

Office No. 1, GR. FLOOR, PUSHPAK CHSL, MALAVIYA ROAD,  
OPP. GOMANTAK HALL, VILE PARLE (EAST), MUMBAI – 400 057.  
TEL -022 26101076-79



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### **AUCTION SALE NOTICE TO GENERAL PUBLIC**

Whereas under section 13(2) of the 'Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, the Authorized Officer has issued demand notices as mentioned below in table for the recovery as mentioned from the borrowers/guarantors/mortgagors (herein referred to as borrowers). Further, In exercise of powers contained in the 'Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, the Authorized Officer has taken the possessions of the under mentioned secured assets which are held as securities in respect of Loan/credit facilities granted to them. Whereas sale of the secured asset/s is to be made through Public auction for recovery of the secured debt due to Svatantra Micro Housing Finance Corporation Ltd. The General Public is invited to bid either personally or by duly authorised agent. It is open to the Company to appoint a representative and to make self-bid and participate in the auction

Details of borrowers/amount out standings/Properties/Reserve Price/EMD Amount, Date & Time of Deposit of EMD/Date &Time of Inspection/Date & Time of Auction:

Name& Address of Borrower/Guarantors/Mortgagors	Date of Demand Notice Amount outstanding Possession Date	Description of properties along with name of mortgagors (Owner of the property)	Reserve Price & Earnest Money Deposit (EMD)
Mrs. Ushaben Datt Mr. Lavkush Datt	11/08/2022 Rs.13,43,206/- (Rupees Thirteen Lakh Forty Three Thousand Two Hundred Six only) Possession Date :- 22-11-2022	Flat No. 203, C 1 (Type C1), Aavaas - Phase I Survey Nos.454 /1 & 454/2 /1/ P, Nr.Kesar City, B/h Zydus Research Center, Sarkhej Bawla Highway, Moraiya-Changodar – 382213	Rs. 11.00 Lacs Rs. 1,10,000/-
Mr. Deveshkumar Singh Mrs. Padma Singh Mr.Veerbahadur Singh	10/10/2022 Rs. 37,58,755 /- (Rupees Thirty Seven Lakh Fifty Eight Thousand Seven Hundred Fifty Five only) Possession Date :- 04-01-2023	Flat No. 101, A, Aditya Greens Revenue Survey No. 334/4/B,T.P.S.No. 409/B, F.P.NO. 53, At Zundal, Near Ganga Residency, S.P.Ring Road, Taluka And District- Gandhinagar, Gujarat - 382421	Rs. 34.00 Lacs Rs.3,40,000 /-
Mrs. Manjuben Patni Mr. Kiranbhai Patni	09/09/2022 Rs. 2,75,898 /- (Rupees Two Lakh Seventy Five Thousand Eight Hundred Ninty Eight only) Possession Date :- 06-01-2023	Flat No. EWS22-011-06-0604, 11, Amc - Ews 22 Phase Ii - Tp No 113 Vastral Fp No 223 EWS 22- T.P.No. 113 Vastral, F.P. NO. 223 , Near. AUDA Shivam Aavas Yojna, Near. Vrundavan Skies,Ahmedabad, Gujarat-382418	Rs. 3.00 Lacs Rs. 30,000/-
Mrs. Kalpanaben Parmar Mr. Jagdishkumar Parmar	10/10/2022 Rs. 3,32,382 /- (Rupees Three Lakh Thirty Two Thousand Three Hundred Eighty Two only) Possession Date :- 02-01-2023	Flat No. EWS24-001-01-0108, 1, Amc-ews 24 Phase Iii-tp 110-nikolfp-108 TP 110, FP 108, Infront Of Govardhan Tenament, Behind Yash Platina, Near Haridarshan Cross Road, Nikol, Ahmedabad - 380023	Rs. 3.00 Lacs Rs. 30,000/-
Mr. Vijaybhai Solanki Mrs. Taraben Solanki	10/10/2022 Rs. 2,13,553/- (Rupees Two Lakh Thirteen Thousand Five Hundred Fifty Three only) Possession Date :- 02-01-2023	Flat No. EWS/P/408, Hathijan EWS / P, Ghb - Hathijan TPS 94, FP NO 3/1/1&2, Hathijan- 382445 Ahmedabad	Rs. 3.50 Lacs Rs.35,000 /-
Mr. Hasmukhbhai Mangaldas Parmar Mr. Narendrabhai Mangaldas Parmar	10/10/2022 Rs. 4,60,860/- (RupeesFour Lakh Sixty Thousand Eight Hundred Sixty only) Possession Date :- 02-01-2023	Flat No. LIG-1/A/0903, Hathijan LIG-1 /A, Ghb - Hathijan TPS 94, FP NO 3/1/1&2, Hathijan- 382445 Ahmedabad	Rs. 5.00 Lacs Rs.50,000 /-
Mrs. Gitaben Makvana Mr. Ramabhai Makwana	09/09/2022 Rs. 5,09,389/- (Rupees Five Lakh Nine Thousand Three Hundred Eighty Nine only) Possession Date :- 22-11-2022	Flat No. LIG - 2 / E1 /0704, Sanand LIG - 2 / E1, Ghb - Sanand Near Hare Krishna Park,Nal Sarovar Road, Sanand ,Ahmedabad - 382110	Rs. 7.10 Lacs Rs. 71,000 /-
Mrs. Kamini Doshi Mr. Vaibhavbhai Doshi	11/08/2022 Rs. 14,64,742/- (Rupees Fourteen Lakh Sixty Four Thousand Seven Hundred Forty Two only) Possession Date :- 22-11-2022	Flat No. 404, Aditya Block - R, India Colony - Aditya Amalgamated And Sub-divided Sub Plot No. 3 Under Sub Plot No. 3 And 4 Of F.P. No. (97+101+106)/2 And 105/1, T.P. Scheme No. 76, Survey No.176/A, 177, 179, 196, Mehmdavad Road, Hathijan, Mehmdavad, Dist- Ahmedabad. - 382445	Rs. 16.00 Lacs Rs. 1,60,000/-

Mr. Maheshkumar Hasmukhbhai Vora Mrs. Daxaben Maheshkumar Vora	<u>06/04/2021</u> Rs. 11,31,330/- (Rupees Eleven Lakh Thirty One Thousand Three Hundred Thirty only) Possession Date :- 24-08-2021	Flat No. 311, D - Suyog, Kesar City Near Kesar Sopan, Behind Zydus Research Centre, Sarakhej Bawla Highway, Moraiya-Changodar - 382213, District Ahmedabad	Rs. 6.90 Lacs Rs. 69,000/-
Mr. Rajendrabhai Patanvadiya Mrs. Bhartiben Patanvadiya	<u>09/09/2022</u> Rs. 5,26,634 /- (Rupees Five Lakh Twenty Six Thousand Six Hundred Thirty Four only) Possession Date :- 22-11-2022	Flat No. 109, D - Akruti, Kesar City Near Kesar Sopan, Behind Zydus Research Centre, Sarakhej Bawla Highway, Moraiya-Changodar - 382213, District Ahmedabad	Rs. 3.50 Lacs Rs. 35,000/-
Mr. Dilipkumar Jatashanker Joshi Mrs. Jagrutiben Dilip Joshi	<u>04/02/2019</u> Rs. 5,55,717/- (Rupees Five Lakh Fifty Five Thousand Seven Hundred Seventeen only) Possession Date :- 20-04-2019	Flat No. 309, J - Akruti, Kesar City Near Kesar Sopan, Behind Zydus Research Centre, Sarakhej Bawla Highway, Moraiya-Changodar - 382213, District Ahmedabad	Rs. 4.60 Lacs Rs. 46,000/-
Mr. Mahendrabhai Vithalbhai Padmasali Mr. Krunal Mahendrabhai Padamshali Mrs. Ramilaben Padmasali	<u>20/04/2022</u> Rs. 8,52,524/- (Rupees Eight Lakh Fifty Two Thousand Five Hundred Twenty Four only) Possession Date :- 26-07-2022	Flat No. 109, G, Navjivan Vihar Crossing Road, Near Geratpur Railway Station, Taluka - Dascroi, District - Ahmedabad, PIN 382435	Rs. 4.75 Lacs Rs. 47,500 /-
Mrs. Palka Kartikkumar Gandhi Mr. Kartik Bhupendra Gandhi	<u>11/08/2022</u> Rs. 6,78,563/- (Rupees Six Lakh Seventy Eight Thousand Five Hundred Sixty Three only) Possession Date :- 22-11-2022	Flat No. 101, H, Navjivan Vihar Crossing Road, Near Geratpur Railway Station, Taluka - Dascroi, District - Ahmedabad, PIN 382435	Rs. 3.80 Lacs Rs. 38,000 /-
Mr. Vinod Udata rs. Pooja Udutha Mr. Sidharam Udta	<u>11/04/2022</u> Rs. 6,03,586/- (Rupees Six Lakh Three Thousand Five Hundred Eighty Six only) Possession Date :- 26-07-2022	Flat No. 104, F, Navjivan Vihar Crossing Road, Near Geratpur Railway Station, Taluka - Dascroi, District - Ahmedabad, PIN 382435	Rs. 3.50 Lacs Rs. 35,000/-
Mrs. Laxmiben Irva Mr. Sadanandabhai Irva	<u>11/04/2022</u> Rs. 5,57,991/- (Rupees Five Lakh Fifty Seven Thousand Nine Hundred Ninty One only) Possession Date :- 22-11-2022	Flat No. 406, E, Navjivan Vihar Crossing Road, Near Geratpur Railway Station, Taluka - Dascroi, District - Ahmedabad, PIN 382435	Rs. 4.80 Lacs Rs. 48,000 /-
Mr. Ratanlal Vasita Mrs. Ratani Vasita	<u>10/10/2022</u> Rs. 24,41,812/- (Rupees Twenty Four Lakh Forty One Thousand Eight Hundred Twelve only) Possession Date :- 03-01-2023	Flat No. 104, D, Sahaj Solitaire Revenue Survey No.579, TPS No.94, OP And FP No.41 At Shahvadi, Near APMC Market, Metro Route, Taluka-Vatva, District And Sub District-Ahmedabad. - 382207	Rs. 20.00 Lacs Rs. 2,00,000/-

Mrs. Dalakidevi . Mr. Kapura Ram .	<u>10/10/2022</u> Rs. 14,25,564 /- (Rupees Fourteen Lakh Twenty Five Thousand Five Hundred Sixty Four only) Possession Date :- 03-01-2023	Flat No.404, A, Sayaji Samruddhi Survey No. 1067 (Old Block No. 144/P), F.P. No. 13/5/2/2, Draft T.P.S. No.131(Kathwada - Singarva - Bhuvaldi), Behind CL High School, Kathwada,Taluka: Dascroi,Ahmedabad - 382430	Rs. 15.00 Lacs Rs. 1,50,000/-
Mr. Jigar Patel Mrs. Neha Patel	<u>10/06/2022</u> Rs. 4,40,060/- (Rupees Four Lakh Forty Thousand Sixty only) Possession Date :- 05-09-2022	Flat No.D-412, D, Sona Akruiti Survey No. 279, Sona Akruiti, Opp. Pramukh Park,Geratpur, Taluka Daskroi,District Ahmedabad - 382435.	Rs. 6.20 Lacs Rs. 62,000/-
Mr. Nareshbhai Dabhi Mrs. Shobhaben Dabhi	<u>04/02/2022</u> Rs. 8,23,998/- (Rupees Eight Lakh Twenty Three Thousand Nine Hundred Ninty Eight only) Possession Date :- 22-11-2022	Flat No. D-306, D, Sona Akruiti Survey No. 279, Sona Akruiti, Opp. Pramukh Park,Geratpur,Taluka Daskroi, District Ahmedabad - 382435.	Rs. 7.40 Lacs Rs. 74,000/-
Mrs. Nitu Pandey Mr. Sunil Pandey	<u>10/10/2022</u> Rs. 7,53,298 /- (Rupees Seven Lakh Fifty Three Thousand Two Hundred Ninty Eight only) Possession Date :- 02-01-2023	Flat No. B - 406, B, Sona Akruiti - B Survey No. 279, Sona Akruiti, Opp. Pramukh Park,Geratpur, Taluka Daskroi,District Ahmedabad - 382435.	Rs. 6.50 Lacs Rs.65,000 /-
Mr. Suresh Kantibhai Solanki Mrs. Anjanaben Dhanjibhai Parmar	<u>16/10/2022</u> Rs. 3,54,351 /- (Rupees Three Lakh Fifty Four Thousand Three Hundred Fifty One only) Possession Date :- 06-01-2023	Flat No. 308, F, Umang Narol Survey No. 153/1, TP No. 60, FP No. 69, B/H GEB Office, Narol, Ahmedabad 382405	Rs. 3.00 Lacs Rs. 30,000 /-
Mrs. Nisha Yadav Mr. Pramesh Lalan Yadav	<u>10/10/2022</u> Rs. 3,00,623 /- (Rupees Three Lakh Six Hundred Twenty Three only) Possession Date :- 03-01-2023	Flat No. 514, D, Umang Narol Survey No. 153/1, TP No. 60, FP No. 69, B/H GEB Office, Narol,Ahmedabad 382405	Rs. 4.60 Lacs Rs.46,000 /-
Mr. Omprakash Pardeshi Yadav Mrs. Indu Devi	<u>04/05/2021</u> Rs. 7,82,103 /- (Rupees Seven Lakh Eighty Two Thousand One Hundred Three only) Possession Date :- 23-08-2021	Flat No. 601, I, Umang Narol - 3 F. P. No. 70/2 Of T.P.Scheme No. 60 , Survey No. 153/2,B/H GEB Office, Near Laxmi Nagar,Behind Narol Old Court, Narol,Ahmedabad - 382 405 - 382405	Rs. 5.80 Lacs Rs. 58,000/-
Mrs. Ugantaben Teji Mr. Omprakashbhai Teji	<u>10/10/2022</u> Rs. 7,58,138 /- (Rupees Seven Lakh Fifty Eight Thousand One Hundred Thirty Eight only) Possession Date :- 02-01-2023	Flat No. 211, R, Umang Narol - 8 Sub Plot No. 3, F. P. No. 48 / 1, T. P. Scheme No. 60, Survey No.135 / 1, B/H GEB Office, Near Laxmi Nagar, Behind Narol Old Court, Narol, Ahmedabad - 382405	Rs. 5.20 Lacs Rs. 52,000/-
Mr. Laxman Ramjibhai Ansan Mrs. Laxmidevi Laxmanlal	<u>11/04/2022</u> Rs. 8,46,064 /- (Rupees Eight Lakh Forty Six Thousand Sixty Four only) Possession Date :- 05-09-2022	Flat No. 410, E1, Umang Vatva Ambika Mill Land, Nr Sadbhavna Cross Road, Nr Railway Station, GIDC, Vatva, Ahmedabad - 382445.	Rs. 4.70 Lacs Rs. 47,000/-

Mr. Sanjaykumar Bhavaram Prajapati Mrs. Papitadevi Sanjaykumar Prajapati	<u>11/08/2022</u> Rs. 2,50,809/- (Rupees Two Lakh Fifty Thousand Eight Hundred Nine only) Possession Date :- 22-11-2022	Flat No. 106, A, Umang Vatva Ambika Mill Land, Nr Sadbhavna Cross Road, Nr Railway Station, GIDC, Vatva, Ahmedabad - 382445	Rs. 3.70 Lacs Rs. 37,000/-
Mrs. Bhavnaben Patil Mr. Narendra Ramakant Patil	<u>04/02/2019</u> Rs. 5,37,247/- (Rupees Five Lakh Thirty Seven Thousand Two Hundred Forty Seven only) Possession Date :- 20-04-2019	Flat No. 507, C, Umang Vatva Ambika Mill Land, Nr Sadbhavna Cross Road, Nr Railway Station, GIDC, Vatva, Ahmedabad - 382445	Rs. 5.00 Lacs Rs. 50,000/-
Mr. Bhadresh Bhasakar Jadav Mrs. Mambahen Bhaskarabhai Jadav	<u>10/10/2022</u> Rs. 8,16,991/- (Rupees Eight Lakh Sixteen Thousand Nine Hundred Ninty One only) Possession Date :- 03-01-2023	Flat No. 102, B 8 (B 8), Shri Tirupati Balaji Town Opposite GIDC,Sachin, Un, Surat 394210	Rs. 6.90 Lacs Rs. 69,000/-
Mr. Kunj Bihari Soni Mrs. Sunita Kunjbihari Soni	<u>10/10/2022</u> Rs. 5,40,268/- (Rupees Five Lakh Forty Thousand Two Hundred Sixty Eight only) Possession Date :- 03-01-2023	Flat No. 428, C, Umang Sachin - Phase - I F. P. 104/1, Block 148, 149, 150, Sachin -Kansad Road, Sachin, 394230	Rs. 3.90 Lacs Rs. 39,000/-

**Date and Time of Inspection : 06-03-2023 - 11.00 AM to 1.00 PM**    **Last date & time of deposit of EMD :09-03-2023 up to 5.00 PM**

**Date and Time of Auction : 11-03-2023 - 11.00 AM to 12.00 PM**

TERMS AND CONDITIONS OF AUCTION SALE: The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:

- I. The properties are being sold on 'AS IS WHERE IS BASIS.
- II. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.
- III. The secured asset will not be sold below the reserve price.
- IV. The interested bidders shall deposit the EMD by way of Demand Draft favoring **"SMHFC LTD.,"** or through NEFT/RTGS by 28.12.2022 up to 5.00 PM to the following Account – Bid in the A/C (ACCOUNT NO. **00608940000020**, IFSCI CODE- **HDFC0000060**.
- V. Thereafter, on deposit of EMD, the bidders shall submit- 1. Proof of deposit of EMD (When remitted through NEFT/RTGS) or Demand Draft in original (\* Where payment by way of draft is stipulated for) 2. ID Proof, that is- Scanned copies of PAN card, Aadhar Card, etc. 3. Proof of residential address 4. (a) Bidder's Name (b) Mobile No./Contact No.(c) Address (d) E-Mail Address (f) Bidder's A/C details for on line refund of EMD, if any. 5. The bidders other than individuals shall also submit proper mandate for e-bidding. Bidder is to submit these documents through e-mail to the Authorised Officer/Nodal Officer at e- mail address and also to submit self attested hard copies of these documents (Demand Draft in original) to the Authorised Officer, at the Branch address mentioned hereinabove in the envelope super scribing as 'Bid in the A/C (Mention the Account Name).'
- VI. Only those bidders confirmed payment of EMD through NEFT/RTGS/\*Demand Draft (\* Where payment by way of draft is stipulated for) shall be eligible to participate in the auction.

- VII. The Authorised Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel /adjourn/discontinue the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.
- VIII. The bidders shall improve their offer in multiple of Rs. 10,000.00/- (Rupees Ten thousand only) In case bid is placed in the last 5 minutes of the closing time of the auction, the closing time will automatically get extended for 10 minutes.
- IX. The bid to be submitted shall be above the Reserve price with one minimum bid increment and bidders shall improve their offer as stated hereinabove. On closure of 'auction', the highest bidder shall be declared as successful bidder and such sale shall be subject to confirmation by the Secured Creditor/Company.
- X. The successful bidder shall have to deposit 25% of the bid/sale amount immediately to the account mentioned at. Above or by Demand Draft and the earnest money shall be adjusted towards 25% of the bid/sale amount. In case of default in payment of the remaining 25% of the bid amount within the prescribed period, the amount deposited will be forfeited and the secured asset will be resold.
- XI. The successful bidder shall be required to deposit the balance 75% of the bid amount within 15 days from the date of confirmation of sale. In case of default in payment of the remaining 75% of the bid amount within the prescribed period, the amount deposited will be forfeited and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.
- XII. If the dues of the Company together with all costs, charges and expenses incurred by them or part thereof as may be acceptable to the Company are tendered by/on behalf of the borrowers or guarantor/s, at any time on or before the date fixed for sale, the sale of asset may be canceled.
- XIII. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.
- XIV. The sale certificate shall be issued in the same name in which the Bid is submitted.
- XV. To the best of knowledge and information of the Authorised Officer, no other encumbrances known to the Company exist. The Authorized Officer or the Company shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties Auctioned. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc and should satisfy themselves about the title, extent quality of the property, charges/encumbrances over the property or on any other matter etc. before submitting their Bid. No claim of whatsoever nature will be entertained after submission of on line bid in respect of the property.
- XVI. The bidder should ensure proper internet connectivity, power back-up etc. The Company shall not be liable for any disruption due to internet failure, power failure or technical reasons or reasons/contingencies affecting the auctions.
- XVII. The sale is subject to the conditions prescribed in the SARFESI Act/Rules 2002 and the conditions mentioned above.

**Further enquiries may be clarified with the Authorized Officer, SMHFC(+91 8657949180), Mr. Rizwan Gureshi (+91 7575005977), Mr. Anil Patil (+91 9167220728) & Mr. Sharik Saudagar (+91 8879666943) or 022-26101076-79 Email sharik.saudagar@svatantramhfc.com.**

#### **STAUTORY NOTICE**

**Note-This is also a notice to the borrower/guarantors/ mortgagers of the above loan under Rule 8(6) of the Securitization and Reconstruction of Financial Assets & Enforcement of Security Interest Act-2002 about holding of sale by inviting sealed tenders from the public in general for the sale of the secured assets on above mentioned date if his/their dues are not cleared in full.**

**Notice is hereby given to you to pay the sum as mentioned above before the date fixed for sale failing which the property will be sold and balance due, if any, will be recovered with interest and cost from you. Please note that all expenses pertaining to demand notice, taking possession, valuation and sale etc. shall be**

first deducted from the sale proceeds, which may be realized by the undersigned and the balance of the sale proceeds will be appropriated towards your liability as aforesaid. You are at liberty to participate in the auction to be held on the terms and conditions thereof including deposit of earnest money.

Place: Gujarat  
Date :09/02/2023

Authorized Officer,  
Svatantra Micro Housing Finance Corporation Ltd (SMHFC)  
(Secured Creditor)