

ADARSH CO-OPERATIVE BANK LTD.
Head Office, Sirshi, Branch : S.S. Market Yard, Dosa (Gujarat) E-mail: info@adash.in

POSSESSION NOTICE [Rule 8(1)]
(FOR Immovable Property)

Whereas,
The undersigned being the Authorized Officer of the Adarsh Co-op. Bank of Ltd. under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13 (12) read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated 19-11-2022 calling upon the (1). Mrs. Khemend Nanjibhai Chaudhary (Legal Heir of Late Mr. Nanjibhai Savabhai Patel Pro. M/ps. Patel Nanjibhai & Company) (2). Mr. Shantibhai Nanjibhai Chaudhary (Legal Heir of Late Mr. Nanjibhai Savabhai Patel Pro. M/ps. Patel Nanjibhai & Company) (3). Guarantor Mr. Hathibhai Hirabhai Patel (3). Guarantor Mr. Pareshkumar Sevantal Kumbhara to repay the amount mentioned in the notice being **Rs. 31,90,809.99 (Rupees Thirty One Lac Ninety Thousand Eight Hundred Nine & Ninety Nine Paise only) standing against the Facility as on 31-10-2022**, within 60 days from the date of receipt of the said notice.

The Borrower having failed to repay the amount, notice is hereby given to the Borrower/Guarantor and the public in general that the undersigned has taken possession conferred on him / her under Section 13(4) of the said Act read with Rule 8 of the said rules of this Act, on 31-10-2022.

The Borrower/Guarantor in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Adarsh Co-op. Bank Ltd. for an amount of **Rs. 32,98,745.99 (Rupees Thirty Two Lac Ninety Eight Thousand Seven Hundred Forty Five & Ninety Nine Paise only) standing against the Facility as on 31-01-2023** costs, etc. thereon.

Description of the immovable property
Shop Cum Godown No.202, Main Market Yard, A.P.M.C. Dosa, District **Banasankantha [Gujarat]** admeasuring area about 185.62 Sq. Mtr., or 2000 Sq. Feet, R.S. No.24/32/3/4 Paiky 2, and This Property Simple Mortgage Debt Registered before the Sub Registrar Office Dosa on 26-10-2017, Book No. 1, Sr. No.4566/2017 and **Mortgaged** by Late Mr. Nanjibhai Savabhai Patel (Nagars). **Four corner direction of the said immovable properties are given here under:**
North : 40° 0' Wide Internal Road, South : Shop Cum Godown No. 201, East : 40° 0' Wide Internal Road & West : 40° 0' Wide Internal Road

Date: 01-02-2023 **s/-**
Authorised Officer
Adarsh Co-op. Bank Ltd.

Place: Sirshi

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| <div>  <div> <div>Registered & Corporate Office :- 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, Lower Panel, Mumbai-400013</div> <div>Circle Office :- Capri Global Capital Limited 2nd Floor, 38 Pusa Road Rajendra Place, New Delhi-110005</div> </div> </div> | | <div> <div>CAPRI GLOBAL HOUSING FINANCE LIMITED</div> <div> <div>Registered & Corporate Office :- 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, Lower Panel, Mumbai-400013</div> <div>Circle Office :- Capri Global Capital Limited 2nd Floor, 38 Pusa Road Rajendra Place, New Delhi-110005</div> </div> </div> | | | |
| <div> <div>APPENDIX- IV-A [See proviso to rule 8 (6)]</div> <div>Sale notice for sale of immovable properties</div> </div> | | | | | |
| <div> <div>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 (hereby referred to as "the Act") and in particular to the Borrower (s) and Guarantor (s) that the above 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.</div> </div> | | | | | |
| <div> <div>SR. NO.</div> <div>1. BORROWER(S) NAME</div> <div>2. OUTSTANDING AMOUNT</div> </div> | | <div> <div>DESCRIPTION OF THE MORTGAGED PROPERTY</div> <div>1. DATE & TIME OF E-AUCTION</div> <div>2. LAST DATE OF SUBMISSION OF EMD</div> <div>3. DATE & TIME OF THE PROPERTY INSPECTION</div> <div>1. RESERVE PRICE</div> <div>2. EMD OF THE PROPERTY</div> <div>3. INCREMENTAL VALUE</div> </div> | | | |
| <div> <div>1.</div> <div>1.Mr. Jitendrabhai Devshibhai Rathod ("Borrower")</div> <div>2.Mrs. Ritaben Jitendrabhai Rathod (Co-borrower)</div> <div>LOAN ACCOUNT NO.LNCNG3JAMHL0000001602 and LNHJEAM000032819</div> <div>Rupees 7,50,512/- (Rupees Seven Lacs Fifty Thousand Five Hundred Twelve Only) as on 29.1.2023 along with applicable future interest.</div> </div> | | <div> <div>All Piece and Parcel of Sub Plot No. 5/5, area admeasuring 50.63 Sq. Mts .,Shivam Park, constructed on land bearing Revenue Survey no. 24/3 Paiki 2 admeasuring 5913.00 Sq. Mts ., Jammagar Development Area, Near Bajrang Farmhouse, Masitiya Road, Behind Alapah School, Village Dared, Dist. Jammagar, Gujarat - 361004 Bounded as North By: Sub Plot No. 5/6 South By: Sub Plot No. 5/4 East By: 7.50 Mts. wide Road West By: Land bearing R.S. No. 24/3</div> <div>1. E-AUCTION DATE: 06.03.2023 (Between 1:00 P.M. to 2:00 P.M.)</div> <div>2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 04.03.2023</div> <div>3. DATE OF INSPECTION: 03.03.2023</div> <div>RESERVE PRICE: Rs. 5,20,000/- (Rupees Five Lacs Twenty Thousand Only).</div> <div>EARNEST MONEY DEPOSIT: Rs. 52,000/- (Rupees Fifty Two Thousand Only)</div> <div>INCREMENTAL VALUE: Rs. 10,000/- (Rupees Ten Thousand Only)</div> </div> | | | |
| <div> <div>2.</div> <div>1.Mr. Kishorsinh Lalubha Vadher ("Borrower")</div> <div>2.Mrs. Dipaba Kishorsinh Vadher (Co-borrower)</div> <div>LOAN ACCOUNT NO. LNLHJAM000023607</div> <div>Rupees 13,18,781/- (Rupees Thirteen lacs Eighteen Thousand Seven Hundred Eighty One Only) as on 29.1.2023 along with applicable future interest.</div> </div> | | <div> <div>All that Piece and Parcel of the immovable property consuted Gram Namuna -2 138/7 No registered Sub Plot No. 9, Paiki 7 Banishi Bungalows, Area Admeasuring 53.34 Sq. Mts., of Village Nani Khavdi Gamtd, located at Nani Khavdi, Near Ram Temple, Off Sikka Road, Behind Nani Khavdi Samaj Vadi Area, Taluka and District Jammagar, Gujarat - 361140. Bounded as: East By: Sub Plot No. 9/Paiki 6 West By: Sub Plot No. 9/Paiki 8 North By: 2.13 Mtrs Wide Street South By: Land bearing R.S.No. 9/Paiki</div> <div>1. E-AUCTION DATE: 06.03.2023 (Between 1:00 P.M. to 2:00 P.M.)</div> <div>2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 04.03.2023</div> <div>3. DATE OF INSPECTION: 03.03.2023</div> <div>RESERVE PRICE: Rs. 7,50,000/- (Rupees Seven Lacs Fifty Thousand Only).</div> <div>EARNEST MONEY DEPOSIT: Rs. 75,000/- (Rupees Seventy Five Thousand Only)</div> <div>INCREMENTAL VALUE: Rs. 10,000/- (Rupees Ten Thousand Only)</div> </div> | | | |
| <div> <div>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/</div> <div>TERMS & CONDITIONS OF ONLINE E- AUCTION SALE:-</div> <div>1.The Property is being sold on "AS IS WHERE IS, WHATEVER THERE & WITHOUT RECOURSE BASIS". As such sale is without any kind of warranties & indemnities.</div> <div>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 extant & dimensions may differ.</div> <div>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 may 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/.</div> <div>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 auction platform.</div> <div>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.</div> <div>6.For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider M/S E-Procurement Technologies Ltd. Auction Tiger, Ahmedabad (Contact no. 079-68136880/68136837), Mr. Ramprasad Sharma Mob. 800-002-3297/ 79-6120 0559. Email: ramprasada@auctiontiger.net.</div> <div>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 the user id and password immediately upon receiving it from the service provider.</div> <div>8.For participating in e-auction, intending bidders have to deposit refundable EMD 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 04-Mar-2023.</div> <div>9.The intending bidders should submit the duly filled in Bid Form (format available on https://sarfaesi.auctiontiger.net) along with the Demand Draft remittance towards EMD in a sealed cover addressed to the Authorized Officer, Capri Global Housing Finance Limited Regional Office 9th floor, BBC Tower, Broadway Business Center, Near Law Garden Circle Netaji Road, Ellisbridge, Ahmedabad, Gujarat-380009 latest by 03:00 PM on 04-Mar-2023. 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".</div> <div>10.After expiry of the last date of submission of bids with EMD, Authorised Officer shall examine the bids received by him and confirm the details of the qualified bidders (who have quoted their bids over and above the reserve price and paid the specified EMD with the Secured Creditor) to the service provider M/S eProcurement Technologies Limited to enable them to allow only those bidders to participate in the online inter-se bidding /auction proceedings at the date and time mentioned in E-Auction Sale Notice.</div> <div>11.Inter-se bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of inter-se bidding, there will be unlimited extension of "10" minutes each, i.e. the end time of e-auction shall be automatically extended by 10 Minutes each time if bid is made within 10 minutes from the last extension.</div> <div>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.</div> <div>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 Center, 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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>17.The Successful Bidder shall pay 1% of Sale price towards TDS (out of Sale proceeds) (if applicable) and submit TDS certificate to the Authorised officer and the deposit the entire amount of sale price (after deduction of 1% towards TDS), adjusting the EMD within 15 working days of the acceptance of the offer by the authorized officer or within such other extended time as deemed fit by the Authorised Officer. Failing which the earnest deposit will be forfeited.</div> <div>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.</div> <div>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.</div> <div>20.Applicable legal charges for conveyance, stamp duty, registration charges and other incidental charges shall be borne by the auction purchaser.</div> <div>21.The Authorised 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.</div> <div>22.The decision of the Authorised Officer is final, binding and unquestionable.</div> <div>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.</div> <div>24.For further details and queries, contact Authorised Officer, Capri Global Housing Finance Limited: Mr. Jeet Brahmabhatt Mo. 9022354458/ 9799395860 and for further inquiry Ms. Kalpana Chetanwala-7738039346.</div> <div>25.This publication is also 30 (Thirty) days notice to the Borrower / Mortgagee / Guarantors of the above said loan account pursuant to rule 8(6) of Security Interest (Enforcement) Rules 2002, about holding of auction sale on the above mentioned date / place.</div> <div>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.</div> <div>Place: Gujarat Date : 0</div></div> | | | | | |

Date of E-Auction : 20/02/2023 • Time - 12.00 Noon to 6.00 PM with Auto extension of 10 Minutes.

Date of Inspection & Time : 17.02.2023 Between 12.00 Noon to 4.00 PM

Last Date & Time of Submission of EMD and Documents (Online) On or Before: 17.02.2023 Upto 4.00 PM

Bidder will register on website <https://mstcecommerce.com/auctionhome/ibapi/index.jsp> and upload KYC documents and after verification of KYC documents by the service provider, EMD to Be Deposited In Global EMD wallet through NEFT/RTGS/transfer (after generation of challan from <https://mstcecommerce.com/auctionhome/ibapi/index.jsp>)

The auction will be conducted through the Bank's approved service provider "<https://www.mstcecommerce.com>"

E- Auction will be held "As is where is", "As is what is" and "whatever there is" basis. For detailed terms and conditions please refer to the link provided in www.centralbankofindia.co.in secured creditor or auction platform <https://mstcecommerce.com> or auction platform for auction related educational videos MSTC Helpline No. : 033-22901004

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

Borrowers/Guarantors/Mortgagors are invited to provision of sub-section (8) of section 13 of the act in respect of time available to you to redeem the secured assets
Date: 02.02.2023, Place: Jamnagar Encumbrance not known. Sd/- Authorised Officer, Central Bank of India

cialexp.epapr.in

