank.in and https://baanknet.com For Registration and Login and Bidding Rules visit https://baanknet.com

Date : 05.05.2026, Place : Ahmedabad **Authorised Officer For Union Bank of India**

सेन्ट्रल बैंक ऑफ इंडिया
Central Bank of India

REGIONAL OFFICE, Gandhinagar
Lal Darwaja, Ahmedabad-380001

APPENDIX-IV-A
[See provision to Rule 8 (6)]
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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 provision to Rule 8 (6) 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 **Physical / Symbolic Possession** of which have been taken by the authorized officer of Central Bank of India, Secured creditors, will be sold on "As is where is", "As is what is" and "whatever is there is" on date **25.05.2026** for recovery of due to the Central Bank of India from Borrower (s) and Guarantor (s). The Reserve Price and earnest money deposit (EMD) is displayed against the details of respective properties

Name of the Borrowers / Guarantors / Mortgagers and Contact Detail of Branch	Demand Notice Date & Due Amount	Description of Immovable/Movable Properties & Type of Possession	Reserve Price / 10% EMD	Name of Authorized Officer & Contact No.
Mrs. Nishaben Jigneshbhai Thakkar (Proprietor of M/s Divya Rice Mill) (Borrower) & Mr. Jigneshkumar Rajendrabhai Thakkar (Guarantor & Mortgagor) Name of BH : Mr. Mukesh Kumar Contact : 8905497413 Branch : Anand	**08.09.2023 Rs. 3,23,29,475.00 + int + legal exp. + other expense**	Industrial Land and Building in the name of Mr. Jigneshkumar Rajendrabhai Thakkar and Plant & Machinery (M/s. Divya Rice Mill) at R. S. No. 570/P2, Limbasi-Vastana Road Off State Highway No. 16, Limbasi, Ta. Matar, Dist. Kheda, Gujarat- 387520. (Extent of site-5666.00 sq.mtr.) **(Physical Possession) (PROPERTY ID : CBIN051802)**	**Rs. 1,37,00,000.00 / Rs. 13,70,000.00**	**Mr. Mukesh Kumar M.: 8905497413**
Mrs. Khushbooben Ravikumar Patel (Borrower & Mortgagor), Mrs. Muskan Dashrath Sharma (Guarantor) & Mr. Vivek Dashrath Sharma (Guarantor) Name of BH : Mr. Jitendra Sharma Contact : 7014791902 Branch : Boriavi	**31.01.2025 Rs. 28,36,514.00 + int. + legal exp. + other exp.**	R. S. No. 1989/2 Paiki + 1989/3/2, Sub plot No. 35, House No. 2, Nand Dham Residency, Jogni Mata Road, Nr. Dhola Kuva, At. Bakrol, Ta. & Dist. Anand-388315. (Extent of site: 49.56 sq. mtr.) **(Physical Possession) (PROPERTY ID : CBIN052703)**	**Rs. 31,32,000.00 / Rs. 3,13,200.00**	**Mr. Haresh Hariyani M.: 9428804521**
Welcome Motors (Vipul Rajendra Prasad Bhavsar - Partner & Mortgagor and Mr Nitinkumar Bharatbhai Bhavsar - Partner Name of BH : Mr. Maga Ram, Contact : 9978976208 Branch : Balol	**28.04.2022 Rs. 11,56,574.24 + int + legal exp. + other expense**	Shop No. S-38, 2nd Floor, Narayan Plaza, Nr. Mehsana bypass-Shivala Circle, Ahmedabad Mehsana Highway, Vill-Mevad, Ta & Dist Mehsana-384001, property in the name of Vipul Rajendra Prasad Bhavsar (Extent of site- 230.00 sq. ft.) **(Physical Possession) (Property ID : CBIGANA21111)**	**Rs. 7,82,000.00 / Rs. 78,200.00**	**Mr. Dipen Panchmatia M.: 9909922986**
Rohitkumar Navnitlal Shah (Borrower & Mortgagor) and Urmilaben Navnitlal Shah (Co-Borrower) Name of BH : Subhash Sakkarwal Contact : 9537399430 Branch : Himatnagar	**21.04.2025 Rs. 32,04,478.85 + int + legal exp. + other expense**	Property in the name of Rohitkumar Navnitlal Shah at Block/Survey No. 129 Paiki (Old Block/Survey No. 150), Plot No. B-17 in the scheme known as Madhuvan Residency, Village: Dungarvada, Sub-District: Modasa, District: Arvalli- 383276 **(Symbolic Possession) (PROPERTY ID : CBIN098601)**	**Rs. 42,50,000.00 / Rs. 4,25,000.00**	**Mr. Dipen Panchmatia M.: 9909922986**
Ikbalhusen Mahmmadhusen Fakir (Borrower & Mortgagor) Name of BH : Mr. Gauravkumar Modi, Contact : 6357182282 Branch : Jitodia	**28.05.2025 Rs. 11,44,284.01 + int. + legal exp. + other exp.**	R. S. No. 508, Sub Plot No. 10, Royal Residency, B/h Fulbhai Mata Temple, Anand-Sojitra Road, At. Bandhani, Ta. Petlad, Anand- 388410. (Extent of the plot: 496.00 sq. ft.) **(Physical Possession) (Property ID : CBIN228203)**	**Rs. 11,28,000.00 / Rs. 1,12,800.00**	**Mr. Santosh Kumar M.: 9681721083**
Harshilbhai Manubhai Parmar (Borrower & Mortgagor) Name of BH : Mr. Gauravkumar Modi, Contact : 6357182282 Branch : Jitodia	**28.05.2025 Rs. 17,15,554.00 + int. + legal exp. + other exp.**	R. S. No. 508, Sub Plot No. 06, Royal Residency, B/h Fulabhai Mata Temple, Anand-Sojitra Road, At. Bandhani, Ta. Petlad, Anand- 388410. (Extent of the plot: 496.00 sq. ft.) **(Physical Possession) (Property ID : CBIN228202)**	**Rs. 11,28,000.00 / Rs. 1,12,800.00**	**Mr. Santosh Kumar M.: 9681721083**
Jayaben Hitendrabhai Shrimali (Borrower & Mortgagor) Name of BH : Mr. Hitesh Baria, Contact : 7567883855 Branch : Kalol	**23.04.2025 Rs. 40,50,530.63 + int. + legal exp. + other exp.**	Shop No. 1 to 5, Fourth Floor, under the land known as SILVER PLAZA at city survey No. 2044 final plot no. 243 paiki land of sub plot no. 18, admeasuring about 5689.82 sq. mts. situated, lying and bearing at District: Gandhinagar, Sub District: Kalol. **(Physical Possession) (Property ID : CBIN047107)**	**Rs. 31,50,000.00 / Rs. 3,15,000.00**	**Mr. Haresh Hariyani M.: 9428804521**
Jayaben Hitendrabhai Shrimali (Borrower & Mortgagor) Name of BH : Mr. Hitesh Baria, Contact : 7567883855 Branch : Kalol	**23.04.2025 Rs. 40,50,530.63 + int. + legal exp. + other exp.**	Flat No. P/502, 5th Floor, in survey block no. 1551, the scheme known as LIG-1 Colony known as Pandit Dindayal Nagar Taleti Road, Mahesana, situated, lying and bearing at Moje- Mahesana, Ta. & Dist.: Mahesana. **(Physical Possession) (Property ID : CBIN047108)**	**Rs. 8,82,000.00 / Rs. 88,200.00**	**Mr. Haresh Hariyani M.: 9428804521**
Mr. Jethmalani Chandrakant Laxmanbhai (Prop. M/s JMD Creation) (Borrower & Mortgagor) Name of BH : Mr. Hitesh Baria, Contact : 7567883855 Branch : Kalol	**01.05.2025 Rs. 2,52,31,112.56 + int + legal exp. + other expense**	Property in the name of Mr. Jethmalani Chandrakant Laxmanbhai at Flat No. D-701, 7th Floor, Block-D, of scheme known as "Sampad Woods" at Mouje: Village Koteshwar, Tal. Gandhinagar, Ahmedabad - 380005. (Carpet Area: 1180.00 sq.ft.) **(Physical Possession) (PROPERTY ID : CBIN047104)**	**Rs. 1,05,00,000.00 / Rs. 10,50,000.00**	**Mr. Haresh Hariyani M.: 9428804521**
Mr. Mahesh Omkarlal Verma (Borrower & Mortgagor) and Mrs Radhabai Mahesh Varma (Co- Borrower & Mortgagor) Name of BH : Mr. Hitesh Baria, Contact : 7567883855 Branch : Kalol	**02.03.2022 Rs. 12,58,328.00 + int + legal exp. + other expense**	Mortgage of Property in the name of Mr. Mahesh Omkarlal Verma and Mrs. Radhabai Mahesh verma at Flat No H/302, Second Floor, Consolidated Survey Block No. 980, Old Survey Block No. 1185 & 1186 of Scheme Known as Galaxy Flats in the SIM of Chhatral, Sub Dist Kalol, Dist Gandhinagar-382729. (Adm. 49.81 sq. mtr.) **(Physical Possession) (PROPERTY ID : CBIN047101)**	**Rs. 7,80,000.00 / Rs. 78,000.00**	**Mr. Haresh Hariyani M.: 9428804521**
Mrs. Madhu Raju Sen (Borrower & Mortgagor) & Mr. Raju Bherulal Sen (Co-borrower & Mortgagor) Name of BH : Mr. Hitesh Baria, Contact : 7567883855 Branch : Kalol	**09.12.2021 Rs. 14,24,001.00 + int + legal exp. + other expense**	Mortgage of property in the name of Mrs. Madhu Raju Sen and Mr. Raju Bherulal Sen, Block no. G/1, Flat No. 304, 2nd floor, Galaxy Flats, Phase -1, Nr. Surbhi Flats & Surbhi Homes, Chhatral to Lunasan road, Village-Chhatral, Ta- Kalol, Gandhinagar, 382729 (Adm. 58.06 sq. mtr.) **(Physical Possession) (PROPERTY ID : CBIN047102)**	**Rs. 9,95,000.00 / Rs. 99,500.00**	**Mr. Haresh Hariyani M.: 9428804521**
Mrs. Mamtaben Ketanbhai Patel (Borrower & Mortgagor) & Ketankumar harshadbhai Patel (Co-Borrower & Mortgagor) Name of BH : Mr. Bhaskar Parikh, Contact : 8866110784 Branch : Kinkhlod	**01.03.2025 Rs. 12,34,737.32 + int. + legal exp. + other exp.**	Block/Survey No. 1559 (Old Survey No. 1345), Paiki Sub Plot No. A-23, At. Asodar, Aadharshila Park, Vasad Road, Ta. Anklav, Dist. Anand- 388307. (Plot Area: 51.30 sq. mtr.) **(Physical Possession) (PROPERTY ID : CBIN243201)**	**Rs. 13,50,000.00 / Rs. 1,35,000.00**	**Mr. Mukesh Kumar M.: 8905497413**
Niranjan Hiralal Barot (Borrower & Mortgagor) & Jayashriben Niranjan Barot (Guarantor & Mortgagor) Name of BH : Mr. Narendra Nayi Mo.: 9978976207 Branch : Patan	**20.01.2022 Rs. 17,86,381.00 + int + legal exp. + other expense**	Property in the name of Jayashriben Niranjan Barot at Shop No. S/188, 2nd Floor, R.S. No. 320 Paiky, Tirupati Bazar, Near Sidhpur Char Rasta, Patan Deesa Highway, Tal. And Dist.: Patan, Gujarat-384265. **(Physical Possession) (PROPERTY ID : CBIN047002)**	**Rs. 7,85,000.00 / Rs. 78,500.00**	**Mr. Shyam Kumar Sharma M.: 9819964320**
		Property in the name of Niranjan Hiralal Barot Shop No. S/183, 2nd Floor, R.S. No. 320 Paiky, Tirupati Bazar, Near Sidhpur Char Rasta, Patan Deesa Highway, Tal. And Dist.: Patan, Gujarat-384265 **(Physical Possession) (PROPERTY ID : CBIN047003)**	**Rs. 7,85,000.00 / Rs. 78,500.00**	
Rimpalben Mitesh Shah (Borrower & Mortgagor), Miteshkumar Mahendrabhai Shah (Co-Borrower & Mortgagor) & Piyush bhai K. Mer (Guarantor) Name of BH : Mr. Akash Kulkarni, Contact : 6357388535 Branch : Sarsa	**19-07-2025 Rs. 19,02,326.00 + int. + legal exp. + other exp.**	Flat No. T-403, Jalaram Apartment, Near Old Telephone Exchange, Mahadev Area, V. V. Nagar-388120. (Carpet Area: 75.28 sq. mtr.) **(Physical Possession) (Property ID-CBIN053501)**	**Rs. 22,70,000.00 / Rs. 2,27,000.00**	**Mr. Mukesh Kumar M.: 8905497413**
1. Hariom Rambabu Gupta (Borrower) Sangita Hariom Gupta (Co- Borrower) (Housing Loan) & 2. Jay Dwarkadhish Agri Int LLP (Partners Hariom Rambabu Gupta & Sangeeta Hariom Gupta) Name of BH : Mr. Manroop Singh Contact : 6357360474 Branch : Unjha	**24.04.2023 1. Rs. 22,26,648.00 + int + legal exp. + other expense & 2. Rs. 3,89,83,561.82 + int + legal exp. + other expense**	All the pieces and parcels of land situated at Flat No. 3/I/301 on 3rd Floor situated in the scheme known as Shree Balaji status, RS No 485 & 486/2, admeasuring 173.91 sq m super built up area, at Nagalpur, Ta & Dist Mehsana together the building sheds standing thereon. Property in name of Hariom Rambabu Gupta **(Physical Possession) (PROPERTY ID : CBIN047406)**	**Rs. 31,30,000.00 / Rs. 3,13,000.00**	**Mr. Shyam Kumar Sharma M.: 9819964320**

Date of Inspection & Time : 21.05.2026 between 12.00 Noon to 4.00 PM
Last Date & Time of Submission of EMD and Documents (Online) On or Before : 25.05.2026 Up to 4.00 PM
E - Auction Date : 25.05.2026, 10.00 AM to 05.00 PM with Auto Extension of 10 Minutes

Bidder will register on website and upload KYC documents and after verification of KYC documents by the service provider, EMD to Be Deposited In Global EMD wallet through NEFT/RTGS/transfer (after generation of challan from) The auction will be conducted through the Bank's approved service provider "https://baanknet.com."

E-auction will be held "As is where is", "As is what is" and "whatever is there is" basis. For detailed terms and conditions please refer to the link provided in www.centralbankofindia.co.in secured creditor or or auction platform {https://baanknet.com} BAANKNET Helpline No. +91 - 8291220220

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

Borrowers/Guarantors/ Mortgagors are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses before the date of e-auction, failing which the property will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.

Date : 06.05.2026
Place : Ahmedabad

Sd/- Authorized Officer,
Central Bank of India