

FORM A
PUBLIC ANNOUNCEMENT
(Under Regulation 6 of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)

**FOR THE ATTENTION OF THE CREDITORS OF CYPET TECHNOLOGIES INDIA
PVT. LTD.**

RELEVANT PARTICULARS		
1.	Name of corporate debtor	Cypet Technologies India Pvt. Ltd.
2.	Date of incorporation of corporate debtor	13/12/2016
3.	Authority under which corporate debtor is incorporated / registered	Register of Companies, Ahmedabad
4.	Corporate Identity No. / Limited Liability Identification No. of corporate debtor	U29100GJ2016FTC094683
5.	Address of the registered office and principal office (if any) of corporate debtor	Reg. Office: 34-A, Akshar Industrial Park, Opp. ZyduS Cadila, Sarkhej Bavla Highway, Changodar, Ahmedabad, Sanand, Gujarat, India, 382213
6.	Insolvency commencement date in respect of corporate debtor	10/09/2025
7.	Estimated date of closure of insolvency resolution process	09/03/2026
8.	Name and registration number of the insolvency professional acting as interim resolution professional	Mr. Mukesh Laddha IBBI/IPA-001/IP-P-02712/2022-2023/14155
9.	Address and e-mail of the interim resolution professional, as registered with the Board	Office no-311, 3rd floor, Pratik Mall, Koba-Gandhinagar Highway, Near Swaminaryan dham, Gandhinagar, Gujarat ,382421. mukeshladdha@rediffmail.com
10.	Address and e-mail to be used for correspondence with the interim resolution professional	Office no-311, 3rd floor, Pratik Mall, Koba-Gandhinagar Highway, Near Swaminaryan dham, Gandhinagar, Gujarat ,382421. cirp.ctipl@gmail.com
11.	Last date for submission of claims	24/09/2025
12.	Classes of creditors, if any, under clause (b) of subsection (6A) of section 21, ascertained by the interim resolution professional	N/A
13.	Names of Insolvency Professionals identified to act as Authorised Representative of creditors in a class (Three names for each class)	N/A
14.	(a) Relevant Forms and (b) Details of authorized representatives are available at:	N/A

Notice is hereby given that the National Company Law Tribunal, Ahmedabad has ordered the commencement of a corporate insolvency resolution process of the Cypet Technologies India Pvt. Ltd. on 10/09/2025.

The creditors of Cypet Technologies India Pvt. Ltd., are hereby called upon to submit their claims with proof on or before 24/09/2025. to the interim resolution professional at the address mentioned against entry No. 10.

The financial creditors shall submit their claims with proof by electronic means only. All other creditors may submit the claims with proof in person, by post or by electronic means.

Submission of false or misleading proofs of claim shall attract penalties.



Mr. Mukesh Laddha

Interim Resolution Professional

Reg. No. IBBI/IPA-001/IP-P-02712/2022-2023/14155

AFA No. AA1/14155/02/311225/107354 valid up to 31/12/2025

Date: 12/09/2025

Place: Ahmedabad

INDUSIND BANK LIMITED

Registered Office: 2401, Gen.Thimmayya Road (Cantonment), Pune-411 001
 Consumer Finance Division: New No.34.G.N Chetty Road, T.Nagar, Chennai-60017
 State office: Indusind Bank, 3rd Floor, Business Empire-5, 1/5 Jagannath Plot Corner, Yagnik Road, Opp RKC Collage, Rajkot-360001

POSSESSION NOTICE (Under Rule 8(1) of Security Interest (Enforcement) Rules, 2002)

Whereas the undersigned being the Authorized Officer of M/s Indusind Bank Ltd under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter the said Act) and in exercise of the Powers conferred under Section 13(12) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002 (hereinafter the said Rules) has issued demand notice to the below mentioned Borrower/Guarantors to repay the amount with 60 days from the date of receipt of the said notice.

The borrower(s) having failed to repay the said amount with further interest within the said period, notice is hereby given to the Borrowers in particular and to the public in general that the undersigned has taken symbolic possession of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with Rule 8 of the said Rules on this date mentioned against the name of the Borrowers/Guarantors Any dealings with the said properties shall be subject to the prior charge of M/s Indusind Bank Ltd., for the amounts mentioned against the borrowers and incidental expenses cost, charges and interest thereon. The borrowers attention is invited to Provisions of Sub-Section (8) of section 13 of the Act, in respect of the time available to redeem the secured assets.

S. No.	Name of Borrower / Guarantor, Loan Agreement No.	Demand Notice Date	Outstanding Amount
1.	Borrower: Mr./Mrs./Ms. ABDULBAH SHEKH, Co. MAHMADBAH Co-Borrower (s): Mr./Mrs./Ms. REHANABEN SHEKH, Co. VALI MAHMADAD Agreement No: GJ05154M Dated 27.07.2021	06.03.2023 10.09.2025	Rs. 1228242.92 (Twelve Lakh Twenty Eight Thousand Two Hundred Forty Two Rupees And Ninety Two Paise Only) as on 20.02.2023

Description of the property: All the piece and parcel of land and building in residential constructed property of Plot No. 146, admeasuring around 60.00 sq. mtrs., and construction area 75.16 sq. mtrs., situated at Revenue Survey No.664/Paiki - 1, as known 'Navar Park' Mouje: Jamnagar, Ta. And Dist.: Jamnagar, Dist. And Sub District: Jamnagar, bounded as under: North: Land of Plot No.145; South: Land of Plot No. 147; East: Land of Plot No. 164; West: 7.50 mtrs. Wide Road; together with building constructed over the said site along with furniture, fixtures and appurtenance thereto.

S. No.	Name of Borrower / Guarantor, Loan Agreement No.	Demand Notice Date	Outstanding Amount
2.	Borrower: Mr.Chandresh Maganlal Joshi Co-Borrower (s): Ms.Joshi Jignashaben W/O. Chandreshbhai Agreement No: GJ05154M Dated 03.06.2022	01.08.2024 10.09.2025	Rs.11,18,751.36/- (Rupees Eleven Lakh Eighteen Thousand Seven Hundred Fifty One and Thirty Six Paise Only) as on 31.07.2024

Description of the property: All that piece and parcel of land building situated in Jamnagar City within the limits of Jamnagar Municipal Corporation, originally the land bearing R. S. No. 54, of Vihapar Village admeasuring 23775.00 Sq.Mts. was converted into non agricultural 1 to 111 residential plots by the approval of Jamnagar Municipal Corporation and Collector, Jamnagar known as "Aadiya Park". Out of these plots of Aadiya Park plot no. 22 was subdivided and divided into 2 sub plots. Subplot no. 221 and 222 by the order of Jamnagar Municipal Corporation. Out of this sub plots Subplot no. 222 admeasuring plot area 341.78 Sq. Mtr. bearing City Survey no. 2147/222 is shown in 192 of court no. 11. Shyam Tower - II Residential Apartment have constructed on the caption property with the approval of Jamnagar Municipal Corporation. Flat no. 204 of Shyam Tower - II admeasuring Built-up Area 28.26 Sq. Mtr. and Super Built-up Area 61.23 Sq.Mrs. Boundaries: North - OTS and Flat no. 205 are situated, South - OTS and Sub Plot No. 221 is situated, East - OTS, Common Passage and Flat no. 203 are situated, West - OTS and Land bearing R.S.No. 55/Paiki is situated.

S. No.	Name of Borrower / Guarantor, Loan Agreement No.	Demand Notice Date	Outstanding Amount
3.	Borrower: MR. DAL BASIR ALARAKHA S/O ALARAKFIABHAI Co-Borrower (s): Mr. SAMAAAMAD ALIBHAI Agreement No: GJ05188M Dated 26.01.2023	24.01.2025 10.09.2025	Rs.18,39,925.52/- (Rupees Eighteen Lakh thirty eight thousand nine hundred and twenty five and fifty two paise only) as on 24.01.2025

Description of the property: In Jamnagar City Within The Area Of Jamnagar Municipal Corporation, On Morikanda Road, Originally The Land Of R.S.No. 660/Paiki 5 Admeasuring 27923.00 Sq. Mtrs. Jamnagar Municipal Corporation Have Sanctioned The Lay-Out Plan And Divided It Into 170 Plots, And Collector Jamnagar Have Converted The Whole Agricultural Land Into Non Agricultural Multipurpose Use Land Known As "Anmol Park -8". Out Of These Plots, Sub Plot No. 80 Admeasuring Plot Area 60.00 Sq. Mtr. Bounded As Under. East By: Plot No. 89 is Situated, West By: 7.50 Mtrs. Wide Road is Situated, North By: Plot No. 81 is Situated South By: Plot No. 79 is Situated

S. No.	Name of Borrower / Guarantor, Loan Agreement No.	Demand Notice Date	Outstanding Amount
4.	Borrower: MR. AKRAMBHAI A HALA S/O ANVARBHAI Co-Borrower (s): MRS. HALA SURAYA W/O AKRAMBHAI Agreement No: GJ05233M Dated 24.07.2023	24.01.2025 10.09.2025	Rs.13,65,679.14/- (Rupees Thirteen lakh sixty-five thousand six hundred and seventy-nine and fourteen paise only) as on 24.01.2025

Description of the property: Constructed Residential Property of Sub Plot No. 14/18 Admeasuring 52.78 Sq.Mtrs. Of Land Bearing R.S.No. 332/Paiki 2 Of Village Dinchada, Which Was Converted Into Non-Agricultural Residential Plots by the Order of Jamnagar Area Development Authority and Collector Jamnagar Known As "Pushpak Park-6", Located at Village Dinchada, Tal and Dist. Jamnagar., Bounded as Under, East By: 7.50 Mtrs. Wide Road is Situated, West By Plot No. 23 And 24 Are Situated, North By: Sub Plot No. 14/17 is Situated, South By: Sub Plot No. 14/19 is Situated

Date: 10.09.2025
Place: Gujarat
Sd/- (Authorized Officer)
For Indusind Bank Limited,

TATA CAPITAL LIMITED

Tower A, 11th Floor, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai, Maharashtra-400013.
 Branch Offices: Office No 501, 502, 503, 504, 5th Floor, Regus Business Centre, New City Light Road, Surat - 395007.

POSSESSION NOTICE (Under Rule 8(1) of Security Interest (Enforcement) Rules, 2002)

Whereas the undersigned being the Authorized Officer of the STATE BANK OF INDIA, HOME LOAN CENTRE, CHANDKHEDA (RACP-EAST), 3rd FLOOR AMARAKUNJ BUSINESS CENTRE, OPP AUDA WATER TANK, SATYAMEV HOSPITAL ROAD, CHANDKHEDA, AHMEDABAD under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act No. 54 of 2002) and in exercise of powers conferred under section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 01.07.2025 calling upon the Mrs. Krishna Jignesh Patil to repay the amount mentioned in the notice being Rs. 2,40,29,416/- (Rupees Two crore forty lakh twenty nine thousand four hundred sixteen only) as on 30.06.2025.

The Borrower having failed to repay the amount, notice is hereby given to the borrower, legal heirs (known - unknown), legal representatives (known - unknown), guarantor and the public in general that the undersigned has taken symbolic/physical possession of the property described herein below in exercise of powers conferred on him/her under section 13(4) of the said Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 9th day of the month September of the year 2025.

The borrower/ Guarantor and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the STATE BANK OF INDIA, HOME LOAN CENTRE, CHANDKHEDA (RACP-EAST), 3rd FLOOR AMARAKUNJ BUSINESS CENTRE, OPP AUDA WATER TANK, SATYAMEV HOSPITAL ROAD, CHANDKHEDA, AHMEDABAD for an amount of Rs. 2,40,29,416/- (Rupees Two crore forty lakh twenty nine thousand four hundred sixteen only) and further interest from date 30.06.2025, cost, etc.

Thereon, the borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Description of Property
 • Flat/Bungalow/Plot Number: A-101 • Scheme: HARI OM TOWER • Revenue Survey No.:0
 • TP Scheme Number: 3/6 • PP Number: 606/1+2 • Mouje: KOCHHARAB • Sub-Registration District: AHMEDABAD • Registration District: AHMEDABAD

Boundaries of the Property				
Plot/Flat No.	East	West	North	South
A-101	Society Space	Flat no. A/102	Society common plot	TP Road

DATE : 09.09.2025
 Authorised Officer (State Bank of India)

FORM A PUBLIC ANNOUNCEMENT

(Under Regulation 6 of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)
FOR THE ATTENTION OF THE CREDITORS OF CYPET TECHNOLOGIES INDIA PVT. LTD.

RELEVANT PARTICULARS			
1	Name of corporate debtor	Cypet Technologies India Pvt. Ltd.	
2	Date of incorporation of corporate debtor	13.12.2016	
3	Authority under which corporate debtor is incorporated / registered	Register of Companies, Ahmedabad	
4	Corporate Identification No. / Limited Liability Identification No. of corporate debtor	U29100GJ2016FTC094683	
5	Address of the registered office and principal office (if any) of corporate debtor	Reg. Office : 34-A, Akshar Industrial Park, Opp. Zyudus Cadila, Sarkhej Bavlga Highway, Changodar, Ahmedabad, Sanand, Gujarat, India- 382213	
6	Insolvency commencement date in respect of corporate debtor	10.09.2025	
7	Estimated date of closure of insolvency resolution process	09.03.2026	
8	Name and registration number of the insolvency professional acting as interim resolution professional	Mr. Mukesh Laddha (IBBI/PA-001/TP-02712/2022-2023/14155)	
9	Address and e-mail of the interim resolution professional, as registered with the Board	Office No. 311, 3rd Floor, Pratik Mall, Koba-Gandhinagar Highway, Near Swaminayan dham, Gandhinagar, Gujarat - 382421. mukeshladdha@rediffmail.com	
10	Address and e-mail to be used for correspondence with the interim resolution professional	Office No. 311, 3rd Floor, Pratik Mall, Koba-Gandhinagar Highway, Near Swaminayan dham, Gandhinagar, Gujarat - 382421. cirt.cptl@gmail.com	
11	Last date for submission of claims	24.09.2025	
12	Classes of creditors, if any, under clause (b) of sub-section (6A) of section 21, ascertained by the interim resolution professional	NA	
13	Names of insolvency Professionals identified to act as Authorised Representative of creditors in a class (Three names for each class)	NA	
14	(a) Relevant Forms and (b) Details of authorized representatives are available at :	NA	

Notice is hereby given that the National Company Law Tribunal, Ahmedabad has ordered the commencement of a corporate insolvency resolution process of the Cypet Technologies India Pvt. Ltd. on 10.09.2025.

The creditors of Cypet Technologies India Pvt. Ltd., are hereby called upon to submit their claims with proof on or before 24.09.2025, to the interim resolution professional at the address mentioned against entry No. 10.

The financial creditors shall submit their claims with proof by electronic means only. All other creditors may submit the claims with proof in person, by post or by electronic means.

Submission of false or misleading proofs of claim shall attract penalties.

Mr. Mukesh Laddha
 Interim Resolution Professional
 Date : 12.09.2025 Reg. No. IBBI/PA-001/TP-02712/2022-2023/14155
 Place: Ahmedabad AFA No. AA114155/02/311225/107354 Valid up to 31.12.2025

Sd/-, Authorized Officer, Tata Capital Limited

Bank of Baroda

Ramnagar Branch : Shreerang Nagar Society, Planpore Patia, Surat - 395009, Gujarat. E-mail : dbramn@bankofbaroda.co.in

POSSESSION NOTICE (For Immovable Property)

Whereas, The undersigned being the Authorized Officer of the Bank of Baroda under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated 16.05.2025 calling upon the borrower Mr. Sanjaybhai Ranchhodhbhai Goyani (Borrower), Mrs. Liliaben Ranchhodhbhai Goyani (Co-Borrower), Mr. Jaysukh Ranchhodhbhai Goyani (Co-Borrower), Mr. Maheshbhai Ranchhodhbhai Goyani (Co-Borrower) to repay the amount mentioned in the notice being Rs. 10,11,498.37 as on 15.05.2025 + an applied interest there on + Legal & other Expenses etc. within 60 days from the date of receipt of the said notice.

The Borrowers having failed to repay the amount, notice is hereby given to the Borrowers and the public in general that the undersigned has taken Symbolic Possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 09th day of September of the year 2025.

The Borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Bank of Baroda, Ramnagar Branch for an amount of Rs. 10,11,498.37 as on 15.05.2025 + an applied interest there on + Legal & other Expenses etc.

The Borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

DESCRIPTION OF THE IMMOVABLE PROPERTY
 All that Piece and Parcel of the Property bearing Flat No. 204, Adm. about 60.65 Sq. meters on the 2nd Floor of "Building No. B-2" of "Shri Gadgadhur Township" owned by Shri Gadgadhur Township (Varachha) Co. Op. Housing Society Ltd., situated on the Land bearing R.S. No. 58, 60, 63 & 72, Block No. 70 (Old Block No. 60) and R.S. No. 59, Block No. 71 (Old Block No. 61) of Village - Pasodra, Tal.: Kamrej, Dist. Surat, along with the undivided proportionate share in undermash land. Belonging to Mrs. Liliaben Ranchhodhbhai Goyani. Bounded by :- North : Building No. B-1, South : Passage and 201, East : Building No. B-2, West : Society Road.

Date : 09.09.2025, Place : Surat Sd/-, Authorised Officer, Bank of Baroda

M/S MINTIFI FISERVE PRIVATE LIMITED

Reg. Office: Times Square, Unit No. 3B, 2nd Floor, Opp. Mittal Industries Estate, Andheri-Kurla Road, Marol Naka, Andheri - East, Mumbai - 400059 / Branch Office: OFF NO'S 1324, THE SPIRE 2, SHITAL PARK, 150 FETTING ROAD, NEAR PARK BRTS, RAJKOT-360007

POSSESSION NOTICE UNDER RULE 8 (1)

WHEREAS the undersigned being the Authorised Officer of M/s Mintifi Finserve Private Limited, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 hereinafter called the Act and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued demand notices calling upon the borrowers, whose names have been indicated in Column [B] below on dates specified in Column [C] to repay the outstanding amount indicated in Column [D] below with interest thereon within 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrowers in particular and the Public in general that the undersigned has taken possession of the properties mortgaged with the Company described in Column [E] herein below on the respective dates mentioned in Column [F] in exercise of the powers conferred on him under Section 13(4) of the Act read with Rule 3 of the Rules made there under.

The borrowers in particular and the Public in general are hereby cautioned not to deal with the properties mentioned in Column [E] below and any such dealings will be subject to the charge of M/s Mintifi Finserve Private Limited for an amount mentioned in Column [D] along with interest and other charges.

Under section 13 (8) of the Securitisation Act, the borrowers can redeem the secured asset by payment of the entire outstanding including all costs, charges and expenses before notification of sale.

SL NO	NAME AND ADDRESS OF BORROWER'S & LOAN ACCOUNT NUMBER	DATE OF DEMAND NOTICE	OUTSTANDING AMOUNT	DESCRIPTION OF MOVABLE PROPERTY	DATE OF POSSESSION
[A]	[B]	[C]	[D]	[E]	[F]
1.	Loan Account Nos. OD110443 / LN0017840 1. Aadi Enterprise (BORROWER) 2. Dharaviya Chirag & Bharatkumar Dharviya (CO-BORROWER) registered entity address located Plot No. 49, Digvijay Plot, Opp. GEB Gate, Nr. Mormal Park, Jamnagar - 361006 and residential address located at Plot No.23, Gokulnagar Near Chamunda Pa, Behind Shyamnagar, Jamnagar 361006	27.01.2025	Rs. 28,50,316.40 / - as on 27.01.2025	Vendor Name : Radhe Products Asset Description : CNC HOLE CATING MACHINE SIZE 20MM X 30MM Invoice Dated : 12.04.2018	7-Sep-2025 PHYSICAL
2.	Loan Account Nos. OD114841 / LN0018032 1. Aarti Enterprise (BORROWER) 2. Dharaviya Vinodhbhai & Dharviya Pushpaben (CO-BORROWER) registered entity address located at Indira Road, Gokri Nagar, Jakatnaka, Patel E, state, Street 4, Dihanna Enterprise N1 Same and at their residential address located at Dwarakesh-3, Plot No. 168/1, Nr Sandhiya Puj Jamnagar - 361004	28.01.2025	Rs. 59,44,251.47 / - as on 28.01.2025	Invoice No. : 1 Vendor Name : Amit Engineering Asset Description : Titan Cast CNC Horizontal Machining Center Location : Patel Estate, Street No. 4, Opp. Dharna Enterprise Gokul Nagar, Jamnagar - 361001	7-Sep-2025 PHYSICAL

Date : 12/09/2025 Place GUJARAT Authorised Officer : M/s Mintifi Finserve Private Limited

SR. NO.	1. BORROWER'S NAME	2. OUTSTANDING AMOUNT	DESCRIPTION OF THE MORTGAGED PROPERTY	1. DATE & TIME OF E-AUCTION	2. RESERVE PRICE
1.	1-Mr. Haribhai Ashabbhai Sandhiya ("Borrower") 2- Mrs. Ramiben Ashabbhai Sandhiya 3- Rayde Ashabbhai Sandhiya 4-Bhuvabhahi Ashabbhai Sandhiya (Co-borrower)	Rs. 40,06,287/- (Rupees Forty Lacs Six Thousand Two Hundred Eighty Seven Only) as on 17.04.2025 along with applicable future interest.	All Piece and Parcel of an agricultural land bearing R.S. No. 476/paiki 1, admeasuring 16690.00 sq. Mtrs., Kambhaliya Area Development Authority have sanctioned layout plan and as per the layout plan caption property was divided into 171 plots and converted into non agricultural residential plots by the order of collector of Jamnagar known as Shivam Society -2. Out of these plots, plot No. 151 admeasuring plot area 55.25 sq. Mtrs. Together with construction, at village Ramnagar, Sub District Kambhaliya District Devbhumi, City Dwarka, Gujarat-361305, Bounded as follows:- North: Plot No. 150, South: Plot No. 152, East : 7.50 Mtrs. wide road, West: Plot No. 107	1. E-AUCTION DATE: 30.09.2025 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 29.09.2025 3. DATE OF INSPECTION: 27.09.2025	2. EMD OF THE PROPERTY 3. INCREMENTAL VALUE RS. 9,90,000/- (Rupees Nine Lacs Ninety Thousand Only). EARNEST MONEY DEPOSIT: RS. 99,000/- (Rupees Ninety Nine 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.caprihome loans.com/auction

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.

TERMS & CONDITIONS OF ONLINE E-AUCTION SALE:-
 1. The Property is being sold on "AS IS WHERE IS, WHATEVER THERE & WITHOUT REOURSE 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 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 which 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. 079-68136880/68136837). Mr. Ramprasad Sharma Mob. 800-02-3297/79-6120 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 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 29-Sept-2025.
 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 Centre, Near Law Garden Circle Netaji Road, Ellisbridge, Ahmedabad, Gujarat-380009 latest by 03:00 PM on 29-Sept-2025. 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."
 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.
 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. at 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 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 Authorised 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 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 15 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 movable items lying (if any) 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.
 26. This publication is also 15 (Fifteen) days notice to the Borrower / Mortgagee / 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 : 12-Sept-2025 Sd/- (Authorised Officer) Capri Global Housing Finance Limited

Bank of Baroda

Ramnagar Branch : Shreerang Nagar Society, Planpore Patia, Surat - 395009, Gujarat. E-mail : dbramn@bankofbaroda.co.in

APPENDIX IV [See rule 8(1)] POSSESSION NOTICE (For Immovable Property)

Whereas, The undersigned being the Authorized Officer of the Bank of Baroda under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated 16.05.2025 calling upon the borrower Mr. Hajabbhai Vamabhai Sansala (Borrower), Mrs. Gopi Hajabbhai Sansala (Co-Borrower) to repay the amount mentioned in the notice being Rs. 17,62,035.44 as on 15.05.2025 + an applied interest there on + Legal & other Expenses etc. within 60 days from the date of receipt of the said notice.

The Borrowers having failed to repay the amount, notice is hereby given to the Borrowers and the public in general that the undersigned has taken Symbolic Possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 09th day of September of the year 2025.

The Borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Bank of Baroda, Ramnagar Branch for an amount of Rs. 17,62,035.44 as on 15.05.2025 + an applied interest there on + Legal & other Expenses etc.

The Borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

DESCRIPTION OF THE IMMOVABLE PROPERTY
 All right title and interest in Property bearing Flat No. H/403, Carpet area admeasuring 610.80 sq. ft. its equivalent to 56.73 sq. mtrs and built up area admeasuring 659.14 Sq. Its equivalent to 61.24 sq. mtrs on 4th Floor, together with undivided proportionate share in undermash land admeasuring 15.31 Sq.mtrs of "H" Building at site and las per plan Building No. "C7" of "White Stone-Part-1", constructed on the land bearing Block No. 1319 (Rev. S. No. 1361/1), admeasuring 21047.00 Sq.mtrs Town Planning Scheme No. 36 (Variav), Final Plot No. 57, admeasuring 13684.00 Sq.mtrs of Village - Variav, City - Surat, Sub Dist. Adajan, Dist. Surat. Belonging to Mrs. Gopi Hajabbhai Sansala. Bounded by :- North :- Society Road, South : Building No. C, East : Society Road, West : Building No. G. Sd/-, Date : 09.09.2025, Place : Surat Authorised Officer, Bank of Baroda

