

 <div>INDIA HOME LOAN LTD.</div>		Regd. Office: 504, Nirmal Ecstasy, 5th Floor, Jatashankar Dossa Road, Mulund (W), Mumbai - 400080 Branch Office: Office No. 9 & 10 (Ground Floor),Navratna Enclave, Plot No. 333,Ward 12-B, Near – Muthul Fincorp, Opp – Bollywood Station, Gandhidham – Kutch, 370201			
PUBLIC NOTICE FOR AUCTION CUM SALE					
(Sale of Immovable Properties Mortgaged to IHL under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002) Pursuant to the Demand Notice issued under Section 13(2) of the SARFAESI Act, 2002, and due to the failure of the Borrower(s)/Mortgagor(s)/Guarantor(s) to repay the outstanding dues within 60 days, the Authorised Officer of India Home Loan Limited (IHL), acting as Secured Creditor, has taken possession of the Schedule property(ies) under Section 13(4) read with Section 14 of the SARFAESI Act, 2002 and now offers the same for sale by Public Auction under Rules 8 & 9 of the Security Interest (Enforcement) Rules, 2002, strictly on an "AS IS WHERE IS, AS IS WHAT IS AND WITHOUT ANY RECOURSE" basis to recover the Company's dues.					
SCHEDULE OF PROPERTIES					
A/c No.	Borrower(s) / Mortgagor(s)	Property Description	Outstanding Dues (Rs.) As on 31/08/2025	Reserve Price (Rs)	EMD (Rs.)
GDM-171	MR. RAVIKUMAR BALWIR JANGID (BORROWER) MRS. SUSHILABEN BALVIR JANGID (CO-BORROWER/ MORTGAGOR)	All that piece and parcel of the property being Sub Plot No. 258, Ambaji Residency, B/h. Bageshree Society, having plot area 87.50 sq. mtrs. and built up area 62.03 sq. mtrs being constructed on Land Bearing R.S. No. 395/1, 395/1P-1 & 395/1P-2, of Village: Varsamedi in the registration Sub District: Anjar, District: Kutch,Pin: 370 110 Gujarat, and bounded as: East: 9.14-METER-WIDE ROAD, West: 1.52 Mtrs Lane, North: Plot No. 257, South: Plot No. 259	Rs. 10,05,333/-	Rs. 8,00,000/-	Rs.80,000/-
GDM-176	MRS. RADHABEN RAJUBHAI KOLI (BORROWER/MORTGAGOR) MR. RAJUBHAI LAXMAN KOLI (CO-BORROWER)	All that piece and parcel of the property being Sub Plot No. 74, Ambaji Residency, B/h. Bageshree Society, having plot area 55.00 sq. mtrs. and built up area 39.21 sq. mtrs. being constructed on Land Bearing R.S. No. 395/1, 395/1P-1 & 395/1P-2, Village: Varsamedi Taluka: Anjar, Dist.: Kutch, Pin: 370 110 Gujaral, and bounded as: East: 1.52 Mtrs Lane, West: 9.14 Mtrs. Wide Road, North: Plot No. 73, South: Plot No. 75	Rs. 5,95,976/-	Rs.6,00,000/-	Rs.60,000/-
GDM-341	MRS. BHAGYASHREE NARENDRABHAI VADGAMA (BORROWER/MORTGAGOR) MR. PARTH DHIRENDRAKUMAR AASHA (CO-BORROWER)	All that piece and parcel of the property being Sub Plot No. P Ambaji Near-1, Opp - Welspun, having plot area 70.63 Sq. Mt. and built up area 68.31 sq. mtrs. being constructed on Land Bearing R S No. 890/19, Village: Varsamedi Taluka: Anjar, Dist.: Kutch, Pin: 370 110 Gujarat, and bounded as: East: Road, West: Land of R.S. No. 890/19, North: Land of R.S. No. 890/19, South: Sub Plot M, L & J	Rs. 12,61,269/-	Rs.8,00,000/-	Rs.80,000/-
GDM-626	MR. RAHIMSHA JAMANSHA SHEKH (BORROWER) MRS. HAMIDABAI RAHIMSHA SHEKH (CO-BORROWER/ MORTGAGOR)	All that piece and parcel of the property being Sub Plot No. 52-60P Ambaji Nagar-1, Opp - Welspun, having land area 45.17 Sq. Mt. and built-up area 45.90 Sq. Mt. being constructed on Land Bearing R S No. 890/19, Village: Varsamedi Taluka: Anjar, Dist.: Kutch, Pin: 370 110 Gujarat, and bounded as: East: 7.50 Meter Wide Road, West: Land of R.S. No. 910p, North: Sub-Plot No. 52 to 60-O, South: Land of R.S. No. 910p	Rs. 6,66,176/-	Rs.4,50,000/-	Rs.45,000/-
GDM-624	MR. HAJIBHAI MAHAMMADBHAI SUMARA (BORROWER) MRS. KAJBANU HAJIBHAI SUMARA (CO-BORROWER/ MORTGAGOR)	All that piece and parcel of the property being Sub Plot No. 52-60J, Ambaji Nagar-1, Opp - Welspun, having plot area 54.31 Sq. Mt. and built-up area 41.52 Sq. Mt. being constructed on Land Bearing R S No. 890/19, Village: Varsamedi Taluka: Anjar, Dist.: Kutch, Pin: 370 110 Gujarat, and bounded as: East: 7.50 Meter Wide Road, West: Lagu R.S. No. 762, North: Sub-Plot No. 52 to 60-I, South: Sub-Plot No. 52 to 60-K	Rs. 10,76,485/-	Rs.4,50,000/-	Rs.45,000/-
GDM-638	MR. DHURVE LAKHANLAL BIRJU (BORROWER/MORTGAGOR)	All that piece and parcel of the property being Sub Plot No. 9-A, Ambaji Nagar-2, Opp - Welspun, having plot area 41.83 Sq. Mt. & built-up area 31.72 Sq. Mt. being constructed on Land Bearing R S No. 890/19, Village: Varsamedi Taluka: Anjar, Dist.: Kutch, Pin: 370 110 Gujarat, and bounded as: East: Land of R.S. No. 909p, West: 7.50 Meter Wide Road, North: Sub-Plot No. 9-8, South: Sub-Plot No. 8-8	Rs. 4,77,268/-	Rs.4,50,000/-	Rs.45,000/-
GDM-517	MR. RAMESH BABULAL VAGHELA (BORROWER) MRS. RAGHABEN RAMESHBHAI VAGHELA (CO-BORROWER/ MORTGAGOR)	All that piece and parcel of the property being Sub Plot No. 33, Ambaji Nagar-4, Near Kandla Airport, having plot area 54.37 sq. mtrs. and built up area 35.87 sq. mtrs. being constructed on Land Bearing R S No. 506/1/p2 Village: Varsamedi Taluka: Anjar, Dist.: Kutch, Pin: 370 110 Gujarat, and bounded as: East: Plot No. 34, West: Plot No. 32, North: 1.50 Mtrs Lane, South: 9.00 Mtrs. Wide Road	Rs. 7,90,113/-	Rs.7,50,000/-	Rs.75,000/-
GDM-569	MR. BHUPATSINH MOTISINH PARMAR (BORROWER) MRS. RANJANBEN BHUPATSINH PARMAR (CO-BORROWER/ MORTGAGOR)	All that piece and parcel of the property being Sub Plot No. 97, Ambaji Nagar-4, Near Kandla Airport, having plot area 54.37 sq. mtrs. and built up area 35.87 sq. mtrs. being constructed on Land Bearing R S No. 506/p2, Village: Varsamedi Taluka: Anjar, Dist.: Kutch, Pin: 370 110 Gujaral, and bounded as: East: Plot No. 96, West: Plot No. 98, North: 1.50 Mtrs Lane, South: 9.00 Mtrs. Wide Road	Rs. 6,64,080/-	Rs.7,50,000/-	Rs.75,000/-
GDM-349	MRS. SAVITA SUNIL YADAV (BORROWER/MORTGAGOR) MR. SUNILKARTIK YADAV (CO-BORROWER)	All that piece and parcel of the property being Sub Plot No. 71, Ambaji Nagar-4, Near Kandla Airport, having plot area 83.79 sq. mtrs. and built up area 52.73 sq. mtrs. being constructed on Land Bearing R S No. 506/1/1, Village: Varsamedi Taluka: Anjar, Dist.: Kutch, Pin: 370 110 Gujarat, and bounded as: East: Plot No. 72, West: Plot No. 70, North: 1.50 Mtrs Lane, South: 12.20 Mtrs. Wide Road	Rs. 12,79,677/-	Rs.12,00,000/-	Rs.1,20,000/-
GDM-335	MRS. BABLI KUMARI BINDO MISHRA (BORROWER/MORTGAGOR) MR. BINODKUMAR SURESHBHAI MISHRA (CO-BORROWER)	All that piece and parcel of the property being Sub Plot No. 27, Ambaji Nagar-4, Near Kandla Airport, having plot area 54.37 sq. mtrs. and built up area 35.88 sq. mtrs. being constructed on Land Bearing R S No. 506/1/1, Village: Varsamedi Taluka: Anjar, Dist.: Kutch, Pin: 370 110 Gujaral, and bounded as: East: Plot No. 26, West: Plot No. 28, North: 9.00 Mtrs. Wide Road, South: 1.50 Mtrs Lane,	Rs. 10,01,155/-	Rs.7,50,000/-	Rs.75,000/-
GDM-456	MR. GAJENDRA SINGH RATHORE (BORROWER) MRS. SAYAR KANWAR UNMED SINGH (CO-BORROWER/ MORTGAGOR)	All that piece and parcel of the property being Sub Plot No. 40, Ambaji Nagar-4, Near Kandla Airport, having plot area 54.37 sq. mtrs. and built up area 35.88 sq. mtrs. being constructed on Land Bearing R S No. 506/1/2, Village: Varsamedi Taluka: Anjar, Dist.: Kutch, Pin: 370 110 Gujarat, and bounded as: East: Lagu R.S. No. 505, West: Plot No. 41, North: 9.00 Mtrs. Wide Road, South: 1.50 Mtrs Lane,	Rs. 11,27,986/-	Rs.7,50,000/-	Rs.75,000/-
GDM-378	MRS. BABITADEVI HARENDRA SAH (BORROWER/ MORTGAGOR) MR. HARENDRA NARENDRA SAH (CO-BORROWER)	All that piece and parcel of the property being Sub Plot No. 34, Ambaji Nagar-4, Near Kandla Airport, having plot area 54.37 sq. mtrs. and built up area 35.88 sq. mtrs. being constructed on Land Bearing R S No. 506/2, Village: Varsamedi Taluka: Anjar, Dist.: Kutch, Pin: 370 110 Gujarat, and bounded as: East: Plot No. 35, West: Plot No. 33, North: 9.00 Mtrs. Wide Road, South: 1.50 Mtrs Lane,	Rs. 17,34,047/-	Rs.7,50,000/-	Rs.75,000/-
GDM-374	MRS. GITABEN DINESHBHAI MUNESHA (BORROWER/MORTGAGOR) MR. DINESHBHAI AMATHUBHAI MUNESHA (CO-BORROWER)	All that piece and parcel of the property being Sub Plot No. 71, Ambaji Nagar-4, Near Kandla Airport, having plot area 54.37 sq. mtrs. and built up area 35.88 sq. mtrs. being constructed on Land Bearing R S No. 506/1/2, Village: Varsamedi Taluka: Anjar, Dist.: Kutch, Pin: 370 110 Gujaral, and bounded as: East: Plot No. 70, West: Plot No. 72, North: 9.00 Mtrs. Wide Road, South: 1.50 Mtrs Lane,	Rs. 12,24,774/-	Rs.7,50,000/-	Rs.75,000/-
GDM-393	MRS. BABITA SUNIL PRAJAPATI (BORROWER/MORTGAGOR) MR. SUNIL JAGAMAL PRAJAPATI (CO-BORROWER)	All that piece and parcel of the Sub Plot No. 16, Ambaji Nagar-4, Near Kandla Airport, having plot area 54.37 sq. mtrs. and built up area 35.88 sq. mtrs. being constructed on Land Bearing R S No. 506/1/1, Village: Varsamedi Taluka: Anjar, Dist.: Kutch, Pin: 370 110 Gujarat, and bounded as: East: Plot No. 17, West: Plot No. 15, North: 1.50 Mtrs Lane, South: 9.00 Mtrs. Wide Road	Rs. 12,64,159/-	Rs.7,50,000/-	Rs.75,000/-
GDM-339	MRS. MEGHBAI VALJI MAHESHWARI (BORROWER/MORTGAGOR) MR. VALJI SUMAR MAHESHWARI (CO-BORROWER)	All that piece and parcel of the property being Sub Plot No. 41, Ambaji Nagar-4, Near Kandla Airport, having plot area 54.37 sq. mtrs. and built up area 35.88 sq. mtrs. being constructed on Land Bearing R S No. 506/1/1, Village: Varsamedi Taluka: Anjar, Dist.: Kutch, Pin: 370 110 Gujarat, and bounded as: East: Plot No. 42, West: Plot No. 40, North: 1.50 Mtrs Lane, South: 9.00 Mtrs. Wide Road	Rs. 13,62,017/-	Rs.7,50,000/-	Rs.75,000/-
GDM-435	MR. ANUJ NUNU PAL (BORROWER) MRS. MINTU ANUJ PAL (CO-BORROWER/MORTGAGOR)	All that piece and parcel of the property being Sub Plot No. 59, Ambaji Nagar-4, Near Kandla Airport, having plot area 54.37 sq. mtrs. and built up area 35.88 sq. mtrs. being constructed on Land Bearing R S No. 506/1/2, Village: Varsamedi Taluka: Anjar, Dist.: Kutch, Pin: 370 110 Gujaral, and bounded as: East: Plot No. 60, West: Plot No. 57, North: 1.50 Mtrs Lane, South: 9.00 Mtrs. Wide Road	Rs. 12,60,335/-	Rs.7,50,000/-	Rs.75,000/-
GDM-346	MR. INDRASAN SHARAVAN SINGH (BORROWER/MORTGAGOR)	All that piece and parcel of the property being SUB PLOT NO. 34 (UNIT-2), AMBAJI NAGAR-5, OPP – WELSPUN GATE, having plot area 39.69 sq. mtrs. and built up area 29.28 sq. mtrs. being constructed on Land Bearing R.S. NO. 753/P1/P1, Village: Varsamedi Taluka: Anjar, Dist.: Kutch, Pin: 370 110 Gujaral, and bounded as: East: 7.50 Mtrs. Road, West: Land of R.S. No. 753, North: Plot No. 13 paiki Unit-2, South: Plot No. 14	Rs. 5,39,861/-	Rs.4,50,000/-	Rs.45,000/-
GDM-225	MRS. KALAVATI DEVI SUDAMA SAH (BORROWER/MORTGAGOR) MR. SUDAMA SAH RAJA SAH (CO-BORROWER)	All that piece and parcel of the property being SUB PLOT NO. 38-39 (UNIT-A), AMBAJI NAGAR-5, OPP – WELSPUN GATE, having plot area 59.95 sq. mtrs. and built up area 35.43 sq. mtrs. being constructed on Land Bearing R.S. NO. 753/P1/P1, Village: Varsamedi Taluka: Anjar, Dist.: Kutch, Pin: 370 110 Gujaral, and bounded as: East: Sub-Plot No. 38-39 (Unit-H), West: 7.50 Mtrs. Wide Road, North: Land of R.S. No. 753 paiki, South: Sub-Plot No. 38-39 (Unit-B)	Rs. 6,19,944/-	Rs.4,50,000/-	Rs.45,000/-
GDM-288	MR. VIJAY KISHANRAV BHARADE (BORROWER/MORTGAGOR)	All that piece and parcel of the property being SUB PLOT NO. 26 (UNIT-2), AMBAJI NAGAR-5, OPP – WELSPUN GATE, having plot area 42.27 sq. mtrs. and built up area 31.13 sq. mtrs. being constructed on Land Bearing R.S. NO. 753/P1/P1, Village: Varsamedi Taluka: Anjar, Dist.: Kutch, Pin: 370 110 Gujaral, and bounded as: East: Current Common Plot, West: 7.50 Mtrs. Road, North: Plot No. 27, South: Sub-Plot No. 26p(U-2)	Rs. 5,53,203/-	Rs.4,50,000/-	Rs.45,000/-
GDM-194	MRS. ANNU DEVI (BORROWER/MORTGAGOR) MR. VIMLESH RAMESHWAR TIWARI (CO-BORROWER)	All that piece and parcel of the property being SUB PLOT NO. 11 (UNIT-4), AMBAJI NAGAR-5, OPP – WELSPUN GATE, having plot area 43.12 sq. mtrs. and built up area 30.87 sq. mtrs. being constructed on Land Bearing R.S. NO. 753/P1/P1, Village: Varsamedi Taluka: Anjar, Dist.: Kutch, Pin: 370 110 Gujaral, and bounded as: East: 7.50 Mtrs. wide Road, West: R.S. No. 753 Paiki, North: Plot No. 11 Paiki Unit-3, South: Sub-Plot No. 12 Paiki Unit-1	Rs. 4,96,534/-	Rs.4,50,000/-	Rs.45,000/-
GDM-297	MRS. ASHABEN GANPATBHAI BHANGI (BORROWER/MORTGAGOR) MR. GANPATBHAI DHUDABHAI BHANGI (CO-BORROWER)	All that piece and parcel of the property being SUB PLOT NO. 38-39 (UNIT-H), AMBAJI NAGAR-5, OPP – WELSPUN GATE, having plot area 50.05 sq. mtrs. and built up area 35.58 sq. mtrs. being constructed on Land Bearing R.S. NO. 753/P1/P1, Village: Varsamedi Taluka: Anjar, Dist.: Kutch, Pin: 370 110 Gujaral, and bounded as: East: Plot No. 38 to 39 Paiki Unit-I, West: Plot No. 38 to 39 Paiki Unit-G, North: Survey No. 753, South: Open Land and thereafter 9.00 Mtrs. Wide Road	Rs. 7,18,763/-	Rs.4,50,000/-	Rs.45,000/-
GDM-289	MR. AHMAD ABDUL RAJAA (BORROWER/MORTGAGOR)	All that piece and parcel of the property being SUB PLOT NO. 10 (UNIT-1), AMBAJI NAGAR-5, OPP – WELSPUN GATE, having plot area 51.52 sq. mtrs. and built up area 35.66 sq. mtrs. being constructed on Land Bearing R.S. NO. 753/P1/P1, Village: Varsamedi Taluka: Anjar, Dist.: Kutch, Pin: 370 110 Gujaral, and bounded as: East: Plot No. 07, West: 7.50 Mtrs. Road, North: 9.00 Mtrs. Wide Road, South: Plot No. 10 (Unit-2)	Rs. 9,15,814/-	Rs.4,50,000/-	Rs.45,000/-

A/c No.	Borrower(s) / Mortgagor(s)	Property Description	Outstanding Dues (Rs.) As on 31/08/2025	Reserve Price (Rs)	EMD (Rs.)
GDM-299	MR. HAMIRBHAI ASHABHAI SOLANKI (BORROWER/MORTGAGOR)	All that piece and parcel of the property being SUB PLOT NO. 21 (UNIT-1), AMBAJI NAGAR-5, OPP – WELSPUN GATE, having plot area 56.19 sq. mtrs. and built up area 37.91 sq. mtrs. being constructed on Land Bearing R.S. NO. 753/P1/P1, Village: Varsamedi Taluka: Anjar, Dist.: Kutch, Pin: 370 110 Gujarat, and bounded as: East: Plot No. 22, West: 7.50 Mtrs. Road, North: 7.50 Mtrs. Road, South: Plot No.21 (Unit-2)	Rs. 8,82,140/-	Rs.4,50,000/-	Rs.45,000/-
GDM-361	MRS. SUGRABAI AMAD NODE (BORROWER/MORTGAGOR) MR. SABBIR AAMAD NODE (CO-BORROWER)	All that piece and parcel of the property being SUB PLOT NO. 13 (UNIT-1), AMBAJI NAGAR-5, OPP – WELSPUN GATE, having plot area 49.00 sq. mtrs. and built up area 36.74 sq. mtrs. being constructed on Land Bearing R.S. NO. 753/P1/P1, Village: Varsamedi Taluka: Anjar, Dist.: Kutch, Pin: 370 110 Gujarat, and bounded as: East: 7.50 Mtrs. Road, West: R.S. No. 753-Paiki, North: Plot No. 13 (Unit-2), South: Plot No. 14	Rs. 13,17,812/-	Rs.4,50,000/-	Rs.45,000/-
GDM-282	MR. CHANDANKUMAR JAGDISH MAHTO (BORROWER/MORTGAGOR)	All that piece and parcel of the property being SUB PLOT NO. 32 (UNIT-1), AMBAJI NAGAR-5, OPP – WELSPUN GATE, having plot area 42.00 sq. mtrs. and built up area 31.45 sq. mtrs. being constructed on Land Bearing R.S. NO. 753/P1/P1, Village: Varsamedi Taluka: Anjar, Dist.: Kutch, Pin: 370 110 Gujarat, and bounded as: East: Plot No. 35, West: 7.50 Mtrs. Road, North: Plot No. 33, South: Plot No. 32 (Unit-2)	Rs. 7,80,836/-	Rs.4,50,000/-	Rs.45,000/-
GDM-281	MRS. VUJYABEN RAMESHBHAI VALAND (BORROWER/MORTGAGOR) MR. RAMESHKUMAR CHHAGANBHAI VALAND (CO-BORROWER)	All that piece and parcel of the property being SUB PLOT NO. 12 (UNIT-2), AMBAJI NAGAR-5, OPP – WELSPUN GATE, having plot area 49.00 sq. mtrs. and built up area 36.74 sq. mtrs. being constructed on Land Bearing R.S. NO. 753/P1/P1, Village: Varsamedi Taluka: Anjar, Dist.: Kutch, Pin: 370 110 Gujarat, and bounded as: East: 7.50 Mtrs. Road, West: R.S. No. 753-Paiki, North: Plot No. 11, South: Plot No. 12 (Unit-1)	Rs. 11,26,163/-	Rs.4,50,000/-	Rs.45,000/-
GDM-588	MR. DINESHBHAI HARIBHAI PARMAR (BORROWER/MORTGAGOR)	All that piece and parcel of the property being SUB PLOT NO. 34 (UNIT-1), AMBAJI NAGAR-5, OPP – WELSPUN GATE, having plot area 42.00 sq. mtrs. and built up area 30.72 sq. mtrs. being constructed on Land Bearing R.S. NO. 753/P1/P1, Village: Varsamedi Taluka: Anjar, Dist.: Kutch, Pin: 370 110 Gujarat, and bounded as: East: 7.50 Mtrs. Road, West: Plot No. 11, North: Plot No. 34 (Unit-2), South: Plot No. 35	Rs. 7,23,041/-	Rs.4,50,000/-	Rs.45,000/-
GDM-359	MRS. URMILA DEVI RAJENDRA SINGH (BORROWER/MORTGAGOR) MR. VEER PAL RAJENDRA SINGH (CO-BORROWER)	All that piece and parcel of the property being SUB PLOT NO. 33 (UNIT-1), AMBAJI NAGAR-5, OPP – WELSPUN GATE, having plot area 42.00 sq. mtrs. and built up area 33.11 sq. mtrs. being constructed on Land Bearing R.S. NO. 753/P1/P1, Village: Varsamedi Taluka: Anjar, Dist.: Kutch, Pin: 370 110 Gujarat, and bounded as: East: Plot No. 34, West: 7.50 Mtrs. Road, North: R.S. No. 753-Paiki, South: Plot No. 33 (Unit-2)	Rs. 10,93,576/-	Rs.4,50,000/-	Rs.45,000/-
GDM-283	MRS. JARINABEN KADARHUSHEN BELIM (BORROWER/MORTGAGOR) MR. KADAR BHAI BULOCH (CO-BORROWER)	All that piece and parcel of the property being SUB PLOT NO. 18 (UNIT-2), AMBAJI NAGAR-5, OPP – WELSPUN GATE, having plot area 43.19 sq. mtrs. and built up area 33.45 sq. mtrs. being constructed on Land Bearing R.S. NO. 753/P1/P1, Village: Varsamedi Taluka: Anjar, Dist.: Kutch, Pin: 370 110 Gujarat, and bounded as: East: 7.50 Mtrs. Road, West: R.S. No. 753-Paiki, North: Plot No. 17, South: Plot No. 18 (Unit-1)	Rs. 12,31,636/-	Rs.4,50,000/-	Rs.45,000/-
GDM-549	MR. ANILKUMAR DATARAM SHARMA (BORROWER) MRS. SAROJ ANIL SHARMA (CO-BORROWER/MORTGAGOR)	All that piece and parcel of the property being PLOT NO. 164, AMBAJI NAGAR-6, BESIDE- SHIVAM RESIDENCY, WELSPUN ROAD, having plot area 54.33 sq. mtrs. and built up area 35.84 sq. mtrs. being constructed on Land Bearing R.S. NO. 463, Village: Varsamedi Taluka: Anjar, Dist.: Kutch, Pin: 370 110, Gujarat, and bounded as: East: 9.14 Mtrs. Wide Road, West: Plot No.147, North: Plot No. 163, South: Plot No. 165	Rs. 11,04,767/-	Rs.8,00,000/-	Rs.80,000/-
GDM-326	MR. ABHISHEK LALCHAND CHAUHAN (BORROWER/MORTGAGOR)	All that piece and parcel of the property being PLOT NO. 156, AMBAJI NAGAR-6, BESIDE- SHIVAM RESIDENCY, WELSPUN ROAD, having plot area 49.98 sq. mtrs. and built up area 31.59 sq. mtrs. being constructed on Land Bearing R.S. NO. 463, Village: Varsamedi Taluka: Anjar, Dist.: Kutch, Pin: 370 110, Gujarat, and bounded as: East: 9.14 Mtrs. Wide Road, West: Plot No.155, North: 6.70 Mtrs. Wide Road, South: Plot No. 157	Rs. 11,14,166/-	Rs.8,00,000/-	Rs.80,000/-
GDM-331	MRS. BABITA DEVI UMESH KUMAR YADAV (BORROWER/MORTGAGOR) MR. RAUSHAN KUMAR UMESH KUMAR YADAV (CO-BORROWER)	All that piece and parcel of the property being PLOT NO. 180, AMBAJI NAGAR-6, BESIDE- SHIVAM RESIDENCY, WELSPUN ROAD, having plot area 54.33 sq. mtrs. and built up area 35.84 sq. mtrs. being constructed on Land Bearing R.S. NO. 463, Village: Varsamedi Taluka: Anjar, Dist.: Kutch, Pin: 370 110, Gujarat, and bounded as: East: Plot No. 223, West: 9.14 Mtrs. Wide Road, North: Plot No. 181, South: Plot No. 180/A	Rs. 12,67,727/-	Rs.8,00,000/-	Rs.80,000/-
GDM-776	MR. MAHESHBHAI BABULAL SUTHAR (BORROWER) MRS. JYOTSANABEN MAHESHBHAI SUTHAR (CO-BORROWER/MORTGAGOR)	All that piece and parcel of the property being PLOT NO. 256(Unit-2), SHREE SWAMINARAYANNAGAR, SATAPAR ROAD, having plot area 41.92 sq. mtrs. and built up area 38.45 sq. mtrs. being constructed on Land Bearing R.S. NO. 12, Village: Rata Talav Taluka: Anjar, Dist.: Kutch, Pin: 370 110, Gujarat, and bounded as: East: 7.50 Mtrs. Wide Road, West: Plot No. 313, North: Plot No. 257, South: Plot No. 256 (Unit-1)	Rs. 9,46,619/-	Rs.5,50,000/-	Rs.55,000/-
GDM-1662	MR. DHARMENDRA BABUBHAI LAGDIRHIA (BORROWER) MRS. BHAGYASHRI DHARMENDRA LAGDIRHIA (CO-BORROWER/MORTGAGOR)	All that piece and parcel of the property being PLOT NO. 366 (Unit-2), SHREE SWAMINARAYANNAGAR, SATAPAR ROAD, having plot area 41.92 sq. mtrs. and built up area 34.83 sq. mtrs. being constructed on Land Bearing R.S. NO. 11, Village: Rata Talav Taluka: Anjar, Dist.: Kutch, Pin: 370 110, Gujarat, and bounded as: East: 7.50 Mtrs. Wide Road, West: Plot No. 364, North: Plot No. 366 (Unit-1), South: Plot No. 364	Rs. 13,33,342/-	Rs.5,50,000/-	Rs.55,000/-
GDM-1673	MR. JIGARBHAI MOHANBHAI BAROT (BORROWER) MRS. HANSABEN MOHANBHAI BAROT (CO-BORROWER/MORTGAGOR)	All that piece and parcel of the property being PLOT NO. 367 (Unit-1), SHREE SWAMINARAYANNAGAR, SATAPAR ROAD, having plot area 41.92 sq. mtrs. and built up area 34.83 sq. mtrs. being constructed on Land Bearing R.S. NO. 11, Village: Rata Talav Taluka: Anjar, Dist.: Kutch, Pin: 370 110, Gujarat, and bounded as: East: 7.50 Mtrs. Wide Road, West: Plot No. 363, North: Plot No. 366 (Unit-1), South: Plot No. 367 (Unit-2)	Rs. 10,25,358/-	Rs.5,50,000/-	Rs.55,000/-
GDM-139	MRS. SUMA DEVDAS VISWAKARMA (BORROWER/MORTGAGOR) MR. DEVDAS PADMANABHAN VISWAKARMA (CO-BORROWER)	All that piece and parcel of the property being PLOT NO. 94 (First Floor), BAGESHREE HEIGHTS-2, NR. SHAMJJI PARK, ANTARJAL-TUNA ROAD, having built up area 37.00 sq. mtrs. being constructed on Land Bearing R.S. NO. 154, Village: KIDANA Taluka: GANDHIDHAM, Dist.: KUTCH, Pin: 370 201, Gujarat, and bounded as: East: 9.14 Mtrs. Wide Road, West: Plot No. 99, North: Plot No. 93, South: Plot No. 95	Rs. 9,72,456/-	Rs.4,50,000/-	Rs.45,000/-
AMD-2223	MRS. KANCHANBEN ISHVARSIINH VAGHELA (BORROWER/MORTGAGOR) MR. ISHVARSIINH ARJANJI VAGHELA (CO-BORROWER)	All that piece and parcel of the residential FLAT being BLOCK NO. A- 1, FLAT NO. 401 (4 th Floor), KESAR ANGAN, NR. CASA RIO & CITY PLUS, having built up area 37.00 sq. mtrs. being constructed on Land Bearing R.S. NO. 12A, F.P. NO.20, T.P.S. NO.5 Village: RANDESAN Taluka: RANDESAN, Dist.: GANDHINAGAR, Pin: 382 007, Gujarat, and boundadas: East: Flat No. A-1/402, West: Open to Sky, North: Block No. B-1, South: Flat No. A-1/404 & Passage	Rs. 3,77,216.75/-	Rs.45,00,000/-	Rs.4,50,000/-
Outstanding dues are indicative and subject to further interest, cost, and charges as per loan documents.Terms and Conditions for sale of property through					
TERMS AND CONDITIONS OF AUCTION SALE					
1. Mode of Sale: The auction sale will be conducted strictly on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "WITHOUT RECOURSE" basis.					
2. Earnest Money Deposit (EMD): Bidders must deposit EMD equivalent to 10% of the Reserve Price, by way of Demand Draft / Pay Order / NEFT / RTGS in favour of India Home Loan Limited, payable at Gandhidham.					
3. Submission of Bids: Sealed bids should be submitted in a cover super-scribed "Offer for Purchase of Property – Ahmedabad & Anjar-Gandhidham (Kutch)" at the Gandhidham Branch on or before 12/12/2025 by 5:00 PM.					
4. Opening of Bids / Auction Date: Bids will be opened on 13/12/2025 at 11:00 AM at IHLL Gandhidham Branch Office in the presence of interested bidders or their authorised representatives.					
5. Deposit of 25% of Sale Price: The successful highest bidder must deposit 25% of the bid amount (inclusive of EMD) immediately on the same day or next working day as per Rule 9(3) of the Security Interest (Enforcement) Rules, 2002.					
6. Balance Payment: The balance 75% of the sale price shall be paid within 15 days from the date of sale confirmation, failing which the deposited amount shall stand forfeited as per Rule 9(4).					
7. Reserve Price: The sale shall be confirmed in favour of the successful bidder only if the bid amount is equal to or higher than the reserve price fixed by the competent authority.					
8. Right of the Authorised Officer: The Authorised Officer reserves the absolute right to accept or reject any bid or postpone/cancel the auction at any stage without assigning any reason whatsoever.					
9. Encumbrances / Liabilities: The property is being sold along with all known and unknown encumbrances, claims, dues, liabilities, statutory dues or any other dues. Prospective bidders are advised to satisfy themselves about the title, encumbrances, litigations, and other dues related to the property before submitting their bids.					
10. Borrower's Right to Redeem: This notice also serves as statutory notice to the Borrower(s)/Guarantor(s)/Mortgagor(s) under Rule 8(6) that they may still pay the entire dues with costs and charges before the auction date to avoid the sale.					
11. Taxes, Duties & Charges: All statutory liabilities including but not limited to stamp duty, registration charges, transfer charges, TDS, society dues, electricity dues, property tax, and any other charges shall be borne entirely by the successful bidder/purchaser.					
12. Property Inspection: Interested bidders may inspect the property on 02/12/2025 & 03/12/2025 between 11:00 AM to 5:00 PM (working hours) by prior appointment with the undersigned.					
13. For further details, contact: Mr. Bharat Shingarakhia (Authorised Officer) Cell No: 9316667911, Email: bharat.s@indiahomeloan.in					
Other Conditions:					
• Bidders must carry original ID proofs and PAN Card for verification on auction day.					
• Bidders must submit self-attested KYC copies along with EMD and offer letter.					
• No claim shall be entertained regarding any property condition after auction.					
15 DAYS STATUTORY SALE NOTICE UNDER RULE 8(6) OF SARFAESI ACT-2002					
This notice is issued to the Borrower(s)/Mortgagor(s)/Guarantor(s) to pay the full outstanding amount with costs before the auction to avoid the sale. In case of shortfall after sale, recovery will continue for the balance dues.					
Date: 28/11/2025 Place: Gandhidham			For INDIA HOME LOAN LIMITED Authorised Officer		