

Tiger Home Finance Private Limited

Registered Office : Shikhar, Nr. Mithakhali Circle, Navrangpura, Ahmedabad-380009, Gujarat, India
Corporate Office : One BKC, C-Wing, 1004/5, 10th Floor, Bandra Kurla Complex, Bandra (East), Mumbai 400 051. Maharashtra, India.
CIN: U65999GJ2017PTC09960, Website : www.tigerhomefinance.in

PUBLIC NOTICE FOR E-AUCTION CUM SALE

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Tiger Home Finance Pvt. Ltd. (formerly known as M/s. Adani Housing Finance Pvt. Ltd. vide Certificate of Incorporation dated 6th June 2024, issued by the Office of the Registrar of Companies, Ministry of Corporate Affairs, herein after referred to as "AHFL") under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the realization of loan dues from borrowers/in, in the following loan accounts right to sale on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "Whatever is There is Basis". The sale will be done by the undersigned through website: <https://adanihousing.procure247.com/> Particulars of which are given Under:

Sr. No.	Borrower(s) / Co-Borrower(s) / Guarantor(s) / Loan Agreement No	Description of Immovable property	Demand Notice Date	Reserve Price (RP)	EMD	
					Outstanding Amount (Secured debt)	Bid Increase Amount
1	C N Kemparaju/Rajalakshmi Kemparaju/ 8020H001023348	All That Peace And Parcel Of Flat No. 303 3rd Floor Sukhmani Residency Kordal Opp Bharat Petrol Saphale East Of Land Bearing 1) Survey No. 52 Hissa No. 3 Plot No. 8/A Admeasuring Area 316.12 Sq. Mt. 2) Survey No. 52 Hissa No. 3 Plot No. 9/A Admeasuring Area 332.20 Sq.Mt Of Village Kandal Tal & Dist - Palghar. Which is Bounded As Under :- East-By Forest, West-By Road, North-By Survey No. 95, South-By Road.	14-May-24 Rs. 9,52,649 /- As On Date 14-May-24	Rs. 1300000/- Rs. 130000/-		
2	Santosh Ramnawal Jaiswar/ Sangita Santosh Jaiswar/ 8020H001014921	All That Premise Flat No.004, Admeasuring 535 Square Feet (Built Up Area), Situated On The Ground Floor, In The A Wing Building No 5 Phase C Of The Building Known As 'Narendra' Of The Housing Project Known As 'Shree Swami Narendra Prasanna', Being Lying And Situated On Land Bearing Survey No.99, Hissa No.2(P) At Village Purna, Taluka Bhiwandi, District Thane Which is Bounded As Under :-East-C6 A Wing, West-Access Road, South-C3 C Wing, North Internal Road.	16-Mar-22 Rs. 1777748/- As On Date 16-Mar-22	Rs. 1630000/- Rs. 163000/-		

EMD Submission Account details (10% of RP) NEFT / RTGS
A/c No.: ADANI100EMDAH001, Bank Name: ICICI BANK
Name of Beneficiary: ADANI HOUSING FINANCE PVT LTD, IFSC Code: ICIC0000106
Date/ Time of E-Auction : 28-Feb-25, 11.00 AM TO 4.00 PM

TERM TERMS & CONDITIONS:
The e-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS".
1. Inspection at Site on 04-Feb-25 & 08-Feb-25
2. Online BID (EMD) / Offer start on 29-Jan-25 and end on 27-Feb-25 before 5:30 PM
3. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ effecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the AHFL. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.
4. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property/ies put on auction will be permitted to interested bidders at sites as mentioned against each property description.
5. The interested bidders shall submit their EMD through Web Portal: <https://Tigerhome.procure247.com/> (the user ID & Password can be obtained free of cost by registering name with <https://Tigerhome.procure247.com/> through Login ID & Password. The EMD shall be payable through NEFT in the account mentioned above. After Registration (One Time) by the bidder in the Web Portal, the intending bidder/ purchaser is required to get the copies of the following documents uploaded in the Web Portal before the Last Date & Time of submission of the Bid Documents viz. i) Copy of the NEFT/RTGS Challan or Demand Draft; ii) Copy of PAN Card; iii) Proof of Identification/ Address Proof (KYC) viz. self-attested copy of Voter ID Card/ Driving License/ Passport etc.; without which the Bid is liable to be rejected. UPLOADED SCANNED COPY OF ANNEXURE-II & III (can be downloaded from the Web Portal: <https://Tigerhome.procure247.com/>) AFTER DULY FILLED UP & SIGNING IS ALSO REQUIRED. The interested bidders may require assistance in creating Login ID & Password, uploading data, submitting Bid Documents, Training/ Demonstration on Online Inter-se Bidding etc., may contact M/s i-Sourcing Technologies Pvt. Ltd. 603, 6th Floor Shikhar Complex, Navrangpura, Ahmedabad 380 009, Gujarat, India E-mail id : Karan@procure247.com, Rajesh@procure247.com, Tapan@procure247.com, Support Helpline Numbers : Rajesh Chauhan - 6354910183 Karan Modi - 7016716557. Enquiries : Helpdesk@procure247.com, and for any property related query may contact Authorized Officer : Gauresh.Manjekar@tiger.in, e-mail ID: gauresh.manjekar@tiger.in during the working hours from Monday to Saturday.
7. The interested bidder has to submit their Bid Documents (EMD (not below the Reserve Price) and required documents (mentioned in Point No.4)) on/ before 27-Feb-25 up to 5:30 pm and after going through the Registering Process (One Time) and generating User ID & Password of their own, shall be eligible for participating in the e-Auction Process, subject to due verification (of the documents) and/ or approval of the Authorized Officer.
8. During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the "Bid Increase Amount" (mentioned above) or its multiple and in case bid is placed during the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (each time till the closure of e-Auction process), otherwise, it'll automatically get closed. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the e-Auction Process shall be declared as a Successful Bidder by the Authorized Officer/ Secured Creditor, after required verification.
9. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within 24 hours of the acceptance of bid price by the Authorized Officer and the balance 75% of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting borrower shall have no claim/ right in respect of property/ amount.
10. The prospective qualified bidders may avail online training on e-Auction from i-Sourcing Technologies Pvt. Ltd. prior to the date of e-Auction. Neither the Authorized Officer/ Bank nor M/s. i-Sourcing Technologies Pvt. Ltd. shall be liable for any internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event.
11. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody.
12. The Authorized Officer is not bound to accept the highest offer and the Authorized Officer has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction without assigning any reason therefor.
13. The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of M/s. i-Sourcing Technologies Pvt. Ltd., <https://Tigerhome.procure247.com/> before submitting their bids and taking part in the e-Auction.
14. The publication is subject to the force major clause.
Special Instructions-Bidding in the last moment should be avoided in the bidders own interest as neither the Adani Housing Finance Pvt. Ltd nor Service provider will be responsible for any lapse/failure (Internet failure/power failure etc.). in order to ward-off such contingent situations bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc, so that they are able to circumvent such situation and are able to participate in the auction successfully.
The borrowers / Co-borrower / Guarantors 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.
Sd/-
Authorized Officer
Tiger Home Finance Private Limited

MUTHOOT HOUSING FINANCE COMPANY LIMITED

Registered Office: TC No.14/2074-7, Muthoot Centre, Punnen Road, Thiruvananthapuram - 695 034,
CIN No - U65922KL2010PLC025624, Corporate Office: 12/A 01, 13th floor, Parinee Crescendo, Plot No. C38 & C39, Bandra Kurla Complex-G Block (East), Mumbai-400051 TEL. No: 022-62728517
Email Id: authorisedofficer@muthoot.com

APPENDIX -IV[Rule 8(1)] Possession Notice (For Immovable Property)

Whereas The undersigned being the Authorized Officer of the Muthoot Housing Finance Company Ltd., under the Securitization And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (ACT No. 54 OF 2002) and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice to below mentioned Borrowers / Guarantors. After completion of 60 days from date of receipt of the said notice, The Borrowers / Guarantors having failed to repay the amount, notice is hereby given to the Borrower/s / Guarantor/s and the public in general that the undersigned has taken Symbolic Possession of the property described herein below in exercise of powers conferred on them under section 13(4) of the said Act read with Rule 8 of the said Rules on this:

Sr. No.	LAN / Name of Borrower / Co-Borrower / Guarantor	Date of Demand notice	Total O/s Amount (Rs.) / Future Interest Applicable	Date of Possession
1	LAN No. 18700076847, 1. Aslam Hasan Pathan, 2. Almas Aslam Pathan, 3. Ayub Hasan Pathan Alias Ayyub Hasan Pathan 4. Roshan Hasan Pathan 5. Asif Babamiya Inamdar (Guarantor)	22-November-2023	Rs.3,60,399.37/- as on 15-November-2024	23-January-2025

Description of Secured Assets/ Immovable Property (ies): ALL THAT PART AND PARCEL OF THE RESIDENTIAL HOUSE BEARING MILKAT NO.1130 ADMEASURING ABOUT SFT. 49.2 SQ.MTRS. 45.82 LYING, BEING AND SITUATED AT VILLAGE MURBAD, TALUKA THANE, DISTRICT AND DIVISION THANE, SUB DIVISION THANE, WITHIN THE JURISDICTION OF THE SUB REGISTRAR OF ASSURANCES AT KHALAPUR AND WITHIN THE TERRITORIAL LIMITS OF GROUP GRAM PANCHAYAT MURBAD PANCHAYAT SAMITTEE MURBAD, ZILLAPARISHAD MURBAD

The Borrower/s / Guarantor/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 Muthoot Housing Finance Company Limited, for an above mentioned demand amount and further interest thereon.
Place: MAHARASHTRA, Date: 29 January, 2025 Sd/- Authorised Officer, For Muthoot Housing Finance Company Limited

ASHIANA AGRO INDUSTRIES LTD.

No. 34 Andal Nagar, Baluchetty Chattram, Kancheepuram Taluk, Kancheepuram Dist., Pin : 613551, Tamil Nadu

NOTICE

Notice is hereby given, pursuant to Regulation 29 read with Regulation 47 of the SEBI (Listing Regulations and Disclosure Requirements) Regulations, 2015 that a Meeting of the Board of Directors of the Company will be held at the Corporate Office at Chennai on 13th February, 2025 at 3.00 PM to take on record the Unaudited Financial Results of the Company for the Quarter and Nine Months ended 31.12.2024.
For ASHIANA AGRO INDUSTRIES LTD Date: 28.01.2025 Sd/- Place: Chennai Company Secretary

PUBLIC NOTICE

Notice is hereby given to the public at large that M/s. Yagmishwar Co-operative Housing Soc. Ltd. having Address Plot No. 210-A, Kasturba Marg, Mulund (W) Mumbai - 400080 is member of The Vijay Co-Op. Housing Soc. Ltd., address at Vijay Society House, Sewaram Lalvani Road, Mulund (W) Mumbai - 400080, has reported to The Vijay Co-Op. Housing Soc. Ltd., that the original Share Certificate bearing No.34 and 121 face value of Rs. 100/- each has been lost/misplaced and an application has been made for duplicate Share Certificate.
The Vijay Co-Op. Housing Soc. Ltd., invites claims and objections from claimants/objectors or objectors for issuance of duplicate Share Certificate within the period of 14 (Fourteen) days from the publication of this notice, with copies of such documents and other proofs in support of his/her claims / objections for issuance of duplicate share certificate to the secretary of The Vijay Co-Op. Housing Soc. Ltd., if no claims/objectors are received within the period prescribed above The Vijay Co-Op. Housing Soc. Ltd., shall be free to issue duplicate Share Certificate.
Place : Mulund - Mumbai Date: 29/01/2025
For and on behalf of The Vijay Co-Op. Housing Soc. Ltd Hon. Secretary

PUBLIC CAUTION NOTICE

RE: FLAT NO 21 in MAHESHWARI NIKETAN AT PEDDER ROAD MUMBAI NO 400 026 By this notice, I, the undersigned Dr Pushpakala Jimuliana nee Pushpakala Ambalal Shah alert the public at large that the relatives of one late Kishore Dalal, husband of Harshabala Shah one of the daughters of Ratanben Ambalal Shah, continued to occupy the above flat gratuitously without having legal rights title or interest. Said Kishore Dalal died at Bombay on 25/07/2024 without leaving any issues. I asked the brother's children of late Kishore Dalal whether late Kishore Dalal had made any Will, they replied they replied in negative. My brother late Pratul Ambalal Shah was unmarried and was not having any children to understand and make any Will and so far any such Will of my brother late Pratul Shah is not produced before me. My brother Bhupendra Shah separated from the family long back taking his share and has no claim in Ratanben's property. I am the only lawful heir of late Ratanben Ambalal Shah, the original owner of above flat. The relatives of late Kishore Dalal stay at Surat. And I apprehend that they are trying to deal with and dispose of the said flat illegally and unlawfully claiming to be heirs of late Kishore Dalal who has no legal right title or interest in the said flat. PUBLIC IS CAUTIONED not to enter into any transaction of sale, mortgage, lease or leave and license in any manner. As I am the only lawful heir of late Ratanben Ambalal Shah and anybody claiming rights, title or interest in the said flat should contact me at 203, Unique Apartments, S V Road, Irla, Vile-Parle(W), Mumbai 56, Mumbai 56.

GIC HOUSING FINANCE LTD.

CORPORATE OFFICE / HEAD OFFICE : GICHFL, National Insurance Building 6th Floor, 14, Jamshejdi Tata Road, Churchgate, Mumbai - 400020, Tel No- 022-43041900. Email: investors@gichf.com, corporate@gichf.com Website : www.gichf.com
THANE BRANCH OFFICE : 1st Floor, Horizon Tower, Above Kalyan Janala Saha Bank Ltd, Bhakti Mandir Road, Near Hariniwas Circle, Branchpakadi, Thane west -400602 Office Tel : 022-25401957 / 58 / 59 / Branch mail Id : thane@gichf.com
Contact Details : Dattaram Gawade - 9821505626

E-AUCTION SALE NOTICE

E-AUCTION DATE : 28-02-2025 / Last Date for Bid Submission : 27-02-2025

WHEREAS the undersigned being the Authorized Officer of GIC Housing Finance Ltd. (GICHFL), under Securitization & Reconstructions of Financial Assets and Enforcement of Security Interest Act, 2002 & in exercise of powers conferred under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 had issued Demand Notice to following Borrowers/Mortgagors calling upon them to repay the outstanding due amount mentioned in the said notices. However, The Borrower/Mortgagor having failed to repay the said due amount, the undersigned has taken PHYSICAL POSSESSION of the following property in exercise of powers conferred U/s 13(4) and U/s 14 of the said Act read with the Rule 8 of the said Rules.

Sr. No.	Name of the Borrower/ Co Borrower/ Guarantor Name / Loan File No/ Branch Name	Property Address/ Property Area (built up in Sq Ft)	Demand Notice Issued Date	Date of Physical Possession	Total Outstanding as on 28.01.2025 (In Rupees)	Reserve Price (In Rupees)
1	KAMLESH YADAV AND ANITA KAMLESH YADAV / MH0230610008587	Building Name: Krishna Kunj, House No: Flat 103, Floor No: 1St Flr, Plot No: 2, Street Name: Navali Road, Land Mark: Nr Navali Talav, Village: Navali -Palghar, Location: Palghar, Taluka: Palghar, State: Maharashtra, Pin Code: 401404 (Area Of The Property: 531 Sq. Ft Build up)	16.01.2023	13.08.2024	1933208/- (Incl.POS, Interest and Other charges)	1941000/-
2	MILIND LAXMAN PANCHARANE / MH0230610004729	Building Name: Vardhaman Park Bldg No.18 Chs Lt, House No: 404 Wing B, Floor No: 4Th Flr, Street Name: Kalyan Shil Road, Land Mark: Deshmukh Homes, Village: Asade Golavali, Location: Kalyan City, Taluka: Kalyan-East, State: Maharashtra, Pin Code: 421301 (Area Of The Property: 337 Sq.Ft Build Up)	17.09.2019	16.07.2024	1302789/- (Incl.POS, Interest and Other charges)	1805000/-

DATE OF E-AUCTION & TIME : 28-02-2025 at the Web-Portal (<https://www.bankauctions.in>) from 3.00 PM TO 04:00 PM, with unlimited extensions of 5 minutes each.
Last date of submission of Tender/Sealed Bid in the prescribed tender form along with EMD & KYC either through online mode or at the above mentioned GICHFL Office at 27-02-2025 before 5.00 PM.

Further to this PUBLIC NOTICE for E-Auction Sale of the above said Assets / properties (in terms and conditions of the SARFAESI Act, 2002 and rules thereunder) GICHFL invites OFFERS EITHER in sealed covers/ or in Online mode to purchase the said properties on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".

- TERMS & CONDITIONS OF THE AUCTION SALE ARE AS FOLLOWS:-**
- E-Auction is being held on "As is where is Basis", "As is what is Basis", "Whatever there is" And "Without Any Recourse Basis", and will be conducted "Online". The E-Auction will be conducted through GICHFL approved E-auction service provider "M/s. A closure".
 - The intending bidders should register their names at [portal https://bankauctions.in](https://bankauctions.in) and get their user-id and password free of cost. Prospective bidders may avail online training on E-Auction from the service provider M/s. A closure, # 605 A, 6th Floor Maltrivamam, Ameerpet, Hyderabad - 500038, Telangana. Office Land Line No: 040-23736405; Backend team : 8142000662 / 66, Mr. Prakash - 8142000664 / 8142000725, prakash@bankauctions.in, Mr. Nitesh Pawar, Manager, Mumbai, No:8142000725, mail id: Nitesh@bankauctions.in. Property enquiries, CONTACT DETAILS : DATTARAM GAWADE - 9821505626
 - The E-Auction Sale is subject to the conditions prescribed in the SARFAESI Act/Rules 2002 and the terms and conditions mentioned hereunder/website also subject to conditions in the offer/bid documents to be submitted by the intending/participating bidders.
 - Every bidder is required to have his/her own email address in order to participate in the online E-auction.
 - Once Intending Bidder formally registers as a qualified tenderer before authorized officer of GICHFL, will have to express his/her interest to participate through the E-auction bidding platform, by submitting document. It shall be the tenderer's/online bidder's sole responsibility to procure his/her login ID and password from the E-auction service provider.
 - The aforesaid properties shall not be sold below the reserve price mentioned above.
 - Intending bidders are required to deposit Earnest Money Deposits (EMD) @ 10% of the above-specified reserve prices, by way of DD/RTGS/NEFT favouring GIC Housing Finance Ltd. Bank details are as follows: Bank Name: UNION BANK OF INDIA, A/c No: 005111010000039 - A/c Name: GIC HOUSING FINANCE LTD AUCTION A/C, Branch Name : LCB, FORT Address : UBI, 239 BACKBAY RECLAMATIO NARIMAN POINT MUMBAI MAHARASHTRA PINCODE 400021. IFSC CODE - UBIN0800511.
 - The said Deposit/s shall be adjusted in the case of successful bidder/s, otherwise refunded. The said earnest money deposit/s will not carry any interest.
 - The offer/s along with the aforesaid Earnest Money Deposit (EMD) can be submitted either "online" through the portal <https://bankauctions.in> along with the EMD and scanned copy of KYC documents including PAN Card & address proof, to the service provider or through submitting sealed cover comprising bid form, EMD and KYC documents and it should reach the respective branch offices of GIC Housing Finance Ltd., mentioned above on or before EMD Submission due date.
 - That, after opening the tenders, the intending bidders who have submitted their bids for not less than the reserve price will be given an opportunity at the sole discretion of the Authorized Officer to increase the bidding amount.
 - The successful bidder/s shall deposit 25% of the amount of sale price, adjusting the EMD paid already, immediately on acceptance of offer by the Authorized officer in respect of the sale, failing which the earnest money deposited shall be forfeited. The balance 75% of the sale price is payable within 15 days from the date of confirmation of the sale solely at the discretion of the Authorized Officer. In case of failure to deposit the balance amount within the prescribed period, the amount deposited shall be forfeited. The Authorized Officer shall not be required to give any further notice of forfeiture to the successful bidder.
 - Bidders are bound by the principle of "caveat emptor" (Buyer Beware) and advised to conduct their own due diligence to find any encumbrances, statutory liabilities, arrears of property tax, Income Tax, Excise Duty, Labour Dues, electricity and maintenance dues etc., of the firm or Secured Asset. The Successful bidders shall have to bear all outgoing i.e., municipal taxes, maintenance/society charges, electricity charges, water charges, stamp duty, registration charges, (if applicable), if any and all other incidentals charges, cost including all outgoing relating to the respective properties other than the sale price...
 - The successful bidder should bear the charges/fees payable on sale certificate, such as registration fees, stamp duty, taxes, or any other duties payable for getting the secured asset transferred in his/her name.
 - The Sale Certificate will be issued only in the name of the successful bidder and only after receipt of the entire /sale price.
 - The notice is hereby given to the Borrowers, Mortgagor/s and Guarantor/s that they can bring the intending buyer/purchaser for purchasing the properties mentioned above, as per the terms and Conditions of the EAUCTION Sale.
 - Inspection of the above said properties can be given on request and as per convenience of Authorized Officer.
 - The Authorized Officer is not bound to accept the highest offer or any or all offers and reserves the right to accept or reject any or all the tenders without assigning any reason therefor.
 - GICHFL is not responsible for any liability whatsoever pending upon the properties as mentioned above. The property shall be auctioned on "As is where is", "As is what is", "Whatever there is" and "without any recourse basis".
 - In case the borrowers/mortgagor approaches GICHFL, before confirmation of sale, offering contractual dues + expenses + interest @ 15% from date of proclamation of sale + 5% of the purchase money (in case after sale which is to be paid to successful bidder) and requests for cancellation of the sale, GICHFL shall accept the amount and hand over the possession to mortgagor
 - The highest bidder has to pay 25% (inclusive of earnest money deposited) of the bid amount in terms of the sale notice immediately and the balance 75% of the bid amount is payable in 15 days or such other extended period as agreed upon between the parties (AO and the successful bidder). However, Authorized Office is to be confirmed sale certificate after expiry of 30 days from the date of sale and in no case the sale is to be confirmed before expiry of 30 days from the date of sale. Only after receipt of full payment, sale to be confirmed and the sale certificate to be issued.
 - Minimum Bid increment value is Rs.10,000/-

STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

For detailed terms and Conditions of the sale and full description of the properties please refer to the website of approved e-auction service provider M/s. A closure and website <https://bankauctions.in>. For GIC Housing Finance Ltd.
Date : 29.01.2025 Sd/-
Place : Thane Authorized Officer

HDFC BANK HDFC BANK LTD.

Head Office : HDFC Bank House, Senapati Bapat Marg, Lower Parel, Mumbai-400 013, Maharashtra
Office Address : Department for Special Operations, Peninsula Business Park, B Wing, 4th Floor, Dawn Mills Compound, Ganpat Rao Kadam Marg, Lower Parel (West), Mumbai-400 013.

POSSESSION NOTICE

WHEREAS The undersigned being the Authorized Officer of HDFC Bank Ltd. under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("Rules") has issued a Demand Notice dated 18th November 2024 ("Demand Notice"), under Section 13(2) of the said SARFAESI Act, calling upon Acme Housing India Private Limited ("AHIPL"), Mr. Rajesh Pravin Doshi, Mr. Munish Pravin Doshi and Mr. Pravin Himmatal Doshi (collectively all referred to as "Borrower / Guarantors / Mortgagors") to repay the amount mentioned in the said notice being ₹ 996,60,81,054/- (Rs. Nine Hundred Ninety Six Crores Sixty Lakhs Eighty One Thousand Fifty Four Only), together with further interest, penal charges more particularly mentioned in the said Demand Notice along with incidental charges, costs, charges, expenses etc. within 60 days from the date of receipt of the said Demand Notice.

The Borrower / Guarantors / Mortgagors having failed to repay the amount, notice is hereby given to the Borrower / Guarantors / Mortgagors in particular and to the public in general that the Authorized Officer has taken symbolic possession of the property / Secured Assets described herein below in exercise of powers conferred on him under Section 13(4) of the SARFAESI Act read with the Rule 8 of the said Rules on 27th January 2025.

The Borrower / Guarantors / Mortgagors in particular and the public in general are hereby cautioned not to deal with the said property / Secured Assets and any dealings with the said property / Secured Assets will be subject to the mortgage / charge of HDFC Bank Ltd. for the amount of ₹ 996,60,81,054/- (Rs. Nine Hundred Ninety Six Crores Sixty Lakhs Eighty One Thousand Fifty Four Only) due as on 31st October 2024, together with further interest, penal charges more particularly mentioned in the said Demand Notice along with incidental charges, costs, charges, expenses, liquidated damages, etc. from 1st November 2024.

We invite your attention to the provisions of sub-section 8(b) of section 13 of the said SARFAESI Act, in respect of time available, to redeem the Secured Assets.

Without prejudice to and without any assumption of liability in the facts and circumstances as they stand as on date, the aforesaid action shall not affect the units with respect to which No Objection Certificates ("NOC") have been obtained from HDFC Bank Ltd. provided that the terms and conditions of such NOCs have been complied with. This possession is subject to the terms and conditions laid out in the NOC dated 14th June 2023 for grant of development rights by AHIPL in favour of Macrotech Developers Ltd.

Description of Immovable Property
All that piece and parcel of land, ground and hereditaments situate, lying and being at Village Chitalnar, Manpada, District Thane in the registration district, Thane bearing Survey No. 46, Hissa No. 2/1 and 6. Old Gut No. 61/1 (New Gut Nos. 61/1/1, 61/1/2, 61/1/3, 61/1/4) total admeasuring 46,400 sq. meters excluding (i) 25% portion (i.e. forming part of Gut No. 61/1), earmarked for rental component to be handed over to Mumbai Metropolitan Region Development Authority ("MMRDA") admeasuring a net area of 11,033.30 sq. meters or thereabouts as per the layout annexed to the MMRDA's NOC dated 26th July, 2013 (ii) land area of 8096.70 sq. meters underneath buildings "Ashwood" and "Oakwood" for which possession is already given, (iii) DP Road area of 910 sq. meters, (iv) DP Road area of 3780 sq. meters which were handed over to the Thane Municipal Corporation (TMC) and having (A) net plot area of 22,580.00 sq. meters or thereabouts and Survey No. 46, Hissa No. 5, Gut No. 61/2 (New Gut Nos. 61/2/1, 61/2/2 61/2/3 admeasuring about 8100 sq. meters excluding (i) amenity plot area of 2390 sq. meters (ii) DP Road area of 1120 sq. meters which were handed over to the Thane Municipal Corporation (TMC) and having (B) net plot area of 4590.00 sq. meters or thereabouts aggregating (A+B) to 27,170.00 sq. meters, or thereabouts (the possession receipt shows an area of 4859.21 sq. meters in Gut No. 61/1 and 61/2 being handed over for DP Road purpose whereas the sanctioned plans shows an area of 4900 sq. meters (i.e. 3780 sq. meters plus 1120 sq. meters) being handed over DP Road purpose) and bounded as follows, that is to say : • On or towards the East : By Gut Nos. 5/3 & 6/3A, 60/5 ; • On or towards the North : by Gut No. 60/2 ; • On or towards the West : by Gut Nos. 60/1, 56/3, 2 ; • On or towards the South : by Gut No. 56/4 Note: In Unilateral Indenture of Mortgage dated 02-01-2015 (registered on 03-01-2015 under registration no. TNN1-84-2015) and Unilateral Indenture of Mortgage (registered on 31-03-2016 under registration no. TNN1-3433-2016), the land area underneath buildings "Ashwood" and "Oakwood" needs to be read as 8096.70 sq. meters instead of 8,107.01 sq. meters and (i) DP Road area of 3780 sq. meters, (ii) Amenity Plot Area of 2390 sq. meters (iii) Area handed over to MMRDA needs to be read as 11,033.30 sq. meters of thereabouts instead of 11,033.33 sq. meters or thereabouts and (iv) DP Road area of 1120 sq. meters shall get excluded from the total land area as stated hereinabove. Together with unsold units / tenements / premises / flats etc. in buildings namely "Basilia", "Centilia", "Dandelia", "Ginogelia", "Finnelia", "Euclayptia", "Alpina" and "Herbelia" including any other building constructed/ to be constructed on the above land including without limitation, undivided interest in the common areas, facilities etc. in the Project "Acme Ozon" along with future development potential and receivables thereon ("Secured Assets").

For HDFC Bank Limited Sd/-
Date : 27th January 2025 Amit Lalani
Place : Mumbai Authorized Officer