

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 authorized 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. Chaithanya Chaudhari Mrs. Kokilaben Chaudhari | <u>06/09/2023</u> Rs. 24,46,135 /- (Rupees Twenty Four Lakh Forty Six Thousand One Hundred Thirty Five only) Possession Date :- 11-12-2023 | Flat No. 703, C, Radhe Elegance Revenue Survey No.493/B, T.P.S.NO. 92, F.P.NO. 5/1, At Hathijan, Near Hathijan Circle, Taluka- Vatva, District- Ahmedabad, Gujarat - 382445 | Rs. 26.00 Lacs Rs. 2,60,000 /- |
| Mr. Pratapsinh Rajvanshi Mrs. Radhikaben Rajvanshi | <u>06/09/2023</u> Rs. 4,09,902 /- (Rupees Four Lakh Nine Thousand Nine Hundred Two only) Possession Date :- 11-12-2023 | Flat No. 207, D, Navjivan Vihar Crossing Road, Near Geratpur Railway Station, Taluka - Dascroi, District - Ahmedabad, PIN 382435 | Rs. 3.00 Lacs Rs. 30,000 /- |
| Mrs. Shalini Awasthi Mrs. Swaplin Awasthi Mr. Rajendra Prasad Awasthi | <u>06/09/2023</u> Rs. 16,82,842 /- (Rupees Sixteen Lakh Eighty Two Thousand Eight Hundred Forty Two only) Possession Date :-11-12-2023 | Flat No. 308, A, Swapna Sakar Residency Survey No. 689, Block No. 651, Village: Lambha, Taluka : Dascroi, District: Ahmedabad - 382 405, Gujarat - 382405 | Rs. 14.00 Lacs Rs. 1,40,000 /- |
| Mrs. Durga Soni Mr. Bharat Soni | <u>06/09/2023</u> Rs. 12,02,135 /- (Rupees Twelve Lakh Two Thousand One Hundred Thirty Five only) Possession Date :- 12-12-2023 | Flat No. 82, H7, Anand Nagar Apartment 960 MIG, GHB, TPS No. 28, FP No. 746, At Vadaj, Near Rachana High School, Tal - Sabarmati, Dist & Sub Dist - Ahmedabad - 380013 | Rs. 14.00 Lacs Rs. 1,40,000 /- |

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| Mr. Bharatkumar Lodha Mrs. Subhadraben Nadia | <u>06/09/2023</u> Rs. 11,25,043 /- (Rupees Eleven Lakh Twenty Five Thousand Forty Three only) Possession Date :- 12-12-2023 | Flat No. 302, G, Vrajdharm Survey No: 454+457, FP No:77+80, TP No:89, Fatehwadi, Near Gokulam, Ujala Circle, S.G. Road Corner, Sarkhej, Taluka : Vejalpur, Ahmedabad, Gujarat. - 382210 | Rs. 14.00 Lacs Rs. 1,40,000 /- |
| Mrs. Sita Rajpurohit Mr. Kishorsing Rajpurohit Mr. Devisinh Rajpurohit | <u>06/09/2023</u> Rs. 25,96,348 /- (Rupees Twenty Five Lakh Ninty Six Thousand Three Hundred Forty Eight only) Possession Date :- 12-12-2023 | Flat No. 303, Wing : A-1 of Building : A, Sarthi Residency Revenue Survey No. 23, Block No. 20, At Kumbharia, Near Kumbharia Village, Surat Bardoli Main Road, Taluka-Choryasi, District-Surat, Gujarat - 395010 | Rs. 18.00 Lacs Rs. 1,80,000 /- |
| Mr. Pradeep Kumar Gupta Mrs. Usha Agrawal | <u>07/07/2023</u> Rs. 35,46,969 /- (Rupees Thirty Five Lakh Forty Six Thousand Nine Hundred Sixty Nine only) Possession Date :- 07-11-2023 | 101, A-1, Aakruti Aangan Near Narol - Aslali Highway, Behind Sunrise Hotel, Next To Umang Lambha, Vatva, Ahmedabad - 382440 | Rs. 36.00 Lacs Rs. 3,60,000 /- |

Date and Time of Inspection : 31-01-2024 - 11.00 AM to 1.00 PM

Last date & time of deposit of EMD :02-02-2024 up to 5.00 PM

Date and Time of Auction : 05-02-2024 - 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 Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation.
- III. The secured assets 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 23.08.2023 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 online 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 Authorized Officer/Nodal Officer at e- mail address and also to submit self-attested hard copies of these documents (Demand Draft in original) to the Authorized Officer, at the Branch address mentioned herein above 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 Authorized 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 Qureshi (+91 7575005977), Mr. Anil Patil (+91 9167220728) & Mr. Sharik Saudagar (+91 8879666943) or 022-26101076-79 Email sharik.saudagar@svatantramhfc.com.

STATUTORY 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 :05/01/2024**

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