

**PUBLIC NOTICE**

Before the Central Government Registrar of Companies, MCT of Delhi & Haryana

Advertisement for change of registered office of the LLP from one state to another

In the matter of sub-section (3) of Section 13 of Limited Liability Partnership Act, 2008 and rule 11 of the Limited Liability Partnership (Incorporation of LLP) Rules, 2009

AND

In the matter of

**KAY KAY EXECUTIVE APARTMENTS LLP**  
(LLPIN: AAO-3319)

having its registered office at UGF 39 PUNJABI MOHALLA ZAMRUDDPUR, SOUTH DELHI, NEW DELHI - 110048

.....Applicant

Notice is hereby given to the General Public that the KAY KAY EXECUTIVE APARTMENTS LLP proposes to make an application to Registrar of Companies, NCT of Delhi & Haryana under section 13 (3) of the Limited Liability Partnership Act, 2008 seeking permission to change its registered office from "National Capital Territory of Delhi" to "State of Haryana" i.e. from UGF 39, Punjabi Mohalla Zamrudpur, New Delhi-110048 to AO/05, 5th Floor, Malibu Shopping Arcade, Malibu Town, Sector-47, Gurgaon-122018, Haryana.

Any person whose interest is likely to be affected by the proposed change of the registered office of the LLP may deliver either on the MCA-21 portal ([www.mca.gov.in](http://www.mca.gov.in)) by filing investor compliant form or cause to be delivered or send by Registered post to his/her objections supported by an affidavit stating the nature of his/her interest and grounds of objection supported by an affidavit to the Registrar of Companies NCT of Delhi & Haryana, 4<sup>th</sup> Floor, IFCI Tower, 61, Nehru Place, New Delhi-110019, within 21 (twenty one) days from the date of publication of this notice with a copy to the applicant LLP at its registered office at the address mentioned above.

For and on behalf of the  
**Kay Kay Executive Apartments LLP**  
Sd/-  
Ankit Vats  
Date : 26.12.2024 Designated Partner  
Place: Delhi DPIN: 01486139

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

**DEMAND NOTICE**

Under Section 13(2) of the Securitisation And Reconstruction of Financial Assets And Enforcement Of Security Interest Act, 2002 read with Rule 3 (1) of the Security Interest (Enforcement) Rules, 2002. The undersigned is the Authorised Officer of Capri Global Capital Limited (CGCL) under Securitisation And Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002 (the said Act). In exercise of powers conferred under Section 13(2) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, the Authorised Officer has issued Demand Notices under section 13(2) of the said Act, calling upon the following Borrower(s) (the "said Borrower(s)"), to repay the amounts mentioned in the respective Demand Notice(s) issued to them that are also given below. In connection with above, Notice is hereby given, once again, to the said Borrower(s) to pay to CGCL, within 60 days from the publication of this Notice, the amounts indicated herein below, together with further applicable interest from the date(s) mentioned below till the date of payment and/or realization, payable under the loan agreement read with other documents/writings, if any, executed by the said Borrower(s). As security for due repayment of the loan, the following assets have been mortgaged to CGCL by the said Borrower(s) respectively.

S. No.	Name of the Borrower(s)/ Guarantor(s)	Demand Notice Date and Amount	Description of secured asset (immovable property)
1.	(Loan Account No. LNMEAZD000021172 (Old) 80400005499268(New) (Delhi Branch) Jasvinder Singh (Borrower) Mrs. Parmjeet Kaur(Co-Borrower)	23-Dec-24 Rs. 2,015,129	All Piece and Parcel of Property having land and building with roof rights being Northern/Back side portion (From Gali 10 Ft.) of Plot No. 2, New MPL No. WZ-B-5/2, with all its roof rights & structure standing thereon, built on land area measuring 30 Sq. Yds., which is out of total land area adm. 80 Sq. Yds., Part of Rectangle No. 16, Killa No. 3, situated in the area of Village, Khayala, now known as Vishnu Garden, in Block - B, Extn. No. 5, New Delhi - 110018 Bounded as follows: North: Gali 10 Feet South: Remaining Portion of Plot No. 2, East: Remaining Portion of Said Plot No. 2, West: Plot No. 3

If the said Borrowers shall fail to make payment to CGCL as aforesaid, CGCL shall proceed against the above secured assets under Section 13(4) of the Act and the applicable Rules, entirely at the risks of the said Borrowers as to the costs and consequences. The said Borrowers are prohibited under the Act from transferring the aforesaid assets, whether by way of sale, lease or otherwise without the prior written consent of CGCL. Any person who contravenes or abets contravention of the provisions of the said Act/Rules made the reunder, shall be liable for imprisonment and/or penalty as provided under the Act.

Place : DELHI NCR, Date : 27/12/2024 Sd/- (Authorised Officer) For Capri Global Capital Limited (CGCL)

**IndusInd Bank** FRR Group, 11th Floor, Hyatt Regency Complex, New Tower, Bhikaji Cama Place, New Delhi-110066

**[Rule 8(1)] POSSESSION NOTICE (for immovable property)**

Whereas, The undersigned being Authorised Officer of IndusInd Bank Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act 2002 and in exercise of powers conferred under section 13(12) read with rule 9 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice date mentioned below calling upon the Borrower/ guarantor/ Mortgagee mentioned below, to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

The Borrower, Guarantor(s) and Mortgagee(s) having failed to repay the amount, notice is hereby given to the borrower, guarantor(s), mortgagee(s) and the public in general that the undersigned has taken **PHYSICAL POSSESSION** of the properties described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with Rule 8 of the said Act on the below-mentioned date.

The Borrower, Guarantor(s), Mortgagee(s) 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 IndusInd Bank Limited.

Name of Borrower/ Guarantors / Mortgagee	Description of the Immovable Property	Date of Demand Notice	Date of Possession	Amount in Demand Notice
M/s Explo Media Pvt Limited, Mr. Sunjoy Daadhich, Mrs. Shalini Sharma and Mr. Sanjay Chaudhary	All that piece and parcel of House 62, Niti Khand-1, admeasuring 220.22 Sq. mtr. (Super Covered area 134.84 Sq. mtr) Indrapuram, Ghaziabad	06.02.2023	26.12.2024	Rs. 9,10,50,603.15 (Rupee Nine Crore Ten Lakh Fifty Thousand Six Hundred Three and Paise Fifteen Only) as on 31.12.2022, together with further interest from 01.01.2023 plus cost, charges and expenses etc. thereon.

Date: 27.12.2024 Place: Ghaziabad Authorised Officer, IndusInd Bank Ltd.

**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. Branch Office: G-01, Ground Floor, Cyber Heights, Vibhuti Khand, Gomi Nagar, Lucknow, Uttar Pradesh-226010.

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

Whereas you the below mentioned Borrower/s, Co-Borrower/s, Guarantor/s and Mortgagee/s have availed loans from Jana Small Finance Bank Limited, by mortgaging your immovable properties. Consequently a 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/ Mortgagee/s 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/ Guarantor/ Mortgagee	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) Mr. Arjun Saini (Borrower), 2) Mrs. Pooja Saini (Co-borrower)	Loan Account No. 32629610000229 Loan Amount: Rs.15,00,000/-	<b>Mortgaged Immovable Property: Property Details:</b> All that piece and parcel of the immovable property being House bearing Muncipale Corporation No.407, Admeasuring Area 70 Sq.yards i.e. 58.55 Sq.mtrs, situated at Mohalla Sarjeet Colony, Shami, Uttar Pradesh-247776. Owned by Mrs. Pooja Saini, W/o. Mr. Arjun Saini. Bounded as: North: 10 Feet wide Road, South: House of Amamath, East: House of Veer Sen, West: House of Shabbir.	Date of NPA: 02.12.2024 Demand Notice Date: 15.12.2024	Rs.15,55,346.48 (Rupees Fifteen Lac Fifty Five Thousand Three Hundred Forty Six and Forty Eight Paise Only) as of 12-12-2024
2	1) Mr. Surya Kant (Borrower), 2) Mr. Dharmal (Co-Borrower), 3) Ms. Ravita, 4) Ms. Jyoti	Loan Account No. 32629630000110 Loan Amount: Rs.7,00,000/-	<b>Mortgaged Immovable Property: Property Details:</b> All that piece and parcel of the immovable property being Plot of Admeasuring Area 103.30 Sq.yards i.e. 86.35 Sq.mrs, situated at Kharsa No.161, Village Shahbuddinpur, Muzaffarnagar, Uttar Pradesh-251001. Owned by Mr. Dharmal, S/o. Mr. Bhola Ram. Bounded as: North: 20 Feet wide Road, South: Plot of Seller, East: Plot of Suresh Chand, West: Plot of Murti Devi.	Date of NPA 02.12.2024 Demand Notice Date: 15.12.2024	Rs.7,26,048.49 (Rupees Seven Lac Twenty Six Thousand Forty Eight and Forty Nine Paise Only) as of 12-12-2024
3	1) Mr. Bhavuk Rana (Borrower), 2) Mrs. Neha Panwar (Co-borrower)	Loan Account No. 33919610000011 Loan Amount: Rs.22,50,000/-	<b>Mortgaged Immovable Property: Property Details:</b> All that piece and parcel of the immovable property being Flat No.D-605, Admeasuring [Carpet Area 772.31 Sq.feet i.e. 71.13 Sq.mtr & Super Area 1200 Sq.feet i.e. 111.48 Sq.mtr], situated at 6th Floor, Ansal Town Meerut Group Housing, Phase-2, Modipuram, Bye-pass Road, Village Jatauli, Pargana Daurala, Tehsil Sardhana, Meerut, Uttar Pradesh-250001. Owned by Mr. Bhavuk Rana, W/o. Mr. Vijendra Kumar. Bounded as: North/ East: Driveway, South/ West: Flat No.D-606, East/ South: Flat No.D-604, West/ North: Other's Block.	Date of NPA: 02.12.2024 Demand Notice Date: 15.12.2024	Rs.23,23,338.26 (Rupees Twenty Three Lac Twenty Three Thousand Three Hundred Thirty Eight and Twenty Six Paise Only) as of 12-12-2024

Notice is therefore given to the Borrower/ Co-Borrower/ Guarantor/ Mortgagee as mentioned in Column No.2, calling upon them to make payment of the aggregate amount as shown in column No.6, against all 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/ Mortgagee/s 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: 27.12.2024, Place: Shami, Muzaffarnagar & Meerut Sd/- Authorised Officer, For Jana Small Finance Bank Limited

**TATA CAPITAL HOUSING FINANCE LTD.**

Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013.  
Branch Address: TATA CAPITAL HOUSING FINANCE LIMITED, B-36, 1st & 2nd Floor, Lajpat Nagar - Part 2, Above Hdfc Bank, New Delhi 110024

**NOTICE FOR SALE OF IMMOVABLE PROPERTY**

(Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

E-Auction Notice of 30 days for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below mentioned Borrower and/ Co- Borrower, or their legal heirs/representatives (Borrowers) that the below described immovable property mortgaged to Tata Capital Housing Finance Ltd. (TCHFL), the Possession of which has been taken by the Authorised Officer of TCHFL, will be sold on 29-01-2025 on "As is where is" and "Whatever there is" and "without any recourse basis" for recovery of outstanding dues from below mentioned Borrower and Co-Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below. Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said secured asset / property shall be sold by E-Auction at 2.00 P.M. on the said 29-01-2025. The sealed envelope containing Demand Draft of EMD for participating in E-Auction shall be submitted to the Authorised Officer of the TCHFL on or before 28-01-2025 till 5.00 PM at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, B-36, 1st & 2nd Floor, Lajpat Nagar - Part 2, Above Hdfc Bank, New Delhi 110024.

The sale of the Secured Asset/ Immovable Property will be on "as is where condition is" as per brief particulars described herein below;

Sr. No.	Loan A/c. No and Branch	Name of Borrower(s) / Co-borrower(s) Legal Heir(s) / Legal Representative/ Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money	Possession Types	O/s as on 17-12-2024
1.	TCHFH0 3600001 0007466 4	Mr. Pawan Kumar Verma S/o Mr. Ram Krishan Verma. Mrs. Babli Verma W/o Mr. Pawan Kumar Verma	Rs. 1,19,11,871/- (Rupees One Crores Nineteen Lakh Eleven Thousand Eight Hundred Seventy One Only)	Property 1 - Shop No. 28 and Office No. 12 - Rs. 60,61,000/- And Property 2 - Residential House No. 366 (Old) and 430 (New) - Rs. 40,65,600/-	Property 1 - Shop No. 28 and Office No. 12 - Rs. 6,06,100/- And Property 2 - Residential House No. 366 (Old) and 430 (New) - Rs. 4,06,560/-	Physical	Rs. 58,23,568/- (Rupees Fifty Eight Lakh Twenty Three Thousand Five Hundred Sixty Eight Only)

**Description of the Immovable Property:**

**Property 1 - 1)** Commercial Shop bearing No. 28 (On Ground Floor) Admeasuring 20.12 Sq. Mtrs (Super Covered Area) and Commercial Office bearing No. 12 (On First Floor) Admeasuring 18.69 Sq. Mtrs. (Super Cover Area), Situated at Property No. 366 (Old) & 430 (New), Situated at Ram Nagar, Pargana Loni, Tehsil & District Ghaziabad (Uttar Pradesh), with all common amenities mentioned in sale deed. Boundaries: East - Property of Seller (Shop No. 26 & Office No. 13), West - Kothi of Nawab Sahab, North - House of Sri Niwas Ji, South - Common Passage 11'.

**Property 2 - 2)** Residential House bearing No. 366 (Old) and 430 (New) (Only First Floor without Roof Rights), Part of Plot No. 63, Admeasuring 42.92 Sq. Mtrs., Covered Area 93.89 Sq. Mtrs., Situated at Mohalla Ram Nagar (Ismail Khann), Ward & Pargana Loni, Distt. Ghaziabad (Uttar Pradesh), with all common amenities mentioned in sale deed. Boundaries: East - Property of Surrender Singh, West - Kothi of Nawab Sahab, North - Property of Sri Niwas, South - Common Passage 11' Wide.

**Note :- The bidders are advised to conduct due diligence before submitting the bid.**

At the Auction, the public generally is invited to submit their bid(s) personally. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid, for, acquire or attempt to acquire any interest in the Immovable Property sold.

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions:

NOTE: The E-auction of the properties will take place through portal <http://bankauctions.in/> on 29-01-2025 between 2.00 PM to 3.00 PM with limited extension of 5 minutes each.

**Terms and Condition:** 1. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall at once again be put up to auction subject to the discretion of the Authorised Officer. 2. The Immovable Property shall not be sold below the Reserve Price. 3. Bid Increment Amount will be: Rs. 10,000/- (Rupees Ten Thousand Only). 4. All the Bids submitted for the purchase of the Property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favouring the "TATA CAPITAL HOUSING FINANCE LTD." Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorised Officer. 5. The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorised Officer to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. 6. For reasons recorded, it shall be in the discretion of the Authorised Officer to adjourn/discontinue the sale. 7. Inspection of the Immovable Property can be done on 21-01-2025 between 11 AM to 5.00 PM, with prior appointment. 8. The person declared as a successful bidder shall, immediately after such declaration, deposit twenty-five per cent of the amount of purchase money/bid which would include EMD amount to the Authorised Officer within 24hrs and in default of such deposit, the property shall forthwith be put to fresh auction/Sale by private treaty. 9. In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorised Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office day after the 15th day. 10. In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/Sale by private treaty. The deposit including EMD shall stand forfeited by TATA CAPITAL HOUSING FINANCE LTD and the defaulting purchaser shall lose all claims to the property. 11. Details of any encumbrances, known to the TATA CAPITAL HOUSING FINANCE LTD, to which the property is liable: as per table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities areas of property tax, electricity etc. 12. For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, M/s. 4Closure, Block No.605 A, 6th Floor, Maitrivanam Commercial Complex, Amerpet, Hyderabad - 500038 Email : [info@bankauctions.in](mailto:info@bankauctions.in) or Manish Bansal, Email id [Manish.Bansal@tatacapital.com](mailto:Manish.Bansal@tatacapital.com) Authorised Officer Mobile No. 9588983696. Please send your query on WhatsApp Number - 9999078669. 13. TDS of 1% will be applicable and payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by highest bidder in the PAN of the owner/borrower(s) and the copy of the challan shall be submitted to our company. 14. Please refer to the below link provided in secured creditor's website: <http://surl.li/uhmsvb> for the above details. 15. Kindly also visit the link: <https://www.tatacapital.com/property-disposal.html>.

**Please Note** - TCHFL has not engaged any broker/agent apart from the mentioned auctioning partner for sale/auction of this property. Interested parties should only contact the undersigned or the Authorised officer for all queries and enquiry in this matter.

Place:- Uttar Pradesh Sd/- Authorised Officer,  
Date :- 27-12-2024 Tata Capital Housing Finance Ltd.

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

**APPENDIX - IV A [See proviso to rule 8 (6) and 9 (1)]**

**Sale notice for sale of immovable properties**

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

SR. NO.	1. BORROWER(S) NAME 2. OUTSTANDING AMOUNT	DESCRIPTION OF THE MORTGAGED PROPERTY	1. DATE & TIME OF E-AUCTION 2. LAST DATE OF SUBMISSION OF EMD 3. DATE & TIME OF THE PROPERTY INSPECTION	1. RESERVE PRICE 2. EMD OF THE PROPERTY 3. INCREMENTAL VALUE
1.	1. Mr. Boby ("Borrower") 2. Mrs. Gayatri (Co-borrower) LOAN ACCOUNT NO. LNHLKDD000092859 (Old) / 5120000807361 (New) Rupees 11,90,242/- (Rupees Eleven Lakhs Ninety Thousand Two Hundred and Forty Two Only) as on 08.08.2024 along with applicable future interest.	All that piece and parcel of RHS Flat No. 1, (LIG), First Floor, Right Hand Side (without Roof Rights), built up on Plot No. 34 and 35, out of Khata No. 01064, Kharsa No. 76, Situated at Sudamapuri Colony, Krishna Vatika, Village Dundaheera, Pargana Loni, Tehsil and District Ghaziabad, Uttar Pradesh 201009, Bounded as follows for Flat No. 1, First Floor, North: MIG Flat No. 1, South: LIG Flat No. 2, East: Plot of Deegar Malik, West: Road 20 Ft Wide on Ground floor	1. E-AUCTION DATE: 13.01.2025 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 10.01.2025 3. DATE OF INSPECTION: 09.01.2025	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)

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

- 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 ray 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.
- 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. 800-002-3297/79-4120 0559. Email: [ramprasad@auctiontiger.net](mailto:ramprasad@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" (as mentioned above) on or before 10-Jan-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 Authorised Officer, Capri Global Housing Finance Limited Regional Office Plot no. 9B, 2nd Floor, Pusa Road, New Delhi 110 060 latest by 03:00 PM on 10-Jan-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, 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.
- 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 Office/Plot no. 9B, 2nd Floor, Pusa Road, New Delhi 110 060 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.
- Movable item (if any) lying in the property is not offer with sale.
- For further details and queries, contact Authorised Officer, Capri Global Capital Limited: Ms. Swati Singh Mo. No. 8960750463 and for further inquiry M/s. 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 : DELHI/NCR Date : 27-DECEMBER-2024 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  
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) of the Security Interest (Enforcement) Rules, 2002 Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the Constructive/physical possession of which has been taken by the Authorised Officer of Capri Global Capital Limited Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on dates below mentioned, for recovery of amount mentioned below due to the Capri Global Capital Limited Secured Creditor from Borrower mentioned below. The reserve price, EMD amount and property details mentioned below.

SR. NO.	1. BORROWER(S) NAME 2. OUTSTANDING AMOUNT	DESCRIPTION OF THE MORTGAGED PROPERTY	1. DATE & TIME OF E-AUCTION 2. LAST DATE OF SUBMISSION OF EMD 3. DATE & TIME OF THE PROPERTY INSPECTION	1. RESERVE PRICE 2. EMD OF THE PROPERTY 3. INCREMENTAL VALUE
1.	1. Mr. Satendra S ("Borrower") 2. Mrs. Rajo (Co-borrower) LOAN ACCOUNT NO. LNMEMAY000022081 (Old)/ 80500005742963 (New) Rupees 35,77,351/- (Rupees Thirty Five Lacs Seventy Seven Thousand Three Hundred Fifty One Only) as on 11.11.2024 along with applicable future interest.	All that piece and parcel of Property bearing Land Area Admeasuring 287.73 Sq. Yds (240.57 Sq. Mts.), Kharsa No. 585, situated in Village Haldoni, Pargana and Tehsil Dadri, District Gautam Budh Nagar, Uttar Pradesh 201301 Bounded As: East: Road 12 ft, West: Vacant Plot North: Road 10 Ft., South: Other's Vacant Plot	1. E-AUCTION DATE: 15.01.2025 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 13.01.2025 3. DATE OF INSPECTION: 11.01.2025	RESERVE PRICE: Rs. 59,49,000/- (Rupees Fifty Nine Lacs Forty Nine Thousand Only). EARNEST MONEY DEPOSIT: Rs. 5,94,900/- (Rupees Five Lacs Ninety Four Thousand Nine Hundred Only) INCREMENTAL VALUE: Rs. 50,000/- (Rupees Fifty Thousand Only)

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&CONDITIONSOFONLINEE-AUCTIONSALE](http://www.Capriglobal.in/auction/TERMS&CONDITIONSOFONLINEE-AUCTIONSALE):-

- The Property is being sold on "AS IS WHERE IS,