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MUTHOOT HOUSING FINANCE COMPANY LIMITED

Registered Office: TC No. 14/2074-7, Muthoot Centre, Punnem Road, Thiruvananthapuram - 695 034.
CIN No U65922KL2010PLC025624

Corporate Office: 12/A 01, 13th Floor, Parinase Crescendo, Plot No C38 & C39, Bandra Kurla Complex-G Block (East), Mumbai-400051. Tel: 022-62728517
Branch Address: Unit No. 304, Third Floor, Third Eye Complex, Panchavati Cross Roads, C. G. Road, Ahmedabad, Gujarat -380006
Authorised Officer: 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 "WHATSOEVER 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 (EMO)	Date and Time of E- Auction	Last Date of Bid Submission
1.	10100074166 1. Habibsha Bismillasha Diwan 2. Akhtarbanu Habibulla Diwan Alias Akhtarbanu Diwan	Rs.12,24,454.12/- Rupees Twelve Lakhs Twenty Four Thousand Four Hundred Fifty Four And Paise Twelve Only as on 07-02-2025	Physical Possession on 08-09-2024	18-02-2025 11.00 AM to 03.00 PM	Rs.6,50,000/- Rupees Six Lakhs Fifty Thousand Only	Rs.65,000/- Rupees Sixty Five Thousand Only	05-03-2025 11.00 AM to 12.00 PM	04-03-2025 10.00 AM to 05.00 PM
Description Of Mortgaged Properties:- All The Piece & Parcel Of Immovable Property Bearing Flat No 102 Admeasuring 300 Sq.Feet In Aaliya Flats Situated In R.S.No.838 Being Tika No.203 Of C.S.No.258/1 Paiki Admeasuring 3300 Sq.Ft Of Vadodara Sahar,Katwala Estate,Dist And Sub Dist Vadodara. Bounded By:- East: Flat No.101, West: Flat No.103, North: Flat No.103 After Passage, South: Road.								
2.	10100071411 1. Mohdiran Rafiq Mansuri Irfan Mahammadrafiq 2. Maherunbibi Irfan Mansuri	Rs.13,60,233.57/- Rupees Thirteen Lakhs Sixty Thousand Two Hundred Thirty Three And Paise Fifty Seven Only as on 12-02-2025	Physical Possession on 08-09-2024	18-02-2025 11.00 AM to 03.00 PM	Rs. 8,30,000/- Rupees Eight Lakhs Thirty Thousand Only	Rs. 83,000/- Rupees Eighty Three Thousand Only	05-03-2025 12.00 PM to 01.00 PM	04-03-2025 10.00 AM to 05.00 PM
Description Of Mortgaged Properties:- All The Piece & Parcel Of Immovable Property Bearing Flat No. 105 Admeasuring 450 Sq. Feet In Aaliya Flats Situated In R.S.No.838 (838/1) Being Tika No.203 Of Cs No.258/1 Paiki Of Vibhag A Admeasuring 3300 Sq.Ft In The Sim Of Village Vadodara Kasha Dist And Sub Dist Vadodara. Bounded By: East: Adj Property, West: Flat No.106, North: Galiyari, South: Flat No.101 After Ots.								

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/offere/ 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/offere/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). MHFL 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 No: 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 MHFL.
- 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/>**
- The borrower(s)/guarantor(s)/mortgageor(s) are hereby given **STATUTORY 15 DAYS NOTICE UNDER RULE 8 & 9 of The Security Interest (Enforcement) Rules of SARFAESI ACT**

Place: Gujarat
Date: 12-February-2025

Sd/- Authorised Officer
For Muthoot Housing Finance Company Limiter



homefirst
We'll take you home

Home First Finance Company India Limited

CIN: L65990MH2010PLC240703,
Website: homefirstindia.com Phone No.: 180030008425 Email ID: loanfirst@homefirstindia.com

APPENDIX- IV-A [See proviso to rule 8 (6)]
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) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s) and Co-Borrower (s) as per column (ii) that the below described immovable properties as per column (iii) mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Home First Finance Company India Limited for realization of its dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(2) of the said Act proposes to realize dues by sale of the said property/ies and it will be sold on "As is where is", "As is what is", and "Whatever there is" as described hereunder. The auction will be conducted "On Line", for the recovery of amount due from Borrower (s) and Co-Borrower (s) as per column (i), due to Home First Finance Company India Limited.

Sr. No.	Name Borrower (s) and Co-Borrower (s)	PROPERTY ADDRESS	Date of Demand Notice	Demand Notice Amount	Date of Possession	Reserve Price	EMD Amount	Date and Time of Auction	Last Date & Time of Submission Of Emd & Documents	Number of Authorised officer
1.	Nitesh,Sita	Row House - 222,Ambaji Dham (Survey no. 393 paiki 1),NORTH,Survey no 393 paiki 1 plot no 74 ambaji dham Varshamedi Gandhidham 370201, Gandhidham, Gujarat 370201. Bounded by : North - Plot No. 223, South - Plot No. 221, East - 9mtr Road, West - 1.5mtr Lane.	03-08-2024	10,26,520	10-10-2024	9,00,000	90,000	28-02-2025 (11am-2pm)	26-02-2025 (upto 5pm)	9265389289
2.	Durgesh Chandwani	Flat no - 401, Building no -X1-Umang Narol, Nr. Nageshvar Mahadev Mandir, Nr. Laxminagar Society, Off. Umang Narol Road Ahmedabad Gujarat 382405	04-04-2024	6,65,730	28-12-2024	5,50,000	55,000	28-02-2025 (11am-2pm)	26-02-2025 (upto 5pm)	9601270993
3.	Dholiya Priyansh Manjibhai, Dholiya Yagnesh Manjibhai	Plot No - 48 ,Sai Darshan Residency, Nr. Bagumara Residency, Nr. Bharat Petrol Pump, Off. Bagumara Haldaru Canal Road, Bagumara, Surat Gujarat 394305	04-04-2024	10,21,571	10-06-2024	9,40,000	94,000	28-02-2025 (11am-2pm)	26-02-2025 (upto 5pm)	6352844771
4.	Chhotu Kumar Rai, Ranjana Devi	Flat no- G-06, Wing-B, Nilkanth Apartment, near Gajanan Complex,Vallabh nagar, Opp. Ranchod Nagar, Vapi, Gujarat, 396191	03-11-2023	9,79,577	02-05-2024	6,75,000	67,500	28-02-2025 (11am-2pm)	26-02-2025 (upto 5pm)	8208624454
5.	Aklesh Hemraj Bamniya, Anita Aklesh Jangda	Plot-21,Block- H7, Plot -22, RS No 164/1tp2p2, Trilokdham Society, Nr Shiv Park - 2, Opp Gajanan Park, Morbi to Jetpur Road, Pipli, Dist: Morbi-363642	06-12-2022	12,85,658	11-03-2023	11,00,000	1,10,000	28-02-2025 (11am-2pm)	26-02-2025 (upto 5pm)	8866347262
6.	ANITA SUNIL WADEKAR, SUNIL RAMESH VADEKAR	Flat No. 401, Building- B, UMA VIHAR RESIDENCY,Block no 31, registration no 25, Dastan , Palsana, Surat. 394315	04-07-2021	5,96,505	08-09-2021	4,40,800	44,080	28-02-2025 (11am-2pm)	26-02-2025 (upto 5pm)	8000073408

E-Auction Service Provider	E-Auction Website/For Details, Other terms & conditions	A/c No: for depositing EMD/other amount	Branch IFSC Code	Name of Beneficiary
Company Name : e-Procurement Technologies Ltd. (Auction Tiger). Help Line No :079-35022160 / 149 / 182 Contact Person : Ram Shamma -8000023297 E-mail id : ramprasad@auctiontiger.net and support@auctiontiger.net,	http://www.homefirstindia.com https://homefirst.auctiontiger.net	912020036268117- Home First Finance Company India Limited - Axis Bank Ltd., MIDC, Andheri East.	UTIB0000395	Authorized Officer, Home First Finance Company India Limited

Bid Increment Amount – Rs. 10,000/-. The sale will be done by the undersigned through e-auction platform provided at the Web Portal (<https://homefirst.auctiontiger.net>). E-Auction Tender Document containing online e-auction bid form, declaration, General Terms & Conditions of online auction sale are available at Portal Site. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of Home First. The property is being sold with all the existing and future encumbrances whether known or unknown to Home First. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues. The sale shall be subject to rules/conditions prescribed under the securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, **In case of any discrepancy English Version of the Notice will be treated as authentic.**

STATUTORY 15 days SALE NOTICE UNDER THE SARFAESI ACT, 2002

The borrower/ guarantors are hereby notified to pay the sum as mentioned in the demand notice along with upto date interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

Date: 13-02-2025
Place: Gujarat

Signed by Authorized Officer, Home First Finance Company India Limited

સ્થાન પર દાખલ કરાશે

ઈન્ડિયાના શેરમાં શરૂઆતના વધારા પછી થતાં ઝોવા મળ્યો હતો અને ઈકિવટી બજારના નબળા વલણને કારણે થતાં ઝો સાથે બંધ રહ્યો હતો. એમએસસીઆઈ વૈશ્વિક રોકાણ સમુદાય માટે મહત્વપૂર્ણ નિર્ણય સલાહના સાધનો અને સેવાઓની ધાય છે.

[illegible]

૧. પ્રકાશ XXI ના ભાગ 1 હેઠળ નોંધાઈ વિશે સૂચના આપતા જાહેરાત (કંપનીના અધિકારી, ૨૦૧૩ ની કલમ ૩૭૪/૧) અને નિયમ ૪ (૧) ને અનુસરીને કંપનીઓ (નોંધણી માટે અધિકૃત) નિયમો ૨૦૧૪
૨. આથી સૂચના આપવામાં આવે છે કે કંપની અધિનિયમ ૨૦૧૩ ની કલમ ૩૬૬ ની પેઠા-કલમ (૨)ના અનુસંધાનમાં અહીં પંદર દિવસ પછી અટકાવ કલ્યાની દરખાસ્ત કરવામાં આવે છે, પરંતુ કંપનીના રજીસ્ટ્રારને અહીં ત્રીસ દિવસની મુદત પૂરી થાય તે પહેલાં અમદાવાદ ગુજરાત કે પીકસેલ કાયમોસ્ટિક એક ભાગીદારી પેઠી કંપની અધિનિયમ ૨૦૧૩ ના ચેપ્ટર XXI ના ભાગ 1 હેઠળ થેર દ્વારા મર્યાદિત કંપની તરીકે નોંધાયેલ હોય શકે છે.
૩. કંપનીના મુખ્ય હેતુઓ નીચે મુજબ છે : રેડીયોલોજી તથા કાયમોસ્ટિક સર્વિસીસ, ટાઇમપેઈન્ટ એક્સ-રે, અલ્ટ્રાસાઉન્ડ, સીટી સ્કેન, એમ.આર.આઈ., ઈસીજી તથા અલ્ટ્રાસાઉન્ડ સેવાઓ.
૪. સુધિત કંપનીના ફાઉન્ડ મેમોરેન્ડમ અને આર્ટિકલ ઓફ એસોસિએશનની નકલ કંપનીની રજીસ્ટર્ડ ઓફીસ : અર.ઓ.સી. ભવન, રૂપલ પાર્ક સામે, અંકુર બસ સ્ટોપ પાછળ, નારાણપુરા, અમદાવાદ, ૩૮૦૧૧૩ ખાતે આ નોટિસના પ્રકાશનની તારીખથી એપ્રિલ (૨૧) દિવસની સંદર્ભ ઠંઠાવી શકે છે તથા વાંધાની ૧ નકલ, કંપનીને તેની રજિસ્ટર્ડ ઓફીસ ખાતે મોકલી આપવી.

આધાર નીચે સહાયક, સિમ્પાઈટાઇઝેશન એક્ટ (સી-રુઝ્કાન એક્ટ) ડાઉન-લોડિંગ બેઝેસ ઓફ એન્ડ-યુઝર ઇન્ફોર્મેશન ઓફ સિમ્પાઈટાઈઝ-ઈ-રુઝ્કાન એક્ટ, 2002 ની અવધિમાં આ સિમ્પાઈટાઈઝ-ઈ-રુઝ્કાન એક્ટ (એન્ડ-યુઝર ઇન્ફોર્મેશન) રૂબરૂ, 2002-ની કલમ 13(1) અંતર્ગત એવો નિયમ 3 રૂબરૂ મળેલી સાત્તાઓનો ઉપયોગ કરીને, 26.11.2024 ના રોજ ડિમાન્ડ નોટિસ જારી કરીને, રેવાડારો / નીરો / રીફેક્ટરો સુધી મુજબાનુપર તુલસીબાઈ ન-ગીનમલ્લ, ફ્લેટ નં. 400/2, ચોથી માળ, મંગલમુખી 2, પ્લોટ નં. 21/8, પરાવત-નગર સોસાયટી, સરદાર પટેલ સ્ટેડિયમ પાસે, ભૈરવનારાય રોડ, મહિનગર, અમદાવાદ - 380008 (ભૈરવનારાય "મુજબાનુપર") તરફે આજીવનમાં તે નોટિસમાં ઉલ્લેખિત રકમ રૂ. ચુકવવા માટે આવકદાન કરે છે. રૂ.૧૧.૧૧.૨૦૨૪ ના રોજ રૂ.૫૬,૦૩૦.૦૦ રૂપિયાના કારણદા એવો બાકીના, ચુકવવા વગેરે પર વધુ વ્યાજ સાથે આજીવન નોટિસમાં મળીની તારીખથી ૦૬ ટાઈસની રકમ અને વધુવાન તારીખ સુધી

(૧) યોગે બેનારાઓ રકમ ચુકવવામાં નિષ્ફળ ગયા હોવાથી, યોગે બેનારાઓ એવો સામાન્ય જનતાને સૂચના આપવામાં આવે છે કે નીચે સહી કરનાર ઉપરોક્ત કાષ્ટકની (૧) અને નિયમ ૩ હેઠળ તેમને મળેલી સાત્તાઓનો ઉપયોગ કરીને નીચેના મિલકતનો સંકલિત કરખો એ ૦ રૂપિયાથી રી-રખના ના રોજ થીવી છે.

(૨) ખાસ કરીને રેવાડારો એવો સામાન્ય રીતે જારે જનતાને આથી વેતપત્રી આપવામાં આવે છે તેઓ મિલકત સાથે સાથે વ્યાજવાર 4 રક એવો મિલકત સાથે કોઈપણ વ્યાજવાર માટે ઇનડિન ઓવરસીડની પાસેથી રૂ.૧૧.૨૦૨૪ ના રોજ રૂ. ૫૬,૦૩૦.૦૦ રી-રકમનો ચુકવવા વગેરે, જેના પર કારણે દર વ્યાજ એવો નીચેના બાકી રકમ, ચુકવવા વગેરે, ડિમાન્ડ નોટિસમાં ઉલ્લેખિત ઉપરોક્ત તારીખથી ચુકવણીની તારીખ સુધી, ડિમાન્ડ નોટિસ જારી થાં પછીના અગાઉ અવેલી ચુકવણીનો, જે કોઈ કોઈ, ખાસ કરી ચુકવવામાં આવશે. સિમ્પાઈટાઈઝેશન એક્ટ (સી-રુઝ્કાન એક્ટ) ની તારીખે ચુકવવામાં બાકી રકમ રૂ. ૧૬,૦૦૦,૦૦૦/- છે જે ચુકવણીની તારીખ સુધી કરાર દર વ્યાજ એવો સંગમિત મુજબ બાકી રકમ, ચુકવવા વગેરે પર વધુ વ્યાજવાર થશે.

(૩) ઉપર બેનારાઓનું ખાતા કાષ્ટકની કલમ ૧૩ ની પેટા-કલમ (૪) ની જોગવાઈઓ તરફ અકલ્પિત કરવામાં આવે છે, તેમને ઉપલબ્ધ સમાવેશમાં રાખીને, સુરક્ષિત સંપત્તિઓ પસંદ કરવા માટે.

સમાવેશ મિલકતનું વર્ણન

સ્થાવર મિલકતનું વર્ણન મિલકતનો તે બધો ભાગ જેમાં ફ્લેટ નં. ૪૦૦/૨ સર્વે નં. ૨૦૫, ટી.પી. નં. ૨૪, પ્લોટ નં. ૨૧/બી, વસંત-નગર સોસાયટી, મંગલમુખી ૨, સરદાર પટેલ સ્ટેડિયમ પાસે, ભૈરવનારાય રોડ, મહિનગર, નીમણી ડાઉ-જિલ્લા અમદાવાદ એ જિલ્લા અમદાવાદ - ૩૮૦૦૦૮ માં આવેલો છે. મિલકતની નોટિસમાં ઉપર જારે પેસેજ, લિફ્ટ પછી ફ્લેટ નં. ૪૦૧/૧ દક્ષિણ દરેક મુજબ ટી.પી. નં. ૨૦૧ તરફ નીચેના પાસેથી મળી મિલકત બાકી મિલકત

અસહ્ય કુમાર રાઈ

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એસડી/- અધિકત અધિકારી,