



Head Office, Plot No. 4, Sector - 10 Dwarka, New Delhi - 110015

Date: 09.01.2023 ORDER OF THE REVIEW COMMITTEE FOR DECLARATION OF WILLFUL DEFAULTERS, PURSUANT TO PROCEEDINGS CONDUCTED AT HEAD OFFICE ON 13.12.2022.

M/S Paras Impex (Rs. 2.77 Crore) CS: Thane / ZS: Mumbai Date of NPA: 30.12.2019

In terms of RBI Master Circular No. DBR No. CIB-DC-22/20-16/009/2015-16 dated July 01, 2015. Committee for Identification of Willful Defaulters issued Show Cause Notice dated 07.09.2021 to following persons mentioning the ground(s) on the basis of which they are identified as willful Defaulters:-

- 1. M/s. Paras Impex (Borrower)
2. Sh. Vinod Gandhi (Partner)
3. Sh. Rajiv Kumar Shah (Partner)
4. Sh. Tanjot Singh Gupta (Partner)
5. Sh. Amish Ashvin Shah (Partner)

View Show Cause Notice, the above named persons were given opportunity to make a representation, if they so desire, to the Bank within 15 days from receipt of notice, as to why they are not identified as willful defaulters. Pursuant to the said Show Cause Notice dated 07.09.2021, representation was received from Advocate Sh. Jamshed Ansari on behalf of M/s Paras Impex submitted its representation vide letter dated 13.10.2021. Keeping in view the representation submitted by the party the Identification Committee, as a measure of natural justice accorded the opportunity of personal hearing scheduled on 25.05.2022 to the borrower and related persons. The said meeting was attended by Sh. Tanjot Singh Gupta in his individual capacity.

The Identification Committee in its meeting dated 25.05.2022, after due consideration of all the facts on record, written representation submitted by the party and deliberation made by Sh. Tanjot Singh Gupta during the said meeting, observed that contentions raised by the party are not justified and tenable. However, on perusal of the partnership deed submitted, the committee observed that since Sh. Amish Ashvin Shah was induced as partner vide deed dated 23.12.2019 and the present willful default proceedings has been initiated on the basis of transaction done during the period 2018-19, the name of Mr. Amish Ashvin Shah be dropped from the proceedings of willful default on the ground that he was induced in the firm after the incidence of diversion of funds has taken place.

Further, the Identification Committee was of view that submission made by the party is unjustified and untenable and found that the Borrower and its above named other partners defaulted in payment/repayment obligations to the Bank and the said persons, involved in events of default, are fit to be identified as willful defaulters on the following ground(s):-

Division of Funds: Borrower has not routed the sale proceeds through loan account, as the credit summation stood at Rs. 0.52 Cr against the sales of Rs. 15.32 cr for FY 2018-19. Accordingly, the Identification Committee had issued reopened Order on 18.07.2022. In its said Order, the committee had directed that the above named persons are free to make a written representation against the Order of Identification Committee, within a period of 15 days from the date of receipt of order to the Review Committee headed by the MD & CEO of the Bank, if they so desire.

Pursuant to the Identification Order dated 18.07.2022, Sh. Tanjot Singh Gupta vide letter dated 14.08.2022 and the Borrower i.e. M/s Paras Impex vide letter dated 28.09.2022 submitted their representation which was placed before the Review Committee for consideration. Deliberations of the Review Committee: Sh. Tanjot Singh Gupta vide letter dated 14.08.2022 has submitted that he became a partner in the firm vide Agreement dated 21.04.2018. The Cash Credit loan was sanctioned to M/s Paras Impex in the year 2012. As per Clause No. 6 of the Agreement dated 21.04.2018, he is not liable for any past liability of the firm, including the loan. The same is in knowledge of the Bank. He has contended in his representation that he acted as partner in the firm as the firm was under financial stress and he was offered majority stake in the firm. He has stated that he has infused Rs. 25,00,000 Lac in the firm towards regularization of bank account. He submitted that the erstwhile partners assured that the earlier loan outstanding of Rs. 2.77 crore will be adjusted through induction of funds and sale of properties. He pleads that he joined the partnership innocently to establish himself in the business, without any past liability and in good faith. He further states that he is not aware of the sanction of term loan of Rs. 11.38 lakh to the firm and Sh. Vinod Gandhi was doing all the correspondence with the bank, bank operation and signing of all the balance sheets, etc. Sh. Tanjot Singh Gupta has submitted proceedings being handled by Mr. Vinod Gandhi. The ABS as at 31.03.2018 was informed that OTS proposal has been submitted for settlement of the account. He admits that he was ignorant and due to lack of business and banking knowledge, he could not understand that he was being cheated by the other partners. In response to the allegation that the sales for the year 2018-19 was Rs. 15.32 crore and only Rs. 0.52 crore was deposited in the Bank, he stated that it may be right, but he should not be held responsible for this act as he was not involved in any activity of the firm. The firm was run by Mr. Vinod Gandhi and Mr. Rajiv Shah. The entire operations, including B/S operations were being handled by Mr. Vinod Gandhi. The ABS as at 31.03.2018 is also signed by Mr. Gandhi and he was not even aware of sales or purchase figures, all the cheque books were also with him, he was totally ignorant of what was happening. Therefore, he should not be punished for something which he has not done.

On the aforesaid contentions of Sh. Tanjot Singh Gupta, the Review Committee has observed that Sh. Tanjot Singh Gupta has admitted that he has joined the firm on 21.04.2018. The event of willful default happened during the period 2018 to 2019 when Sh. Tanjot Singh Gupta was a partner of the firm. Further as per partnership deed agreement dated 21.04.2018, Sh. Tanjot Singh Gupta was admitted as a partner having 90% of share of the profit in the firm and he section remained as partner with 90% shareholding of the firm till 22nd December 2019. As per 25 of Partnership Act 1932, the liability of every partner is joint and several for all acts done by the firm. Further, as per Partnership Deed dated 17.12.2012 of M/s Paras Impex, Sh. Vinod Chotali Gandhi and Sh. Rajiv Kumar Champakli Shah were carrying out business of Paras Impex which was well in the knowledge of Sh. Tanjot Singh Gupta. The Review Committee is of the view that, Sh. Tanjot Singh Gupta should have exercised due diligence before joining the firm as partner. He cannot plead ignorance at this stage for his carelessness.

M/s Paras Impex vide representation dated 28.09.2022 has submitted that while passing the impugned Order, the committee for identification of willful defaulters has not provided any material evidence to substantiate their allegation of diversion of funds. It is stated that even if the allegation on the face of it is taken as truth, it does not constitute an offence within the meaning of clause 2.1.3 of the RBI Master Circular dated 1st July 2015. In response to the above contention, the Review Committee is of the view that the charge that the Borrower has not routed the sale proceeds through loan account, as the credit summation stood at Rs. 0.52 Crore against the sales of Rs. 15.32 crore for FY 2018-19, has been derived on the basis of Financial Documents submitted by the Borrower. Hence, the borrower's statement that the material evidence to substantiate the allegation of diversion of fund has not been provided by the Committee is not true and correct. The Borrower has further submitted that the charge in Show Cause Notice and the grounds mentioned in the Identification Order dated 18.07.2022 are not similar and mismatching.

In this regard, the Review Committee observed that the Show Cause Notice dated 07.09.2021 and Order dated 18.07.2022 issued by the Identification Committee have the same allegations. Hence, statement of the borrower is not true. Parties have stated that as against the total sales within a given period of time or financial year, it is not necessary that entire sale proceeds will be received within the same financial year. Some amount or entire amount may remain outstanding which would be then carried forward to the next financial year. The same thing has happened in this case also. The amount of deficit of Rs. 14.80 Crore is recoverable amount and is reflected in the balance sheet as sundry debtors.

On the above contention, the Review Committee is of the opinion that it could be true that entire sale proceeds may not be realized within the same period of time or financial year but the borrower has submitted list of debtors as on 31st March, 2019, which shows that total debtors amount to Rs. 4.40 Crore. Hence there is still gap of Rs. 10.40 Crore. However, it is the primary responsibility of the borrower to recover the money from the debtors but the borrower failed to submit the details of action taken by him to recover dues from the sundry debtors. Hence, contention of the party is not acceptable. Parties submitted that the account was illegally classified as NPA. The Cash Credit facility was sanctioned for Rs. 2.70 crore. However, the account was classified as NPA on 31st December 2019 when outstanding amount was only Rs. 2.68 crore which was below the sanctioned limit. The Review Committee on above objection took note of the fact that as per RBI Guidelines on IPAC, any Cash Credit account can be classified as NPA where no credit has been made during 90 days or credits made are not enough to satisfy the interest debited during the same period. Since party failed to comply the guidelines, account was classified as NPA by the Bank as per existing guidelines. Hence, objection of the borrower is not tenable.

The Borrower has submitted that there is inconsistency, in the grounds of charges of willful default initially the Identification Committee has mentioned two events/ground viz. Capacity to pay and Diversion of funds. However, the order dated 18th July 2022 proceeds only on one ground. In response to the above objection, the Review Committee is of the view that Show Cause Notice dated 07.09.2021 was issued by the Identification Committee on the ground of Diversion of fund and on the same ground, Identification Committee has issued order on 18.07.2022. Therefore, statement of party is not true. Parties have further stated that the Identification Committee has not been able to show a single incident of diversion of funds as mentioned in clause (a) to (f) of paragraph No.2.2.1. There is no documentary evidence to show that the borrowers are involved in diversion of funds.

The Review Committee observed that as per Financial Statement submitted by the party, there is total sale of Rs. 15.32 Crore during the period of FY 2018-19, however only Rs. 0.52 Crore has been deposited in loan account by the party and detail of sundry debtors submitted by the party is Rs. 4.40 crore. It is clear indication that the party has diverted/spoiled the Bank's funds. Based on the aforesaid evidence, Bank has established the fact that borrower has diverted the funds. It is the borrower who has failed to prove the contrary. Hence, contention of the party is not justified. Parties further submitted that in light of the facts and legal position, the declaration of willful default dated 18.07.2022 is illegal and against the Master Circular and consequently is required to be withdrawn.

The Review Committee is of the view that Identification Order dated 18.07.2022 issued by the Identification Committee is in accordance with the RBI Master Circular. Hence it is legally valid. Keeping in view the representation submitted by the borrowers and material held on record, it is observed that the objections raised by the borrower are not justified and tenable. Therefore, the Review Committee decided to declare the borrower firm i.e M/s Paras Impex and its Partners, Sh. Vinod Gandhi, Sh. Rajiv Kumar Shah and Sh. Tanjot Singh Gupta as willful defaulters on the ground of "Diversion of Funds".

ORDER OF THE REVIEW COMMITTEE FOR DECLARATION OF WILLFUL DEFAULTERS: The Review Committee charged by the undersigned MD & CEO of the Bank and the Directors of the Bank as members, after due consideration of the above said facts and evidence on record, in its meeting held on 13.12.2022 concurred with the Order of the Identification Committee and found that the aforesaid parties, mentioned at serial No.1 to 4 are responsible for above events of willful default, which constitute cogent ground of being declared as "Willful Defaulters" in terms of extant anti guidelines issued in consonance with the RBI guidelines/Master Circular No. DBR No. CIB, BO 22/20.16.003/2015-16 dated 01.07.2015 and declared M/s Paras Impex and its Partners, Sh. Vinod Gandhi, Sh. Rajiv Kumar Shah and Sh. Tanjot Singh Gupta as willful defaulters on the ground of "Diversion of Funds".

Sd/- Pankaj Joshi (Director-Member) Sd/- Atul Kumar Goel Chairperson (Managing Director & Chief Executive Officer) Sd/- Gautam Guha (Director-Member)

Public Notice For E-Auction Cum Sale (Appendix - IV A) (Rule 8(6))

Sale of Immovable property mortgaged to IIFL Home Finance Limited (Formerly known as India Infinitum Housing Finance Ltd.) (IIFL) Corporate Office at Plot No. 98, Udyog Vihar, Phase-IV, Gurgaon-122015 (Haryana) and Branch Office at - Ahmedabad Commerce House, 4th Floor, Commerce House, 4, Nr Shell Petrol Pump, Anandnagar Road, Pralahadnagar, Ahmedabad - 380051 under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "AO"). Whereas the Authorized Officer (AO) of IIFL-HFL had taken the possession of the following properties pursuant to the notice issued U/S 13(2) of the Act in the following loan accounts/prospect nos. with a right to sell the same on "AS IS WHERE IS BASIS & AS IS WHAT IS BASIS" for realization of IIFL-HFL's dues. The Sale will be done by the undersigned through e-auction platform provided at the website: www.bankauctions.com.

Table with columns: Borrower(s)/Co-Borrower(s)/Guarantor(s), Demand Notice Date and Amount, Description of the Immovable Property/Secured Asset, Date of Physical Possession, Reserve Price, Date of Inspection of property, EMD Last Date, Earnest Money Deposit (EMD), Date/Time of Auction.

Mode Of Payment: All payment shall be made by demand draft in favour of "IIFL Home Finance Limited" payable at Gurugram or through RTGS/NEFT. The accounts details are as follows: a) Name of the account- IIFL Home Finance Ltd., b) Name of the Bank- Standard Chartered Bank, c) Account No- 9902872 followed by Loan Number, d) IFSC Code- SCBL030601 e) Bank Address: Standard Chartered Bank, 99 M.G. Road, Fort, Mumbai-400001

Terms and Conditions: 1. For participating in e-auction, intending bidders required to register their details with the Service Provider https://www.bankauctions.com, well in advance and to create the login account, bring ID and password. Intending bidders have to submit / send their "Tender FORM" along with the payment details towards EMD, copy of the KYC and PAN card at the above mentioned Branch Office. 2. The bidders shall improve their offer in multiple of amount mentioned under the column "Bid Increase Amount". 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 5 minutes. 3. The successful bidder should deposit 25% of the bid amount (after adjusting EMD) within 24 hours of the acceptance of bid price by the AO and the balance 75% of the bid amount within 15 days from the date of confirmation of sale by the secured creditor. All deposit and payment shall be in the prescribed mode of payment. 4. The purchaser has to bear the cess, applicable stamp duty, fees, and any other statutory dues or other dues like municipal tax, electricity charges, land and all other incidental costs, charges including all taxes and rates outgoings relating to the property. 5. Bidders are advised to go through the website https://bankauctions.com and https://www.iifl.com/home-loans/properties-for-auction for detailed terms and conditions of auction sale & auction application form before submitting their Bids for taking part in the e-auction sale proceedings. 6. For details, help procedure and online training on e-auction prospective bidders may contact the service provider E mail ID - support@bankauctions.com, Support Helpline Numbers: @7291981124/25/26. 7. For any query related to Property details, Inspection of Property and Online bid etc. call IIFL HFL toll free no. 1800 2672 499 from 09:30 hrs to 18:00 hrs from Monday to Friday or write to email- auction.hfl@iifl.com. 8. Notice is hereby given to above said borrowers to collect the household articles, which were lying in the secured asset at the time of taking physical possession within 7 days, otherwise IIFL-HFL shall not be responsible for any loss of property under the circumstances. 9. Further the notice is hereby given to the Borrowers, that in case they fail to collect the above said articles same shall be sold in accordance with Law. 10. In case of default in payment at any stage by the successful bidder / auction purchaser within the above stipulated time, the sale will be cancelled and the amount already paid will be forfeited (including EMD) and the property will be again put to sale. 11. AO reserves the rights to postpone/cancel or vary the terms and condition of tender/auction without assigning any reason thereof. In case of any dispute in tender/Auction, the decision of AO of IIFL-HFL will be final. STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8 (6) OF THE SARFAESI ACT, 2002 The Borrower are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of Tender/Auction, failing which the property will be auctioned/sold and balance dues if any will be recovered with interest and cost.

Place: Ahmedabad, Date: 27.02.2023 Sd/- Authorised Officer, IIFL Home Finance Limited.

Public Notice For E-Auction Cum Sale (Appendix - IV A) (Rule 8(6))

Sale of Immovable property mortgaged to IIFL Home Finance Limited (Formerly known as India Infinitum Housing Finance Ltd.) (IIFL) Corporate Office at Plot No. 98, Udyog Vihar, Phase-IV, Gurgaon-122015 (Haryana) and Branch Office at - Office No. 701, 7th Floor, 21st Century Business Center, Near Udha Darwaja, Ring Road, Surat-395002/Shalibhadra complex, First Floor, F-1/F-2, Summer club road, Opp Oswal Hospital, Digvijay Plot, Jannagar - 361005 under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002(hereinafter "AO"). Whereas the Authorized Officer (AO) of IIFL-HFL had taken the possession of the following properties pursuant to the notice issued U/S 13(2) of the Act in the following loan accounts/prospect nos. with a right to sell the same on "AS IS WHERE IS BASIS & AS IS WHAT IS BASIS" for realization of IIFL-HFL's dues. The Sale will be done by the undersigned through e-auction platform provided at the website: www.bankauctions.com.

Table with columns: Borrower(s)/Co-Borrower(s)/Guarantor(s), Demand Notice Date and Amount, Description of the Immovable Property/Secured Asset, Date of Physical Possession, Reserve Price, Date of Inspection of property, EMD Last Date, Earnest Money Deposit (EMD), Date/Time of Auction.

Mode Of Payment: All payment shall be made by demand draft in favour of "IIFL Home Finance Limited" payable at Gurugram or through RTGS/NEFT. The accounts details are as follows: a) Name of the account- IIFL Home Finance Ltd., b) Name of the Bank- Standard Chartered Bank Ltd, c) Account No-53105066294, d) IFSC Code-SCBL0306025 or through Payment Link: https://quickpay.iiflfinance.com

Terms and Conditions: 1. For participating in e-auction, intending bidders required to register their details with the Service Provider https://www.bankauctions.com, well in advance and to create the login account, bring ID and password. Intending bidders have to submit / send their "Tender FORM" along with the payment details towards EMD, copy of the KYC and PAN card at the above mentioned Branch Office. 2. The bidders shall improve their offer in multiple of amount mentioned under the column "Bid Increase Amount". 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 5 minutes. 3. The successful bidder should deposit 25% of the bid amount (after adjusting EMD) within 24 hours of the acceptance of bid price by the AO and the balance 75% of the bid amount within 15 days from the date of confirmation of sale by the secured creditor. All deposit and payment shall be in the prescribed mode of payment. 4. The purchaser has to bear the cess, applicable stamp duty, fees, and any other statutory dues or other dues like municipal tax, electricity charges, land and all other incidental costs, charges including all taxes and rates outgoings relating to the property. 5. Bidders are advised to go through the website https://bankauctions.com and https://www.iifl.com/home-loans/properties-for-auction for detailed terms and conditions of auction sale & auction application form before submitting their Bids for taking part in the e-auction sale proceedings. 6. For details, help procedure and online training on e-auction prospective bidders may contact the service provider E mail ID - support@bankauctions.com, Support Helpline Numbers: @7291981124/25/26. 7. For any query related to Property details, Inspection of Property and Online bid etc. call IIFL HFL toll free no.1800 2672 499 from 09:30 hrs to 18:00 hrs from Monday to Friday or write to email- auction.hfl@iifl.com. 8. Notice is hereby given to above said borrowers to collect the household articles, which were lying in the secured asset at the time of taking physical possession within 7 days, otherwise IIFL-HFL shall not be responsible for any loss of property under the circumstances. 9. Further the notice is hereby given to the Borrowers, that in case they fail to collect the above said articles same shall be sold in accordance with Law. 10. In case of default in payment at any stage by the successful bidder / auction purchaser within the above stipulated time, the sale will be cancelled and the amount already paid will be forfeited (including EMD) and the property will be again put to sale. 11. AO reserves the rights to postpone/cancel or vary the terms and condition of tender/auction without assigning any reason thereof. In case of any dispute in tender/Auction, the decision of AO of IIFL-HFL will be final. 15 DAYS SALE NOTICE UNDER THE RULE 9 SUB RULE (1) OF SARFAESI ACT, 2002 The Borrower are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of Tender/Auction, failing which the property will be auctioned/sold and balance dues if any will be recovered with interest and cost

Place: Gujarat, Date: 27-Feb-2023 Sd/- Authorised Officer, IIFL Home Finance Limited.

OSBI State Bank of India Branch office at Sanganer Gate, M I Road, Jaipur, Rajasthan - 302003.

POSSESSION NOTICE

(As per Rule 8(2) of Security Interest (Enforcement) Rules, 2002) Whereas the undersigned being the Authorized Officer of State Bank of India under the Securitization, 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 Demand Notices upon the Borrowers/Co-borrowers mentioned below, to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

The borrower/Co-borrowers having failed to repay the amount, notice is hereby given to the Borrower/Co-borrowers and the public in general that the undersigned has taken 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 said rules on the below-mentioned dates.

Table with columns: Name and Address of Borrowers & Date of Demand Notice, Description of Property(ies) & Date of Possession, Amount demanded in Possession Notice (Rs.).

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. Sd/- (Authorized Officer) State Bank of India.

Possession Notice (For Immovable Property) Rule 8(11)

Whereas the undersigned being the Authorized Officer of IIFL Home Finance Limited (Formerly known as India Infinitum Housing Finance Ltd.) (IIFL-HFL) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(12) read with Rule 8 of the Security Interest (Enforcement) Rules 2002, a Demand Notice was issued by the Authorized Officer of the company to the Borrower/Co-Borrowers mentioned herein below to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Rules. The borrower 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 IIFL HFL for an amount as mentioned herein under interest thereon. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act. If the borrower clears the dues of the "IIFL HFL" together with all costs, charges and expenses incurred at any time before the date fixed for sale or transfer, the secured assets shall not be sold or transferred by "IIFL HFL" and no further step shall be taken by "IIFL HFL" for transfer or sale of the secured assets.

Table with columns: Name of the Borrower(s) / Co-Borrower(s), Description of the Secured Asset (Immovable Property), Total Outstanding Dues(Rs.), Date of Demand Notice, Date of Possession.

For further details please contact to Authorized Officer at Branch Office:303, 3rd Floor, Bhagwandas Chambers Opp. Circuit House, R C Dutt Road, Vadodra, Pin Code-390007 or Corporate Office: Plot No.98, Phase-IV Udyog Vihar, Gurgaon, Haryana. Place:Baroda - Date: 27-02-2023 Sd/- Authorised Officer, For IIFL Home Finance Ltd.

MUTHOOT HOUSING FINANCE COMPANY LIMITED

Registered Office: TC NO 14/074/7, Muthoot Centre, Punna Road, Thiruvananthapuram - 695 034, CIN NO - U65922KL2010PLC025624. Corporate Office: 12/A, 11, 13th Floor, Parines Crescendo, Plot No. C38 & C39, Bandra Kurla Complex-G block (East), Mumbai-400051 TEL. NO: 022-62728571, Authorised Officer Email ID: authorised.officer@muthoot.com, Contact Person: Sandeep Hiren - 9594338319, Rama Sur - 8655270047.

PUBLIC NOTICE - AUCTION cum SALE OF PROPERTY

Sale of Immovable Assets Under Securitization and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 In exercise of powers conferred in the Securitization and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002, the Authorized Officer of the Muthoot Housing Finance Company Ltd., (hereinafter referred to as the "Company") has taken the possession of under mentioned properties (hereinafter referred to as "Secured Assets") and held as security in respect of HOUSING/Loan facilities granted to below mentioned customers (hereinafter referred to as "Borrowers") and in pursuance of the said facilities, the said Borrowers have failed to pay the dues of the secured assets, "as is where it is", "as is what is", "whatever there is" and "no recourse" basis/conditions by inviting sealed tenders from public in respect of the secured debt amounting to amount in below with further interest and expenses thereon till final payment of the overdue from Borrowers.

Table with columns: Sr. No, Name of Borrowers & LAN, Description of property, Possession Type & Date, Total Dues Amount (Rs.) Future Interest, Reserve Price (Rs.), E.M.D. (Rs.).

Inspection Date & Time : 08-March-2023 & 09-March-2023at 10 AM to 02 PM Auction Date: 16-March-2023 10 AM to 03 PM & Last date for Submission of Bid: 15-March-2023 Place of Sale Surat Branch: 2-653/2-3, Motu Dastur Mohallo, Behind Kotak Mahindra bank, Rushampura, Udhana Darwaja, Surat Gujarat-395002.

Intending bidders may inspect the properties on the date and time as mentioned above. Terms & Conditions of public auction:- 1) Sale is strictly subject to the terms and conditions mentioned hereunder as per extant guidelines under SARFAESI Act, 2002 & also the terms and condition mentioned in the offer/ tender document to be submitted by the intending bidders. 2) The property will be sold on "As is where it is" and "As is what is" "whatever there is" and "no recourse" condition, including encumbrances. 3) The properties under auction can be inspected on the date & time specified above. For any queries with regards to inspection of properties or submission of tenders, kindly establish contact to The Authorized Officers at respective locations on above mentioned contact numbers. The interested buyers may send their offers for the above property in a sealed cover along with Demand Draft Payable at Mumbai favoring "Muthoot Housing Finance Company Limited", towards earnest money deposit (EMD) 10% of Reserve Price. 4) Along with offer documents, the intending bidder shall also attach a copy of the PAN card issued by the Income Tax department AND bidder's identity proof and the proof of residence such as copy of the Passport, Election Commission Card, Ration Card, Driving license etc. 5) In the eventuality the property would be sold below the reserve price. 6) The bidders present in the auction would be allowed to increase their offer multiples of Rs. 1000/- in addition to Reserve Price. 7) All taxes and outgoings, i.e., Municipal Taxes, Maintenance / Society Charges, Electricity and water bills or any other dues including Stamp Duty, Registration Charges, Transfer Charges and any other expenses and charges in respect of the registration of the Sale Deed in Certificate in respect of the said properties shall be paid by the successful bidder/purchaser. 8) The successful bidder/purchaser shall have to pay 25% of the final bid amount (after adjusting 10% of the E.M.D. already paid) within next working days from the acceptance of the offer by the Authorized Officer in respect of the sale, failing which, the earnest money deposit will be forfeited. 9) The balance 75% of the Sale price shall have to be paid within 15 days of conveying the confirmation of the sale to the successful Purchaser by the Authorized Officer or such extended period as agreed upon in writing and by solely at the discretion of the Authorized officer. 10) The Authorized officer reserves his right to vary any of the terms and condition of this notice for sale, without prior notice, at his discretion. 11) In case, all the dues together with all cost, charges and expenses incurred by the Secured Assets are tendered by the above named borrower / co-borrower till one working day prior to the date of Auction then the property will not be sold and all the bids received from the prospective bidders shall be returned to them without any liability / claim against Muthoot Housing Finance Company Ltd. The borrower/guarantor/mortgagee of are hereby given STATUTORY 15 DAYS NOTICE UNDER RULE 8(6) & 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULES OF SARFAESI ACT to discharge the liability in full and pay the dues as mentioned above along with upto date interest and expenses within above mentioned days from the date of this notice failing which the Secured Asset will be sold as per the terms and conditions mentioned above. Borrowers are also requested to remove their unchanged belongings from the property within 15 days' time else it will be removed from property on their risk and cost.

Place : Gujarat II, Date: 27-February-2023 Sd/- Authorised Officer, For Muthoot Housing Finance Company Limited

SHAHIBHAG BRANCH

GF 3, 4, 5, Shivali Residency, Nr. Hotel Shahibaug, Girdharnagar, Shahibaug, Ahmedabad. Email : shahibaug@indianbank.co.in

Demand Notice

Annexure-I Notice under Sec.13 (2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002

To, 1. CHETANA CHANDRAPRAKASH PIRIYA (Borrower) (i) Tenament No. G-2 Jay Savaiyanath (Mangal Murti) Co. Housing Soc. Ltd., Opp. Amul Parlour, Nr. Rajbagh, Ghodasar Cross Road, Ghodasar Canal Road T.P. Scheme no. 52, Ghodasar, Maninagar, Ahmedabad-380050 Also at: (ii) 42, Satyapathy Society, Ghodasar Canal Road, Ghodasar, Ahmedabad-380043 & (iii) Evergreen Collection, 312/1/2, Satyapathy Society corner, Ghodasar Canal Road, Ghodasar, Ahmedabad-380043

2. CHANDRAPRAKASH BANSILAL PIRIYA (Co-Borrower) (i) Tenament No. G-2 Jay Savaiyanath (Mangal Murti) Co. Housing Soc. Ltd., Opp. Amul Parlour, Nr. Rajbagh, Ghodasar Cross Road, Ghodasar Canal Road T.P. Scheme no. 52, Ghodasar, Maninagar, Ahmedabad-380050 Also at: (ii) 42, Satyapathy Society, Ghodasar Canal Road, Ghodasar, Ahmedabad-380043 & (iii) Evergreen Collection, 312/1/2, Satyapathy Society corner, Ghodasar Canal Road, Ghodasar, Ahmedabad-380043

3. Saurabh Chandraprakash Piriya (Guarantor) (i) Tenament No. G-2 Jay Savaiyanath (Mangal Murti) Co. Housing Soc. Ltd., Opp. Amul Parlour, Nr. Rajbagh, Ghodasar Cross Road, Ghodasar Canal Road T.P. Scheme no. 52, Ghodasar, Maninagar, Ahmedabad-380050 Also at: (ii) 42, Satyapathy Society, Ghodasar Canal Road, Ghodasar, Ahmedabad-380043 & (iii) Evergreen Collection, 312/1/2, Satyapathy Society corner, Ghodasar Canal Road, Ghodasar, Ahmedabad-380043

Sub: Your loan account's IB Home Loan AC 7004746443 with Indian Bank Shahibaug Branch - Reg.

The first of you is an individual. The 2nd / 2nd to you is/ are Guarantor/ non or at all material times. The first and second of you is/ are the mortgagor(s) having offered their assets as security to the loan accounts availed by the first and second of you. At the request of the first and second of you, in the course of banking business, the following facilities were sanctioned and were availed for first and second of you. (If there has been any subsequent enhancement/renewal/additional loans, the details of the same may also be incorporated separately.)

Table with columns: Sl. No., Nature of Facility / Loan Account No., Limit & Rate of Interest, Outstanding as on 14.02.2023, Interest accrued but not debited up to, Penal Interest @2% (simple) accrued but not debited in account up to, Total Outstanding as on 14.02.2023.

The first of you have executed the following documents for each of the said facilities:

Table with columns: Nature of facility, Nature of document.

1. HL-WOMEN-NON SALARY-REPO 1. D-2, D-32, D-57, D-128, F164, F-172, F-189, F-190, F-206

The repayment of the aforesaid loans is personally guaranteed by No. 3 of you by executing an agreement of guarantee dated 25/03/2021. The repayment of the said loans are secured by mortgage/hypothecation of property(ies) at Tenament No. G-2 "Jay Savaiyanath (Mangal Murti) Co. Housing Soc. Ltd.", Opp. Amul Parlour, Nr. Rajbagh, Ghodasar Cross Road, Ghodasar Canal Road T.P. Scheme no. 52, Ghodasar, Maninagar, Ahmedabad-380050 as given in the schedule hereunder belonging to No.2 of you.

Despite repeated requests calling upon you to pay the amounts together with interest, all of you and each of you who are jointly and severally liable have failed and committed default in repaying the amount due. The loan account has been classified as Non Performing Asset since 08/02/2023 in accordance with directions/guidelines relating to asset classifications issued by Reserve Bank of India.

*** The outstanding dues payable by you as on 14.02.2023 amounts to Rs. 90,36,174/- (Rupees Ninty Lacs Thirty Six Thousand One Hundred Seventy Four Only) and the said amount carries further interest at the agreed rate from 14.02.2023 till date of repayment.

The term borrower under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 means any person who has been granted financial assistance by Bank or who has given any guarantee or created any mortgage / created charge as security for the said financial assistance granted by the Bank.

Therefore, all of you and each of you are hereby called upon to pay the amount due as on date viz- Rs. 90,36,174/- (Rupees Ninty Lacs Thirty Six Thousand One Hundred Seventy Four Only) together with interest from this date till date of payment within 60 days from the date of this notice issued under Sec. 13(2) failing which Bank will be constrained to exercise its rights of enforcement of security interest without any further reference to you under the said Act. If you fail to discharge your liabilities in full within 60 days from the date of this notice, Bank shall be exercising its enforcement rights under Sec 13 (4) of the Act as against the secured assets given in the schedule herunder.

On the expiry of 60 days from the date of this notice and on your failure to comply with the demand, Bank shall take necessary steps to take possession for exercising its rights under the Act.

Please note that as per the provisions of Sec. 13 (13) of the Act no transfer of the secured assets (given in the schedule hereunder) by way of sale, lease or otherwise, shall be made after the date of this notice without the prior written consent of the bank.

Needless to mention that this Notice is addressed to you without prejudice to any other remedy available to the Bank. Please note that this notice is issued without prejudice to Bank's right to proceed with the proceedings presently pending before DRT/RO of DRT/DRAT/Court and proceed with the execution of order/decreed obtained to be obtained.

PURTRO of the Bank reserves the right to call upon you to repay the liabilities that may arise under the outstanding bills discounted, Bank guarantees and letters of credit issued and established on your behalf as well as other contingent liabilities.

"We draw attention to the provisions of Section 13(8) of the SARFAESI Act and the Rules framed there under which deals with your rights of redemption over the securities"

