



MUTHOOT HOUSING FINANCE COMPANY LIMITED

Registered Office: TC NO.14/2074-7, Muthoot Centre, Punnen Road, Thiruvananthapuram - 695 034.

CIN NO U65922KL2010PLC025624

Corporate Office: 12/A 01, 13th floor, Parinee Crescenzo, Plot No.C38 & C39, Bandra Kurla Complex-G block (East), Mumbai-400051

TEL. NO: 022-62728517

Branch Address : Unit No. 304, Third Floor, Third Eye Complex, Panchavati Cross Roads, C. G. Road, Ahmedabad, Gujarat -380006

Branch Address: 2-653/2-3, Mota Dastur Mohallo, Behind Kotak Mahindra Bank Rushampura, Udhana Darwaja, Surat, Gujarat-395002.

Authorised Officer: **Contact Person: Vimal R Gandhi Mobile No.: 9924141996, &**

Contact Person: Vipul Kalola Mobile No.: 9924113421 Email ID: authorised.officer@muthoot.com

PUBLIC NOTICE FOR E- AUCTION FOR SALE OF IMMOVABLE PROPERTIES

E- AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES UNDER SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS & ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISIO TO RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) / Mortgageor(s) and Guarantor(s) that the below described immovable properties mortgaged / charged to Muthoot Housing Finance Company Ltd., the possession of which has been taken by the Authorised Officer of Muthoot Housing Finance Company Ltd., Secured Creditor pursuant to demand notice (s) issued under Section 13(2) of the Securitization And Reconstruction Of Financial Assets & Enforcement Of Security Interest Act, 2002 in the following loan account (s) the property (ies) will be sold on "AS IS WHERE IS", "AS IS WHAT IS", AND "WHATEVER THERE IS" AND "WITHOUT RECOURSE BASIS" for recovery of dues plus interest to Muthoot Housing Finance Company Ltd. Secured Creditor from Borrower(s)/ Mortgageor(s) and Guarantor(s). The Sale will be conducted through E- auction on Web Portal : <https://sarfaesi.auctiontiger.net/EPROC/>

S. No.	Loan Account No./ Name of Borrower (s)/ Co Borrower(s) / Guarantor(s) / Mortgageor (s)	Outstanding Amount (Rs.) Future Interest Applicable	Possession Type & Date	Inspection Date and time	Reserve Price	Earnest Money Deposit (EMD)	Date and Time of E- Auction	Last Date of Bid Submission
1.	11159120102 1. Mastansha Rasuasha Fakeer 2. Firojsha Rasulsha Fakir 3. Sugarabibi Rasulsha Fakir 4. Kamrunishaa Gulabsha Fakir Alias Kamrunisha Kakir	Rs. 5,06,952.13/- (Rupees Five Lakhs Six Thousand Nine Hundred Fifty Two and Paise Thirteen Only as on 04-02-2025	Physical Possession on 19-01-2025	19/02/2025 11.00 AM to 03.00 PM	Rs. 9,29,000/- Rupees Nine Lakhs Twenty Nine Thousand Only	Rs. 92,900/- Rupees Ninety Two Thousand Nine Hundred Only	11-03-2025 11.00 AM to 12.00 PM	10-03-2025 10.00 AM to 05.00 PM

Description of Mortgaged Properties: All The Piece & Parcel of Immovable Property Bearing City Survey No.774 And Sheet No 28 And Its Mansa Nagar Palika Property No.9707, Admeasuring About 99.37 Sq.mts. Land Area And Construction Thereon, In The Area Known As "Kapeori Chowk", Situate At Mouje Village: Mansa.tal. Mansa, Dist: Gandhinagar in The District of Gandhinagar And Registration Sub District of Mansa **Bounded By:** North : Road, South : Nayi Vas, East : Property of Babusinh Shivsinh, West : Property of Ismailbhai Ibrahimbhai Shekh.

2.	11137079038 1. Mohammed Aspak Shaikh Alias Mohammed Aspak Mohammed Abbas Shaikh Alias Shaikh Mohammed Aspak Mohammed Abbas 2. Anisha Shaikh Alias Shaikh Anisha 3. Samir Salim Shaikh Alias Shaikh Samir (Guarantor)	Rs. 9,26,327.49/- Rupees Nine Lakhs Twenty Six Thousand Three Hundred Twenty Seven and Paise Forty Nine Only as on 04-02-2025	Physical Possession on 05-01-2025	19/02/2025 11.00 AM to 03.00 PM	Rs. 9,10,000/- (Rupees Nine Lakhs Ten Thousand Only)	Rs. 91,000/- Rupees Ninety One Thousand Only	11-03-2025 01.00 PM to 02.00 PM	10-03-2025 10.00 AM to 05.00 PM
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Description of Mortgaged Properties: All The Piece And Parcel of Immovable Property Bearing Flat No.305 3rd Floor, Admeasuring 41.82 Sq.mt Paiki 7.10 Sq.mt Undivided Share In The Land of "Aman Palace", Revenue Survey No.19/1, city Survey No.1148 Paiki Plot No 1,2,3,4,5 Situated in The Mouje Kosamba, Ta. Mangrol, Dist. Surat. **Bounded By:** East: Third Floor Private Flat No 302 West: Internal Road North: Third Floor Private Flat No 306 South: Third Floor Private Flat No 304.

3.	16100070149 1. Shantibhai Pragajibhai Pansuriya Alias Pansuriya Shantilal Pragajibhai 2. Nayanaben Shantilal Pansuriya	Rs. 5,22,745.93/- Rupees Five Lakhs Twenty Two Thousand Seven Hundred Forty Five and Paise Ninety Three Only as on 04-02-2025	Physical Possession on 04-01-2025	19/02/2025 11.00 AM to 03.00 PM	Rs. 4,50,000/- Rupees Four Lakhs Fifty Thousand Only	Rs.45,000/- Rupees Forty Five Thousand Only	11-03-2025 01.00 PM to 02.00 PM	10-03-2025 10.00 AM to 05.00 PM
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Description of Mortgaged Properties: All The Piece And Parcel of The Immovable Property Bearing Flat No.204 of Second Floor Admeasuring 271 Sq. Ft. i.e 25.19 Sq.mts. Super Built Up Area 408 Sq. Ft. i.e 37.92 Sq. mts. Along With Undivided Share In The Land of "Ibhd Complex", Situate At Block No.2,4,5,11-A, 12,13-A,14,15,16,39,40-A,41, 42, 43, 157, 323 A, 325, 326, Plot No. 51,52 & 53, which Total Area of All Three Plots Is 209.10 Sq.mtrs in Sonipark Housing Society 2 Paiki of Moje Village Tathithaiya, Ta : Palsana Dist: Surat **Bounded By:** East : Plot No : 34,33,32 West : Society Common Road North : Plot No 54 South : Plot No 50.

TERMS & CONDITIONS :

- The E- auction 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 bid/offer/tender document to be submitted by the interested bidder(s).
- The sale will be held on "as is where is", "as is what is", and "whatever there is" and "without recourse basis".
- The interested bidders shall submit the Offer/ Bid in the prescribed Bid/Offer/tender form that is available on e-auction portal: <https://sarfaesi.auctiontiger.net/EPROC/> and must be accompanied by Earnest Money Deposit ("EMD") by way of Demand Draft in favor of "Muthoot Housing Finance Company Limited". Along with bid/tender/offer documents, the interested bidder are required to submit KYC documents i.e copy of PAN card bidder's identity proof and the address proof such as copy of the Passport, Election Commission Card, Ration Card, Driving license etc.
- To the best of knowledge and information of the Authorised Officer of Muthoot Housing Finance Company Limited, there is no encumbrances /claims except as disclosed as per the records available with respect of the property(ies). MHFCL however shall not be responsible for any outstanding statutory dues/ encumbrances/ third party claims/rights/ dues /Municipal Taxes, Maintenance / Society Charges, Electricity and water taxes or any other dues including Stamp Duty, GST, Registration Charges, Transfer Charges and any other expenses and charges in respect of the registration of the Sale Certificate in respect of the said properties shall be paid by the successful bidder/purchaser. The interested bidders should make their own independent inquiries regarding encumbrances, title of property and to inspect and satisfy themselves.
- The successful bidder/purchaser shall have to pay 25% of the final bid amount (after adjusting 10% of the E.M.D. already paid) not later than the next working days after the acceptance of the bid by the Authorized Officer.
- The balance 75% of the Sale price shall have to be paid on or before 15 days of confirmation of the sale to the successful Purchaser by the Authorized Officer or such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer. In case of default in payment by the successful bidder, the amount already deposited shall be liable to be forfeited and property shall be put to re- auction and the defaulting borrower shall have no claim in respect of the property and amount.
- The interested bidder who have deposited the EMD and require any assistance in login to the e auction portal, submitting bid, training on e- bidding process etc. may contact during office hours on working days to our service provider **M/s e-Procurement Technologies Limited (Auction Tiger), Help line Nos: 9173528727 & 63518 96643, Mr. Maulik Shrimali , E-mail Id: maulik.shrimali@auctiontiger.net** and for any property related query may contact the Authorised Officer as mentioned above.
- The Authorized Officer reserves the right to reject any/all bids without assigning any reason. All the bids received from the prospective bidders shall be returned to them without any liability / claim against MHFCL.
- The borrower's attention is invited to the provisions of sub section 8 of section 13, of the SARFAESI Act, in respect of the time available, to redeem the secured asset.
- Public in general and borrower(s)/ mortgageor(s) in particular please take notice that if in case auction scheduled herein fails for any reason whatsoever then secured creditor may enforce security interest by way of sale through private treaty.
- For detailed terms and conditions of sale, please refer our website <https://muthoothousing.com> and web portal of M/s e-Procurement Technologies Limited (Auction Tiger) <https://sarfaesi.auctiontiger.net/EPROC/>

Place : Gujarat
Date : 04-February-2025

Sd/- Authorised Officer
For Muthoot Housing Finance Company Limited