

## TERMS AND CONDITIONS OF PUBLIC AUCTION

### PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

LAST DATE & TIME OF SUBMISSION OF EMD AND DOCUMENTS (ONLINE) ON/BEFORE 22-02-2024 UPTO 05.00 PM

Sale of immovable property/ies mortgaged to ORIX Leasing & Financial Services India Ltd. under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No.54 of 2002)

Whereas, the Authorized Officer of ORIX Leasing & Financial Services India Ltd. has taken possession of the following property/ies pursuant to the notice issued under Section 13(2) of the Security Interest (Enforcement) Rules 2002 in the following loan account with right to sell the same on "AS IS WHERE IS BASIS and AS IS WHAT IS BASIS" for realization of ORIX Leasing & Financial Services India Ltd.'s 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(4) of the said Act proposes to realize the Bank's dues by sale of the said property/ies. The sale will be done by the undersigned through e-auction platform provided at the Web Portal (<https://www.bankeauctions.com/>). **The date of sale is scheduled on 23-02-2024 from 11:00 AM to 01:00 PM.**

### DESCRIPTION OF IMMOVABLE / MOVABLE PROPERTIES

NAME OF THE BORROWERS AND CO-BORROWERS	DETAILS OF PROPERTY	RESERVE PRICE (INR)
OUTSTANDING AMOUNT		EMD
DEMAND NOTICE DATE		BID INCREASE AMOUNT
<ul style="list-style-type: none"><li>• RAJU SHEWAKRAM RANGLANI</li><li>• DIKSHA RAJKUMAR RANGALANI</li></ul>	UNIT NO. 196/B, LAND AREA 1631 SQ. FT. AND BUILT-UP AREA 1784 SQ. FT. SITUATED AT SINDHI COLONY, SARDAR NAGAR, AHMEDABAD, GUJARAT-380 007, AND IS BOUNDED AS:	<b>RESERVE PRICE - INR 60,00,000/- (RUPEES SIXTY LAC ONLY)</b>
INR 1,51,08,322.46/- AS ON 30-11-2023	EAST: UNIT NO. 195 WEST: UNIT NO. 196/A NORTH: ADJ. PROPERTY SOUTH: SOCIETY ROAD	EARNEST MONEY DEPOSIT 10% - INR 6,00,000/- (RUPEES SIX LAC ONLY)
DEMAND NOTICE DATE: 11-03-2020		BID INCREMENT AMOUNT - INR 50,000/- (RUPEES FIFTY THOUSAND ONLY)
<ul style="list-style-type: none"><li>• INDERKUMAR A ASAWANI</li><li>• M/S AALIYA ENTERPRUSE</li><li>• POOJA INDERKUMAR ASWANI</li><li>• VIJAYKUMAR ASWANI</li></ul>	SUB PLOT NO. 5 PAIKI, ADMEASURING 400 SQ. YDS. I.E 334.45 SQ. MTRS. AND CONSTRUCTION THEREON ADM. 272.18 SQ. MTRS. AS A MEMBER OF BHAGYODAY CO-OPERATIVE HOUSING SOCIETY LTD, SITUATED AT LAND BEARING CITY SURVEY NO. 3704 PAIKI OF CITY SURVEY WARD SARDARNAGAR TALUKA IN THE DISTRICT OF AHMEDABAD & REGISTRATION SUB DISTRICT OF AHMEDABAD-6 [NARODA]	<b>RESERVE PRICE - INR 1,57,00,000/- (RUPEES ONE CRORE FIFTY SEVEN LAC ONLY)</b>
INR 2,94,63,325.22/- AS ON 30-11-2023	AHMEDABAD-382 340, AND BOUNDED AS: EAST: MARGIN & OPEN LAND	EARNEST MONEY DEPOSIT 10% - INR 15,70,000/- (RUPEES FIFTEEN LAC SEVENTY THOUSAND ONLY)
DEMAND NOTICE DATE: 05-11-2019	WEST: MARGIN & SHOP NORTH: OTHER BUNGLOW SOUTH: T.P ROAD	BID INCREMENT AMOUNT - INR 50,000/- (RUPEES FIFTY THOUSAND ONLY)

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<ul style="list-style-type: none"> <li>• SHANTILAL R PRAJAPATI</li> <li>• SITABEN SHANTILAL PRAJAPATI</li> <li>• M/S SHANTILAL RAJAJI PRAJAPATI</li> <li>• KARTIK SHANTILAL PRAJAPATI</li> </ul>	PROPERTY/UNIT NO. 1345/A, PLOT AREA 446 SQ. FT. AND CARPET AREA 807 SQ. FT., SITUATED AT CITY SUR. NO. 2244/B, MOUJE: KHADIYA 3, NAGAR BHAGAT NI POLE, M. G. HAVELI RD, RAIPUR, AHMEDABAD 1, AHMADABAD CITY, GUJARAT-380001, AND BOUNDED AS:- EAST: OTHER PROPERTY WEST: PASSAGE & SOCIETY ROAD NORTH: UNIT NO. 47 SOUTH: UNIT NO. 47	<b>RESERVE PRICE - INR 25,00,000/- (RUPEES TWENTY FIVE LAC ONLY)</b>  EARNEST MONEY DEPOSIT 10% - INR 2,50,000/- (RUPEES TWO LAC FIFTY THOUSAND ONLY) BID INCREMENT AMOUNT - INR 50,000/- (RUPEES FIFTY THOUSAND ONLY)
INR 36,91,888.64/- AS ON 30-11-2023		
DEMAND NOTICE DATE: 28-07-2021		
<ul style="list-style-type: none"> <li>• M/S M RAJESHKUMAR</li> <li>• ASHISH RAJESHBHAI MAKHIJANI</li> <li>• DIVYA ASHISH MAKHIJANI</li> <li>• RAJESHBHAI LAXMANDAS MAKHIJANI</li> <li>• DEEPABEN RAJESHBHAI MAKHIJANI</li> </ul>	BUNGALOW NO. 1, PLOT AREA 3060 SQ. FT. & BUILT-UP AREA 2925 SQ. FT. SITUATED AT KRISHNA RESIDENCY, NR. SUDAMA BUNGLOWS, NANA CHILODA, AHMADABAD CITY, GUJARAT -382330, AND BOUNDED AS:- EAST: OTHER PROPERTY WEST: BUNGALOW NO. 2 NORTH: OTHER PROPERTY SOUTH: PASSAGE & MAIN ROAD	<b>RESERVE PRICE - INR 1,20,00,000/- (RUPEES ONE CRORE TWENTY LAC ONLY)</b>  EARNEST MONEY DEPOSIT 10% - INR 12,00,000/- (RUPEES TWELVE LAC ONLY) BID INCREMENT AMOUNT - INR 50,000/- (RUPEES FIFTY THOUSAND ONLY)
INR 2,20,07,972.29/- AS ON 30-11-2023		
DEMAND NOTICE DATE: 13-01-2020		
<ul style="list-style-type: none"> <li>• MAHESH BABUBHAI PATEL</li> <li>• RASILABEN MAHESHBHAI PATEL</li> </ul>	SHOP NO. D/19/B ON GROUND FLOOR, ADMEASURING 40.56 SQ. MTRS., "HARINANDAN COMPLEX", BINA PARK CO.OP HOUSING SOCIETY, ARBUDA NAGAR ROAD., ARBUDA NAGAR, SURVEY NO. 465, TPS NO. 2, FP NO. 51, MOUJE: ODHAV, TALUKA: VATVA, DISTRICT & SUB-DISTRICT: AHMEDABAD, GUJARAT-382415, AND BOUNDES AS: EAST: HARINANDAN SOCIETY WEST: PUBLIC ROAD NORTH: SHOP NO. D-19-A SOUTH: SHOP NO. D-20-A	<b>RESERVE PRICE - INR 36,00,000/- (RUPEES THIRTY SIX LAC ONLY)</b>  EARNEST MONEY DEPOSIT 10% - INR 3,60,000/- (RUPEES THREE LAC SIXTY THOUSAND ONLY) BID INCREMENT AMOUNT - INR 50,000/- (RUPEES FIFTY THOUSAND ONLY)
INR 39,22,037.44/- AS ON 30-11-2023		
DEMAND NOTICE DATE: 29-11-2022		
<ul style="list-style-type: none"> <li>• M/S GIRIRAJ ELECTRONICS</li> <li>• JAYMIN JAYANTILAL PARIKH</li> <li>• RAJESHREE JAYMIN PARIKH</li> <li>• MEHUL JAYANTILAL PARIKH</li> <li>• NITA MEHUL PARIKH</li> </ul>	ITEM-1: BASEMENT SHOP-1, ADMEASURING 1482 SQ. FT. (SUPER BUILT-UP AREA), KAJAL KIRAN, SHRIMALI SOCIETY, SITUATED AT NEAR SHREYASH BUNGLOWS, SUB PLOT NO. 11/B, F.P. NO. 287, T.P.S NO. 3 OF MOUJE: NAVRANGPURA, DISRICT: AHMEDABAD, AND BOUNDED AS:	<b>RESERVE PRICE - INR 1,00,00,000/- (RUPEES ONE CRORE ONLY)</b>

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INR 1,52,83,201.05/- AS ON 30-11-2023	NORTH: T.P. ROAD & OTHER PROPERTY SOUTH: OTHER BUILDING EAST: T.P. ROAD & OTHER PROPERTY WEST: OTHER PROPERTY	EARNEST MONEY DEPOSIT 10% - INR 10,00,000/- (RUPEES TEN LAC ONLY)
DEMAND NOTICE DATE: 26-11-2022	ITEM-2: SHOP G-1, GROUND FLOOR, ADMEASURING 834 SQ. FT. (SUPER/BUILT-UP AREA), KAJAL KIRAN, SHRIMALI SOCIETY, SITUATED AT NEAR SHREYASH BUNGLOWS, SUB PLOT NO. 11/B, F.P. NO. 287, T.P.S NO. 3 OF MOUJE: NAVRANGPURA, DISRICT: AHMEDABAD, AND BOUNDED AS: NORTH: OTHER PROPERTY SOUTH: PASSAGE AND STAIR EAST: PASSAGE WEST: PASSAGE AND LIFT	BID INCREMENT AMOUNT - INR 50,000/- (RUPEES FIFTY THOUSAND ONLY)
<ul style="list-style-type: none"> <li>• M/S VIRGIN</li> <li>• JITENDRA GOVINDLAL PADHIAR</li> <li>• VIJESH BABUBHAI PATEL</li> <li>• MINAL VIJESH PATEL</li> <li>• LALITABEN JITENDRA PADHIYAR</li> </ul>	SHOP NO. G-45 & G-46, GROUND FLOOR ADMEASURING 947 SQ. FT. (BUILT-UP AREA) AND BASEMENT ADMEASURING 770 SQ. FT (BUILT-UP AREA), SITUATED AT CITY CENTER, SWASTIK C.H.S. LTD., NR. SWASTIK CROSS ROAD, C.G. ROAD, S.P NO. 33, 34, 37, T.P. NO. 3, OF MOUJE: SEKHPUR-KHAPUR, DISTRICT: AHMEDABAD, AND BOUNDED AS:	<b>RESERVE PRICE - INR 2,50,00,000/- (RUPEES TWO CRORE FIFTY LAC ONLY)</b>
INR 4,06,87,278.33/- AS ON 30-11-2023	NORTH: SOCIETY ROAD SOUTH: C.G. ROAD EAST: SHOP NO. 44 WEST: SHOP NO. 47	EARNEST MONEY DEPOSIT 10% - INR 25,00,000/- (RUPEES TWENTY FIVE LAC ONLY)
DEMAND NOTICE DATE: 20-01-2023		BID INCREMENT AMOUNT - INR 50,000/- (RUPEES FIFTY THOUSAND ONLY)
<ul style="list-style-type: none"> <li>• BHARATKUMAR R SONI</li> <li>• SANGITA SONI</li> <li>• RAMCHANDRA VAGHAMALJI SONI</li> <li>• SATKAR JEWELLERS</li> </ul>	UNIT NO. 05, MEASURING 720 SQ. FT., "SWAPNA SHRUSHTI VIBHAG-II" SITUATED AT NIRANT CROSS ROAD, RATANPURA GAM, VASTRAL ROAD, FP NO. 88/1, TPS NO. 114, MOUJE: VASTRAL, AHMEDABAD, AND BOUNDED AS: NORTH: TENAMANET NO. 41 SOUTH: SOCIETY ROAD EAST: TENAMENT NO. 39 WEST: SOCIETY ROAD	<b>RESERVE PRICE - INR 28,08,000/- (RUPEES TWENTY EIGHT LAC EIGHT THOUSAND ONLY)</b>
INR 23,35,475.46/- AS ON 30-11-2023		EARNEST MONEY DEPOSIT 10%
DEMAND NOTICE DATE: 20-01-2023		INR 2,80,800/- (RUPEES TWO LAC EIGHTY THOUSAND EIGHT HUNDRED ONLY) BID INCREMENT AMOUNT - INR 50,000/- (RUPEES FIFTY THOUSAND ONLY)

## **TERMS AND CONDITIONS OF PUBLIC AUCTION**

### **TERMS & CONDITIONS:**

The e-Auction is being held on “AS IS WHERE IS”, “AS IS WHAT IS BASIS” and “WHATEVER THERE IS BASIS”.

To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. 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 the Company. The property is being sold with all the existing and future encumbrances whether known or unknown to the Company. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.

It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting their Bid. The inspection of property (ies) put on auction will be permitted to interested bidders at sites on 13.02.2024.

The interested bidders shall submit their EMD through Demand Draft in favor of “ORIX LEASING & FINANCIAL SERVICES INDIA LTD” Payable at “ORIX LEASING & FINANCIAL SERVICES INDIA LTD.”. Please note that the Cheques shall not be accepted as EMD amount.

After Registration (One Time) by the bidder in the Web Portal, the intending bidder/ purchaser is required to get the e-copies of the following documents uploaded in the Web Portal before the Last Date & Time of submission of the Bid Documents viz. i) Copy of the NEFT/RTGS Challan or Demand Draft; ii) Copy of PAN Card; iii) Proof of Identification/ Address Proof (KYC) viz. self-attested copy of Voter ID Card/ Driving License/ Passport/ Ration Card etc., without which the Bid is liable to be rejected.

The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid Documents, Training/ Demonstration on Online Inter-se Bidding etc., may contact M/s. C1 India Private Limited, Plot No. 68, 3rd Floor, Sector - 44, Gurugram Haryana Pin: 122003, Help Line No. +91-124-4302020 / 21 / 22 / 23 / 24, and Mr. Bhavik Pandya (Contact Details: + +91 88666 82937), Helpline E-mail Id: support@bankeauctions.com and for any property related query may contact Authorised Officer Mr. Rajnikant Jadav (Contact Details: +91-7878544044) during the working hours from Monday to Saturday.

Only buyers holding valid User ID/ Password and confirmed payment of EMD through Demand Draft in favor of “ORIX LEASING & FINANCIAL SERVICES INDIA LTD.” shall be eligible for participating in the e-Auction process.

The interested bidder has to submit their Bid Documents [EMD (not below the Reserve Price) and required documents on/ before 22-02-2024 by way of hardcopy to the Authorized Officer. Interested bidder who is not able to submit their Bid Documents by way of Hardcopy to the Authorised Officer, can submit their Bid Documents through online mode (which is open from the date of publishing the e-Auction Event on the Web Portal, (<https://www.bankeauctions.com/>) on/ before 22-02-2024, after going through the Registering Process (One time) and generating User ID & Password of their own, shall be eligible for participating the e-Auction Process, subject to due verification (of the documents) and/ or approval of the Authorized Officer. However the original demand draft of the EMD amount has to be mandatorily deposited/submitted with the Authorised Officer on or before 22-02-2024.

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During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the 'Bid Increase Amount' (mentioned above) or its multiple and in case bid is placed during the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (each time till the closure of e-Auction process), otherwise, it'll automatically get closed. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the e-Auction Process shall be declared as a Successful Bidder by the Authorized Officer/ Secured Creditor, after required verification.

The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, immediately after the acceptance of bid price by the Authorized Officer and the balance 75% of the sale price on or before 15th day of sale or within 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 by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting borrower shall have no claim/ right in respect of property/ amount.

The prospective qualified bidders may avail online training on e-Auction from M/s. C1 India Private Limited prior to the date of e-Auction. Neither the Authorised Officer/ Company nor M/s. C1 India Private Limited shall be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event.

The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody.

The Authorized Officer, who is not bound to accept the highest offer, has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction without assigning any reason thereof.

The bidders are advised to go through the detailed Terms & Conditions of e-Auction Process available on the Web Portal of M/s. C1 India Private Limited, <https://www.bankeauctions.com/> before submitting their bids and taking part in the e-Auction.

Special Instructions: Bidding in the last moment should be avoided. Neither the Company nor Service provider will be responsible for any technical lapse/ power or internet failure etc. in order to avoid such contingent situations bidders are requested to ensure that they are technically well equipped and has all alternatives such as power supply back-up etc., so that they are able to circumvent such situation and are able to participate in the Online Inter-se Bidding, successfully.

DATE: 20-01-2024  
PLACE: AHMEDABAD

AUTHORISED OFFICER  
ORIX LEASING & FINANCIAL SERVICES INDIA LTD.