

Protium Finance Limited
(Formerly known as Growth Source Financial Technologies Ltd.)
Registered Office: Nirlon Knowledge Park (NKP) B-2, Seventh Floor, Pahadi Village, Off. The Western Express Highway, Cama Industrial estate, Goregaon (E), Mumbai, Maharashtra- 400063

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/ Co-Borrower/ Mortgagee(s) that the below described immovable properties mortgaged to the Secured Creditor, the Constructive Possession of which has been taken by the Authorised Officer of Protium Finance Ltd. the same shall be referred hereinafter as Protium Finance Ltd. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis through E-Auction. It is hereby informed to General public that we are going to conduct public E-Auction through website <http://bankauctions.in/>.

1.Account Number 2.Name of borrower, co- borrower, 3. Mortgages	4. Date of Demand Notice 5. Amount as per Demand Notice U/s 13(2) 6. Date of Symbolic Possession 7. Amount as on	8. Descriptions of the property/Properties	9. Reserve Price 10. Earnest Money Deposit 11. Bid Increment Amount (In Rs.)	12. E-Auction Date and Time 13. EMD Submission Last Date 14. Inspection Date
1.GS047EEL625668 2.(a) Arif General Store Through It's Proprietor Mr. Mohammad Arif Mohammad Yusuf Momin (b) Mr. Mohammad Arif Mohammad Yusuf Momin, (c) Mrs. Salmabani Mohammad Arif Momin, All having address at - 2685 T No 0115170760001 R. Sodagar ni Pole, Kalupur, Ahmd., Landmark- Nurai Barahandi and Kalupur Tower, Gujarat Also, at - Shop No.2, Ground Floor, Zainab Avenue, City Survey No.2725 & 2742 paiki of Mouje, Sodagar ni Pole, Gali No.3, Kalupur Ward No.2, Ahmedabad - 01 Gujarat Also, at - Shop No.4, Ground Floor, Farhat Flat, City Survey No.3544 & 3549 paiki of Page 2 of 14 Cr. Misc. Appli. No: 6462/2023 Mouje, Sodagar ni Pole, Gali No.3, Kalupur Ward No.1, Ahmd.-01, Gujarat Also, At - 1 E F 3545 Farhat Manzil Owners Asso Sodagar Ni Pole Gali 3 Kalupur Ahmedabad 38001	4. Date: 13 th Sep 2024 5. Rs. 2943930.81/- (Rupees Twenty-Nine Lakh Forty-Three Thousand Nine Hundred Thirty and Eighty-One Paisa Only) as on Sep 10, 2024 with further interest @ 18% from Sep 10, 2024 until payment in full amount along with other charges as demanded in our notice, within the statutory period of 60 days from the date of this notice. 6. 16 th Jan 2025 7. Rs. 33,75,632/- (Thirty-Three Lakh Seventy-Five Thousand Six Hundred Thirty-Two Only) as on date 10 th Jul 2025	a. Immoveable Properties : PROPERTY No: 1 (1) All that piece and parcel of immovable property bearing Shop No.5-4, Ground Floor, "Farhat Flat", City Survey No.3544 & 3549 paiki of Mouje, Sodagar ni Pole, Gali No.3, Kalupur Ward No.1, Taluka: City, in the Registration of Ahmedabad and Sub District of Ahmd.-01, Guj. Which is bounded as under : East: Wall and flat parking, West: Chunawala Mohalla Road, North: Wall and passage, South: S.No. 3543 & 3550 PROPERTY No: 2 - (1) All that piece and parcel of immovable property bearing Shop No.2, Ground Floor, measuring 81 Sq.Ft. i.e. 9 Sq.Yd. i.e. 8 Sq.Mtr. in the scheme known as "Zainab Avenue", situated at: City Survey No.2725 & 2742 paiki of Mouje, Sodagar ni Pole, Gali No.3; Kalupur Ward No.2, Taluka: City, in the Registration of Ahmedabad and Sub District of Ahmd.-01, Guj. Which is bounded as under : East : Road, West: Other Property, North: Lift, South: Stairs	9. Rs. 20,00,000/- (Twenty-Lakh Only) 10. Rs. 2,00,000/- (Two Lakh Only) 11. (Bid Incremental Value: Rs. 5,000/-)	12. 28-Jul-25 at 11:00 am to 2:00 PM (with unlimited extension of 5 min each) 13. 26-Jul-25 up to 5:00 PM. 14. 21-Jul-25 BETWEEN 11:00 AM TO 5:00 PM

1. All interested participants / bidders are requested to visit the website <https://bankauctions.in/> & <https://protium.co.in/> For details, help, procedure and online training on e-auction, prospective bidders may contact Mr. Nitesh D Pawar Contact number: 8142000725 / 8142000666. email id: nitesh2000725@8142000666.in / info@bankauctions.in
*For further details on terms and conditions please visit <https://bankauctions.in/> & <https://protium.co.in/> to take part in e-auction.
THIS IS ALSO A STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002
Date: 11.07.2025, Place: Ahmedabad, Gujarat Sd/-, Authorized Officer, Protium 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. NLHLMVA000082147 (OLD)/ 5150000828503(New) Rs. 8,46,598/- (Rupees Eight Lac Forty 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: 19.08.2025 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 18.08.2025 3. DATE OF INSPECTION: 13.08.2025	RESERVE PRICE: Rs. 5,50,000 /-(Rupees Five Lacs and Fifty Thousand Only). EMD: Rs. 55,000/- (Rupees Fifty - five Thousand Only) INCREMENTAL VALUE: Rs. 5,000/- (Rupees Five Thousand Only)
2.	1. Mr. Shantibhai Maganbhai Bheda ("Borrower") 2. Mrs. Dharmishabhen Shantibhai Bheda Alias Dharmishabhen Jivabhai Solanki (Co-borrower) LOAN ACCOUNT NO. NLHLMVA000055822 (OLD)/5030000827570(NEW) Rs. 15,55,554/- (Rupees Fifteen Lac Fifty-Five Thousand Five Hundred and Fifty-Four Only) as on 08.07.2025 along with applicable future interest.	All that piece and parcel of Residential House No. 7 (Block No. B) of Plot No. 131 Paiki, area measuring 81.375 Sq. Mtrs. & construction thereon 54.00 Sq. Mtrs., City Survey No. 2998/131 Paiki of N.A. Revenue Survey No. 388, Situated in Durlabh Nagar, at Taluka Rajlaja, Dist. Amreli, Gujarat - 365560, Bounded As., East By - Common Plot, West By - Internal Road of Said House, Then House No. 2, North By - House No. 8, South By - House No. 6	1. E-AUCTION DATE: 19.08.2025 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 18.08.2025 3. DATE OF INSPECTION: 13.08.2025	RESERVE PRICE: Rs. 9,50,000 /-(Rupees Nine Lacs Fifty Thousand Only). EMD: Rs. 95,000/- (Rupees Ninety-Five Thousand Only) INCREMENTAL VALUE: Rs. 5,000/- (Rupees Five Thousand Only)
3.	1. Mr. Laljibhai Sadathabhai Vala ("Borrower") 2. Mrs. Rudiben Laljibhai Vala 3. Mr. Virendra Kashinath Shirath (Co-borrower) LOAN ACCOUNT NO. NLHLSUR000058723(OLD)/5030000918943(New) Rs. 25,20,975/- (Rupees Twenty Five Lac Twenty Thousand Nine Hundred and Seventy Five Only) as on 08.07.2025 along with applicable future interest.	All that piece and parcel of Property bearing Plot No. B-6, adm. 93.50 Sq. Mtrs., in Shyam Nagar, situated on the land bearing Block No. 75 & 76/1, total area. 31966 Sq. Mtrs., Opp. RTO Check Post, Near Ashirwad Hotel, NH 53, Village Vankvel, Songadh, Tapi, Gujarat - 394670, Bounded as follows: East By - 7.5 Mtrs. Road, West By - Plot No. 28, North By - Plot No. 5, South By - Plot No. 7	1. E-AUCTION DATE: 19.08.2025 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 18.08.2025 3. DATE OF INSPECTION: 13.08.2025	RESERVE PRICE: Rs. 17,50,000 /-(Rupees Seventeen Lacs and Fifty Thousand Only). EMD: Rs. 1,75,000/- (Rupees One lakh Seventy Five Thousand only) INCREMENTAL VALUE: Rs. 10,000/- (Rupees Ten Thousand Only)
4.	1. Mr. Amitbhai Haribhai Kumbhani ("Borrower") 2. Mrs. Payal Amitbhai Kumbhani 3. Mr. Kalpesh Arjanbhai Mathukia (Co-borrower) LOAN ACCOUNT NO. NLHLRAJ000075848 (OLD)/ 50300000891362(New) & NLHLRAJ000073582(OLD)/ 50300000890270 (New) Rs. 24,45,398/- (Rupees Twenty Four Lac Forty Five Thousand Three Hundred and Ninety Eight Only) as on 08.07.2025 along with applicable future interest.	Property No.1 All Piece and Parcel of Residential Flat No. 407, Having Built up area 33-10 Sq. Mts on 4th Floor of Residential Building Named Rajlaxmi Apartment, Wing- A Constructed On NA Land, Collectively admeasuring 877.93 Sq. Mts. Of Plot No. 33, 34, 35, 36, 37 and 38 of area known as "Indraprasthnagar" Situated at Revenue Survey No. 233 Paiki, Village Raiya, District Rajkot, Gujarat - 360007 Bounded as follows: North: Common Passage South: OTS, East: OTS, West: Flat No.408, Property No.2 All Piece and Parcel of Residential Flat No. 408, Having Built up area 33-10 Sq. Mts on 4th Floor of Residential Building Named Rajlaxmi Apartment, Wing- A Constructed On NA Land, Collectively admeasuring 877.93 Sq. Mts. Of Plot No. 33, 34, 35, 36, 37 and 38 of area known as "Indraprasthnagar" Situated at Revenue Survey No. 233 Paiki, Village Raiya, District Rajkot, Gujarat - 360007, Bounded as follows: North: Common Passage South: Road, East : Flat No. 407, West: OTS	1. E-AUCTION DATE: 19.08.2025 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 18.08.2025 3. DATE OF INSPECTION: 13.08.2025	RESERVE PRICE: Property No. 1 Rs. 8,00,000 /-(Rupees Eight Lacs Only). Property No. 2 Rs. 8,00,000 /-(Rupees Eight Lacs Only). EMD: Rs. 80,000 /-(Rupees Eighty 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.caprihomefinance.com/auction TERMS & CONDITIONS OF ONLINE E-AUCTION SALE:-
1. The Property is being sold on "AS IS WHERE IS, WHATEVER THERE IS & WITHOUT RECOURSE BASIS". As such sale is without any kind of warranties & indemnities.
2. 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.
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 any representation on the part of the Secured Creditor. Interested bidders are advised to peruse the copies of title deeds with the Secured Creditor and to conduct own independent enquiries (due diligence about the title & present condition of the property / assets and claims / dues affecting the property before submission of bids/
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. 079-68136880/68136873), 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 18-August-2025.
9. To 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, 9th floor, BBC Tower, Broadway Business Centre, Near Law Garden Circle Netaji Road, Ellisbridge, Ahmedabad, Gujarat-380009. latest by 03:00 PM on 18-August-2025. The sealed cover should be super scribed with "Bid for participating in E-Auction Sale -- (as mentioned above) for property of "Borrower Name."
10. After expiry of the last date of submission of bids with EMD, Authorized Officer shall examine the bids received by him and confirm the details of the qualified bidders (who have quoted their bids over and above the reserve price and paid the specified EMD with the Secured Creditor) to the service provider M/S eProcurement Technologies Limited to enable them to allow only those bidders to participate in the online inter-se bidding / auction proceedings at the date and time mentioned in E-Auction Sale Notice.
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 sale will 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 9th floor, BBC Tower, Broadway Business Centre, Near Law Garden Circle Netaji Road, Ellisbridge, Ahmedabad, Gujarat-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 Authorized Officer, failing 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 30 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. For further details and queries, contact Authorised Officer, Capri Global Housing Finance Limited: Mr. Jeet Brahmhatt Mo. No. 9023254458/9799395860.
26. This publication is also 30 (Thirty) days notice to the Borrower / Mortgage / 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 : 11 - JULY-2025 Sd/- (Authorized Officer) Capri Global Housing Finance Limited

Tyger 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: U65999GJ2017PTC098960, Website: www.tygerhomefinance.in

PUBLIC NOTICE FOR E-AUCTION CUM SALE

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Tyger Home Finance Pvt. Ltd. (formerly known as M/s. Adani Housing Finance Pvt. Ltd. vide Certificate of Incorporation dated 01st June 2024, issued by the Office of the Registrar of Companies, Ministry of Corporate Affairs, herein after refer to "THFL") under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the realization of loan dues from borrowers, 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://Tygerhome.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)
			Outstanding Amount (Secured debt)	EMD Bid Increase Amount
1	8010HL001016486 / BHAGWATIPRASAD SHRIRAM PANDEY / PREMA BHAGWAT PANDEY	All that Piece and Parcel of Immovable Property Flat No: 106 On The 1st Floor of The Building Known As Maa Sharda Palace — A Situated At: Haldharu Bearing Revenue Survey No: 352, Old Block No: 446, After Reservey Block Nos: 497/A and 497/B, After Consolidation New Block No: 497/A Paiki Plot Nos: 125/A, 125/B, 126 and 127 of The Society Known As "Shubham Residency" of Village: Haldharu, Taluka: Kamrej, District: Surat Admeasuring About 555.00 Square Feet i.e. 51.57 Square Meter (Super Built Up Area) and 309.00 Square Feet i.e. 28.70 Square Meter (Built Up Area) Along With Undivided Proportionate Share in the Land Admeasuring About 8.72 Square Meter, / Which is bounded as under : East : Entry & Passage West : North : Staircase & Flat No 101 South : Flat No 105	09-Jul-21 Rs. 683241/- As On Date 29-Jun-21	Rs. 150000/- Rs. 15000/- Rs. 1000/-
2	8010HL001045995 / Ganeshbhai Ghode / Jaya Ghode	All That Piece And Parcel Of Flat No. 301, Admeasuring About 605 Sq. Ft. Super Built And 33.72 Sq. Mt Built Up Situated On The 3rd Floor Of Building No. C Of Shyam Villa Constructed On Land Bearing Plot No. 131 To 139 Total Admeasuring About 522.07 Sq. Mt Of Shubham Residency Organized On Land Bearing Revenue Survey No. 352 And Its Old Block No. 446 After Reservey New Block No. 497/A And 497/B, After Consolidation It Was Given New Block No. 497/A Of Village Haldharu, Sub District Kamrej District Surat. / Bounded as Under East : Stair & Flat No. 307 West : North : Entry Passage & Flat No. 302 South : Open space & Adj Building	11-Jan-23 Rs. 7,07,156/- As On Date 10-Jan-23	Rs. 150000/- Rs. 15000/- Rs. 1000/-
3	8010HL001016490 / Rahul Bhagwan Kapadane / Madhuri Jitendra Kapadane / Jitendra Bhagwan Kapadane	All That Peace and Parcel of Flat No: 103 on the 1st Floor of the Building known as Shivdhara Residency situated at: Tanthiyaha bearing Revenue Survey No: 272 Paiki, Block No: 200/A paiki Plot Nos: 301 to 308 of society known as Gokuldhama Villa of Village: Tanthiyaha, Taluka: Palsana, District: Surat admeasuring about 495.00 Square Feet (Super Built up area) and 27.59 Square Meter (Built up area) and 272.00 Square Feet (Carpet area) along with undivided proportionate share in land / Which is Bounded As Under - East : Plot No. 300 & 309 West : North : Flat No. 102 South : Flat No. 104	23-Aug-22 Rs. 779398/- As On Date 22-Aug-22	Rs. 150000/- Rs. 15000/- Rs. 1000/-
4	8010HL001042624 / Santosh Tejbahadur Verma / Sangeta Verma / Santosh Verma	All that peace and Parcel of Immovable property Flat No. 114 on the 1st Floor of the building known as Radhe Krishna Residency situated at Jolva bearing Revenue Survey No. 70, Block No. 92, Paiki Plot No. 1 to 7 of the society known as Shivdhara Residency Vihag - 1, of Village Jolva, Taluka Palsana, District - Surat, admeasuring about 539.98 Square Feet (Super Built up area) and 296.99 Square Feet i.e. 27.60 Square meters (Built up area) along with undivided proportionate share in the said land for Road and COP admeasuring about 8.28 Square Meters / Which is bounded as under : East : Open Space & Stair West : North : Flat No. 113 South : Lift & Stair	11-Nov-22 Rs. 6,14,090/- As On Date 11-Nov-22	Rs. 150000/- Rs. 15000/- Rs. 1000/-
5	800HLL001168451 / Nikunj Vikramji Rajput / Vikramsinh Mangajli Rajput / Kankuben Vikramsinh Rajput / Kalpeshsinh Shivaji Rajput	All that peace and parcel of land along with structure standing there on being Property No. 9/16, Sr No. 1377, situated at Kalyana Sim, Ta. Siddhpur & Dist. Patan Admeasuring 360.00 Sq. ft situated in the sim of Kalyana, Ta. Siddhpur & Dist. Patan state. Gujarat Bounded as East - Road, West - House of Rajput Bharatsinh, North - House of Rajput Umed Sinh, South - House of Rajput Pravin Sinh	13-May-24 Rs. 717000/- As On Date 09-May-24	Rs. 600000/- Rs. 60000/- Rs. 1000/-
6	8020HL001019981 / Mangesh Gajanan Nimkande / Shital Mangesh Nimkande	All that peace and Parcel of Property being Flat no. F-2/406 admeasuring 727.00 Sq. Its equivalent to 67.56 Sq. Mtrs built up area situated on the Fourth Floor of the F-2 Building known as Shivam Vihar constructed on the N.A. Land bearing Survey No. 175/14/12 bearing New Survey No. 2083 admeasuring about 23471.00 Sq. Mtrs situated at Solsumba Tal - Umbergaon Dist Valsad Gujarat state. / Which is bounded as under : East : Building West : North : Swapnalok CHSL South : Internal Road	14-May-24 Rs. 1383576/- As On Date 14-May-24	Rs. 1100000/- Rs. 110000/- Rs. 1000/-
7	8010HL001016691 / Ganesh Jayram Desai / Jaysheer Jayram Desai	All that the Piece and Parcel of Property Flat No: 301 On the 3rd Floor Of The Building Known As "Sai Ashwini Palace" Situated At: Bagumara Bearing Revenue Survey: 93/1, Block No: 121 Paiki Plot Nos: 258 And 259 Of The Society Known As "Sai Darshan Residency" Of Village: Bagumara Taluka: Palsana, District: Surat / Which is Bounded As Under : East : Adj. Property West : North : Flat No 302 South : OTS	14-Dec-21 Rs. 8,24,188/- As On Date 10-Dec-21	Rs. 150000/- Rs. 15000/- Rs. 1000/-

EMD Submission Account details (10% of RP) NEFT / RTGS
Date/ Time of e-Auction: 29-Jul-25, 11.00 AM TO 4.00 PM
Authorised Officer: Ajay Kumar - 9619661491 / Alpeshkumar Patel - 9033002279

A/c No.: ADANIH100EMDAHF001, Bank Name: ICICI BANK
Name of Beneficiary: ADANI HOUSING FINANCE PVT LTD, IFSC Code: ICIC0000106

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 14-07-2025 & 22-07-2025 at 11:00 am to 4:30 pm
2. Online BID (EMD) / Offer start on 10-Jul-25 and end on 28-Jul-25 before 5:30 Pm
3. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property / les & to inspect and satisfy themselves.
4. The intending bidders who have deposited the EMD and required assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact M/s e-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 Authorised Officer: Ajay Kumar - 9619661491 e-mail ID: ajay.kumar@tyger.in / Alpeshkumar.Patel@tyger.in during the working hours from Monday to Saturday.
(FOR DETAILED TERM AND CONDITIONS PLEASE VISIT WEBSITE <https://adanihousing.procure247.com>)
Place : THIS NOTICE IS STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002
Date : 11.07.2025
Sd/-
Authorized Officer
Tyger Home Finance Private Limited

REGIONAL OFFICE, Gandhinagar
Lal Darwaja, Ahmedabad-380001

APPENDIX-IV-A [See proviso to Rule 8 (6)]
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 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 Possession of which has 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 there is" on date 30.07.2025 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/Mortgages and Contact Detail of Branch	Demand Notice Date & Due Amount	Description of Immovable 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. Jignesh kumar Rajendrabhai Thakkar (Guarantor & Mortgagee) Name of BH : Mr. Mukesh Khare Mo.: 9399607699, Branch : Anand	08.09.2023 Rs. 3,23,29,475.00 + int + legal exp. + other expense	Property in the name of Mr. Jigneshkumar Rajendrabhai Thakkar 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)	Rs. 1,43,00,000.00 Rs. 14,30,000.00	Mr. Mukesh Khare M.: 9399607699
Mr. Dhaval Pradyuman Thakkar (Borrower & Mortgagee) & Mrs. Sonal Dhaval Thakkar (Co-Borrower) Name of BH : Mr. Jitendra Sharma Mo.: 8980015866, Branch : Borlavi	30-07-2022 Rs. 23,49,502.00 + int + legal exp. + other expense	Property in the name of Dhaval Pradyuman Thakkar at House No. 6, Akash Residency, Opp. Amul Dan Factory, Revenue Survey No. 1264/ Part- 1, Sub Plot No. 6, Kanjan, Taluka- Nadiad, District- Kheda, Gujarat- 387325. (Extent of the plot- 72.50 sq. mtrs.) (Physical Possession)	Rs. 17,50,000.00 Rs. 1,75,000.00	Mr. Mukesh Khare M.: 9399607699
Welcome Motors (Vipul Rajendra Prasad Bhavsar - Partner & Mortgagee And Mr. Nitinkumar Bharatbhai Bhavsar -Partner Name of BH : Mr. Raj Lalit Bhuva, Contact : 9978976208 Branch : Balol	28.04.2022 Rs. 11,56,574.24 + int + other exp	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 RajendraPrasad Bhavsar (Extent of site- 230.00 sq. ft.) (Physical Possession)	Rs. 7,82,000.00 Rs. 78,200.00	Mr. Satyanand Satyarthi M.: 7567883855
Nilesh Peter Christian (Borrower & Mortgagee), Christian Lisa Nilesh (Co-Borrower) Name of BH : Mr. Sanjeet Kumar Mo.: 6357182284 Branch : Jitodia	31.08.2024 Rs. 16,22,702.89 + int + legal exp. + other expense	Property in the name of Nilesh Peter Christian at Moje Anand, R S No. 1966/9, T P Scheme No. 4, Final Plot No. 306, Total Land Area 5046 sq mt., Paiki East Side Land Area 2523 sq mt Paiki Area 674 sq mt Paiki Tower B, 5th Floor, Flat No. B/504, Construction Area (Super Built up area) 66.42 sq mt i.e. 715 sq ft and undivided land area 16.85 sq mt., situated at B/504, Param Krishna Complex, B/h. Ganesh Dairy, At Anand, Ta & Dist Anand- 388001. (Physical Possession)	Rs. 16,41,000.00 Rs. 1,64,100.00	Mr. Mukesh Khare M.: 9399607699
Manojkumar Ramsvarup Mistry (Borrower & Mortgagee) Name of BH : Mr. Sanjay Kumar Mo.: 8980015883 Branch : Mogri	01.01.2022 Rs. 15,99,254.00 + int + legal exp. + other expense	Property in the name of Manojkumar Ramsvarup Mistry, Rev. Survey No. 142/2, Block No. 195, Duplex House No. 10, Sai Residency, At Asodar, Ta. Ankav, Dist.: Anand- 388510 (Physical Possession)	Rs. 22,50,000.00 Rs. 2,25,000.00	Mr. Mukesh Khare M.: 9399607699
Jay				