

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



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 <hr/> Amount outstanding	Description of properties along with name of mortgagors (Owner of the property)	Reserve Price & Earnest Money Deposit (EMD)
Mrs. Suman Devi . Mr. Saroj Amwika Prasad	<u>18/07/2022</u> Rs. 4,21,556/- (Rupees Four Lakh Twenty One Thousand Five Hundred Fifty Six only)	Flat No. 19, A 5 (Type B), Aavaas - Phase li Survey Nos. 454 /1 & 454/2 /1/ P, Nr. Kesar City, B/h Zydus Research Center, Sarkhej Bawla Highway, Moraiya-Changodar - 382213, Ahmedabad	Rs. 6.50 Lacs Rs. 65,000/-
Mr. Manishbhai Parmar Mrs. Shilpaben Parmar	<u>11/07/2022</u> Rs. 3,67,484 /- (Rupees Three Lakh Sixty Seven Thousand Four Hundred Eighty Four only)	Flat No. EWS19-002-06-0607, 2, Amc - Ews 19 Phase li - Tp No 32 Gota Fp No 174 EWS 19 -T.P. No. 32 Gota, F.P. NO. 174 Opp. Vishwas City-10, Gota, Ahmedabad, Gujarat-382481.	Rs. 3.00 Lacs Rs. 30,000/-
Mrs. Sitaben Madanlal Vanzara Mr. Sanjay Madanlal Vanjara	<u>11/07/2022</u> Rs. 3,22,469 /- (Rupees Three Lakh Twenty Two Thousand Four Hundred Sixty Nine only)	Flat No. EWS22-003-05-0504, 3, Amc - Ews 22 Phase li - 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. Harshaben Jagdishbhai Devani Mr. Jagdishbhai Dayabhai Devani	<u>11/07/2022</u> Rs. 1,34,083 /- (Rupees One Lakh Thirty Four Thousand Eighty Three only)	Flat No. EWS22-020-02-0203, 20, Amc - Ews 22 Phase li - 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/-

Mr. Jaydipbhai Pagi Mrs. Vibhaben Jaydipbhai Pagi	<u>10/06/2022</u> Rs. 2,44,813 /- (Rupees Two Lakh Forty Four Thousand Eight Hundred Thirteen only)	Flat No. EWS22-022-03-305, 22, 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. Pinkiben Patni Mr. Mukeshbhai Patni	<u>10/06/2022</u> Rs. 3,17,418 /- (Rupees Three Lakh Seventeen Thousand Four Hundred Eighteen only)	Flat No. EWS24-007-03-0305, 7, Amc-ews 24 Phase Iii-tp 110-nikol-fp-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/-
Mrs. Ushaben Rajput Mr. Krunal Rajput	<u>11/07/2022</u> Rs. 2,47,081 /- (Rupees Two Lakh Forty Seven Thousand Eighty One only)	Flat No. E / 302, E, Auda - Ews - Paranti TP 110 Nikol-Kathwada, FP 86, Sardar Patel Ring Road, Near Kathwada Circle, Kathwada, Ahmedabad, Gujarat - 382430	Rs. 4.50 Lacs Rs. 45,000/-
Mr. Shivang Ajitkumar Trivedi Mr. Ajit Natvarlal Trivedi	<u>11/07/2022</u> Rs. 2,82,445 /- (Rupees Two Lakh Eighty Two Thousand Four Hundred Forty Five only)	Flat No. EWS/J/401, Hathijan EWS / J, Ghb - Hathijan TPS 94, FP NO 3/1/1&2, Hathijan382445 Ahmedabad	Rs. 3.00 Lacs Rs. 30,000/-
Mr. Rajendrasinh Gurjar Mrs. Manjesh Gurjar	<u>11/07/2022</u> Rs. 5,53,891 /- (Rupees Five Lakh Fifty Three Thousand Eight Hundred Ninty One only)	Flat No. 102, G - Akruti, Kesar City Near Kesar Sopan, Behind Zydus Research Centre, Sarakhej Bawla Highway, Moraiya-Changodar - 382213, District Ahmedabad	Rs. 6.50 Lacs Rs. 65,000/-
Mr. Rajubhai Bhadoriya Mrs. Simaben Bhadoriyaa	<u>11/07/2022</u> Rs. 8,00,905 /- (Rupees Eight Lakh Nine Hundred Five only)	Flat No. 101, F, Navjivan Vihar Crossing Road, Near Geratpur Railway Station, Taluka - Dascroi, District - Ahmedabad, PIN 382435	Rs. 5.90 Lacs Rs. 59,000/-
Mrs. Sangitaben Harishbhai Chauhan Mr. Kiritkumar Bhanubhai Vaghela	<u>11/07/2022</u> Rs. 4,62,936 /- (Rupees Four Lakh Sixty Two Thousand Nine Hundred Thirty Six only)	Flat No. 502, H, Navjivan Vihar Crossing Road, Near Geratpur Railway Station, Taluka - Dascroi, District - Ahmedabad, PIN 382435	Rs. 5.90 Lacs Rs. 59,000/-
Mr. Kanti Lal Ghanchi Mrs. Rekha Devi	<u>11/04/2022</u> Rs. 6,51,859 /- (Rupees Six Lakh Fifty One Thousand Eight Hundred Fifty Nine only)	Flat No. 213, C, Sangani Residency Survey No. 565 & 566/2, Near Sangani Platinum, Narol-Asali Highway, Narol, Ahmedabad - 382405	Rs. 6.00 Lacs Rs. 60,000/-

Mrs. Dhudiben Chauhan Mr. Roopnath Jogi	<u>11/07/2022</u> Rs. 11,67,355 /- (Rupees Eleven Lakh Sixty Seven Thousand Three Hundred Fifty Five only)	Flat No. C-603, C, Somya Residency Survey No. 41/2, F.P. No. 13/2 T.P. Scheme No.89 (Sarkhej-Okaf-Fatehwadi), Mouje Sarkhej, Vejalpur, Ahmedabad - 380051	Rs. 19.30 Lacs Rs. 1,93,000/-
Mrs. Rangita Rathor Mr. Rajesh Rathor	<u>03/06/2021</u> Rs. 11,77,718 /- (Rupees Eleven Lakh Seventy Seven Thousand Seven Hundred Eighteen only)	Flat No. A- 201, A, Sona Akruti Survey No. 279, Sona Akruti, Opp. Pramukh Park, Geratpur, Taluka Daskroi, District Ahmedabad - 382435.	Rs. 8.90 Lacs Rs. 89,000/-
Mr. Dhirubhai Parmar Mrs. Jinal Solanki	<u>11/07/2022</u> Rs. 19,23,478 /- (Rupees Nineteen Lakh Twenty Three Thousand Four Hundred Seventy Eight only)	Flat No. 401, N, Swaminarayan Park-3 (shahwadi) Survey No. 565, TPS No. 94, FP No. 26, At Shahwadi, Near Rajahs Reeva, Vasna, Taluka-Vatva, Sub District And District-Ahmedabad - 380007	Rs. 18.50 Lacs Rs. 1,85,000/-
Mr. Bharat Bhai Dantani Mrs. Kokila Dantani	<u>11/07/2022</u> Rs. 5,85,971 /- (Rupees Five Lakh Eighty Five Thousand Nine Hundred Seventy One only)	Flat No. 701, B, Umang Vatva Ambika Mill Land, Nr Sadbhavna Cross Road, Nr Railway Station, GIDC, Vatva, Ahmedabad - 382445.	Rs. 4.60 Lacs Rs. 46,000/-
Mr. Valjibhai Kaluji Raval Mrs. Sharda Valaji . Mr. Pravinkumar Valjibhai Raval	<u>06/10/2021</u> Rs. 3,41,420 /- (Rupees Three Lakh Forty One Thousand Four Hundred Twenty only)	Flat No. 309, F, Navjivan Vihar Crossing Road, Near Geratpur Railway Station, Taluka - Dascroi, District - Ahmedabad, PIN 382435	Rs. 4.90 Lacs Rs. 49,000/-

Date and Time of Inspection : 24-12-2022-11.00 AM to 1.00 PM Last date & time of deposit of EMD : 28-12-2022 up to 5.00 PM

Date and Time of Auction : 29-12-2022 - 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, Mr. Rizwan Qureshi (+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 : 29/11/2022**

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