

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 J.C. Flowers Asset Reconstruction Private Limited acting in its capacity as Trustee of JCF YES Trust 2022-23/1 ("Secured Creditor"), the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, *will be sold on "As is where is", "As is what is", and "Whatever there is" and "No Recourse" basis on April 09, 2024 (between 2:00 p.m. to 5:00 p.m.)* as described hereunder. The auction will be conducted "Online", for the recovery of amount due from Borrower (s) and Co-Borrower (s) as per column (iv), due to Secured Creditor.

(Amounts in INR)

| Sr. No. | Name Borrower (S) And Co-Borrower (S) | Property Address | Demand Notice Date and Amount | Reserve Price | EMD Amount | Date of Physical Possession | A/c No: for depositing EMD/Sale amount |
|---------|---|--|-------------------------------------|---------------|------------|-----------------------------|--|
| 1 | Mr. Rajubhai Arvindbhai Vaghela (<i>Borrower & Mortgagor</i>) and Mr. Arvindbhai Bachubhai Vaghela (<i>Co-Borrower & Mortgagor</i>) | Plot No 8, Green City, B/H Ankleshwar GIDC, Jitali Gam Road, Ankleshwar, Bharuch, Gujarat 392018 | 1,473,764.12 as on 23.04.2021 | 785,400 | 78,540 | 08.06.2022 | JCFARCAFH001100270402 |
| 2 | Mr. Karan Ashokbhai Kapuriya (<i>Borrower & Mortgagor</i>) and Mr. Ashokbhai Kapuriya and Mr Bhaveshbhai Kapuriya (<i>Co-Borrower</i>) | Plot No 259, Admeasuring 42.49 Sq Mts along with 4.24 Sq Mts Undivided share in the Land of Road & COP, Totally admeasuring 46.62 Sq Mts in "Greencity" situated at Block / Revenue Survey No 113 of Moje Village Jitali, Ta-Ankleshwar, Dist-Bharuch. | 1,453,725.93 as on 25.08.2021 | 883,575 | 88,358 | 08.06.2022 | JCFARCAFH001100275928 |
| 3 | Mr. Milanbhai Dobaria (<i>Borrower & Mortgagor</i>) and Mrs. Rinaben Milanbhai Dobaria (<i>Co-Borrower & Mortgagor</i>) | Plot No 163, Green City, Jitali Dadhal Road, Village Jitali, Ta Ankleshwar, Bharuch, Gujarat, 393009. | 1,421,805.08 as on 23.04.2021 | 779,280 | 77,928 | 08.06.2022 | JCFARCAFH001100319212 |
| 4 | Mrs. Gunvantiben C Chovatiya (<i>Borrower</i>) and Mr. Chunilal Vrajlal Chovatiya (<i>Co-Borrower & Mortgagor</i>) | All that piece and parcel of the Building No. G in which (G-1 And G-2), G-1, Flat No 404, 4th Floor, Built area admeasuring 52.76 Sq. Mtr., scheme known as "Shree Hari Palace" situated at Survey No.121, Block No. 187, in the sim of village Umra, Tal- Olpad, Dist. Surat. | 1,112,107.00 as on 16.11.2019 | 675,920 | 67,592 | 07.06.2022 | JCFARCAFH001100242369 |
| 5 | Mrs. Gunvantiben C Chovatiya (<i>Borrower</i>) and Mr. | All that piece and parcel of the Building No. G in which (G-1 And G-2), G-1, Flat No 401, 4th Floor, | 1,112,107.00 as on 16.11.2019 | 675,920 | 67,592 | 07.06.2022 | JCFARCAFH001100242369 |

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|----|---|---|-------------------------------------|-----------|---------|------------|-----------------------|
| | Chunilal Vrajlal Chovatiya (Co-Borrower & Mortgagor) | Built area admeasuring 52.76 Sq. Mtr., scheme known as "Shree Hari Palace" situated at Survey No.121, Block No. 187, in the sim of village Umra, Tal- Olpad, Dist. Surat. | | | | | |
| 6 | Mr. Kiransinh Balchandra Ilaviya (Borrower & Mortgagor) and Mrs. Virendrasinh Balchandra Ilaviya (Co-Borrower & Mortgagor) | Plot No 90, Ejoy Residency, Nr Riva Residency, B/H. Chikkuwadi, Opp. K.P. Park, Tarsadi Road, Mangrol, Surat, Gujarat, 394210 | 1,476,711.81 as on 23.04.2021 | 1,059,100 | 105,910 | 08.06.2022 | JCFARCAFH001100297451 |
| 7 | Arvindbhai Gordhanbhai Parmar (Borrower & Mortgagor), Goradhanbhai Kalyanbhai Parmar (Co-Borrower & Mortgagor) and Mukesh Gordhanbhai Parmar (Co-Borrower) | Plot No. B-28, Shreeji Row House, Nr. Haridham Society, Vav-Zokha Road, Kamrej, Vav Gam, Surat, Surat, Gujarat, 395006. | 1,264,963.56 as on 23.04.2021 | 1,014,560 | 101,456 | 07.09.2022 | JCFARCAFH001100297964 |
| 8 | Mr. Kishanlal Nenuram Jat (Borrower & Mortgagor) and Mrs. Gitadevi Kishanlal Jat (Co-Borrower & Mortgagor) | Flat No.308,3rd Floor, Building No. B-26, Man Sarovar Residency, Opp. Laziz, Restaurant, N.H.No.8, Kathor, Kamrej, Surat, Kathor, Gujarat, 394150 | 813,074.89 as on 23.04.2021 | 433,500 | 43,350 | 02.08.2022 | JCFARCAFH001100166980 |
| 9 | Mr. Kishorbhai Labhubhai Akbari (Borrower & Mortgagor) and Mrs. Dakshaben Kishorbhai Akbari (Co-Borrower & Mortgagor) | Plot No. 133, Jay Villa-2, Nr. Bhairav, Village, Nr. Khodaldham Society, Kamrej, Bhairav Road, Kamrej, Surat, Kamrej, Gujarat, 394185 | 1,677,607.81 as on 23.04.2021 | 1,287,750 | 128,775 | 02.08.2022 | JCFARCAFH001100250320 |
| 10 | Mr. Pratap Najabhai Bambhaniya (Borrower & Mortgagor), Mr. Najabhai R Bambhaniya (Co-Borrower & Mortgagor), Mrs. Dhaniben Najabhai Bambhaniya (Co-Borrower) | Plot No. 266, Vraj Nandini Residency, Vibhag-2, Nr. Radhika Residency, Nansad Road, Nansad, Kamrej, Surat, Gujarat 394185. | 1,190,553.72 as on 23.04.2021 | 1,068,450 | 106,845 | 02.08.2022 | JCFARCAFH001100321527 |
| 11 | Mr. Khemjibhai Bhemjibhai Patel (Borrower & Mortgagor) and Mrs. Savitaben Khemji Patel (Co-Borrower & Mortgagor) | Flat No 501, 5th Floor, Building No A, Bhagyalaxmi Residency, B/S Shashi Roop, Homes, Bhestan-Karadava Road, Bhestan, Surat, Gujarat, 394210 | 1,086,013.21 as on 23.04.2021 | 984,300 | 98,430 | 03.08.2022 | JCFARCAFH001100533254 |
| 12 | Mr. Ghanshyam Girdharibhai Prajapati (Borrower & Mortgagor) and Mrs. Pinki Prajapati (Co-Borrower & Mortgagor) | Flat No 508,5th Floor, C/2, Anupam City, Magdalla Sachin Highway, Jiav, Surat, Gujarat, 394230 | 900,557.35 as on 23.04.2021 | 1,139,680 | 113,968 | 03.08.2022 | JCFARCAFH001100303659 |
| 13 | Mr.Dhaval Babubhai Mulashiya (Borrower & Mortgagor) and Rasilaben | Flat No 401, 4th Floor, Bld No F/3, Sai, Residency, B/S Hari Krushna Township, Vav Canal Road, Vav, Kamrej, Surat, Gujarat, 394326 | 1,126,712.44 as on 23.04.2021 | 1,028,160 | 102,816 | 02.08.2022 | JCFARCAFH001100584409 |

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| | Babubhai Mulasiya (Co-Borrower & Mortgagor) | | | | | | |
| 14 | Anilkumar Kanubhai Pansuriya (Borrower & Mortgagor) and Asmitaben Anilbhai Pansuriya (Co-Borrower & Mortgagor) | Flat No A-72/202, 2nd Floor, A-72 Bldg, Om Township Vibhag-3, Pasodara Village Road, Kamrej, Surat, Gujarat, 395008 | 1,480,617.32 as on 23.04.2021 | 1,052,017 | 105,202 | 02.08.2022 | JCFARCAFH001100534558 |
| 15 | Mr. Harish Patil (Borrower & Mortgagor), Mr. Narayan Patil (Co-Borrower & Mortgagor) and Mrs. Mangalabai Krushna Patil (Co-Borrower) | Plot No 54, as per site admeasuring 40.13 sq. mtr & as per passing plan admeasuring 40.18 sq. mts. together with undivided proportionate share in Road and COP admeasuring 23.91 sq. mts. total admeasuring 64.09 sq. mts. in "Laxminarayan Residency", situated the land bearing R.S. no. 230, Block No. 163, T.P. Scheme no.55 (Bhestan), Final Plot No. 23, Sub Plot No. 03, of village Bhestan Tal, Surat City Majura, Dist: Surat | 1,102,329.23 as on 22.07.2021 | 1,418,140 | 141,814 | 03.08.2022 | JCFARCAFH001100478121 |
| 16 | Mr. Samalaji Galaji Chaudhari (Borrower & Mortgagor) and Mrs. Tipuben Samalabhai Chaudhari (Co-Borrower & Mortgagor) | All that piece and parcel of the property constructed on Plot No 139 (As per passing Plan B-139) admeasuring 42.41 sq. mtr. and adj. undivided Land admeasuring 26.44 sq. mtr. and scheme known as "Veer Residency" situated at Old Block No.60, New Block No.83, of Village: Netrang, Tal.: Kamrej, Dist: Surat. | 1,335,886.00 as on 23.10.2019 | 971,125 | 97,113 | 04.09.2021 | JCFARCAFH001100428601 |
| 17 | Mr. Jay Leemakuvarsingh Nayak (Borrower & Mortgagor) and Mrs. Ishika Jay Nayak (Co-Borrower & Mortgagor) | All that piece and parcel of the Flat No.302, Building No. C/3, Third Floor, Super Built Up area admeasuring 1020.00 Sq. foot, Built-Up area admeasuring 61.62 Sq. Mtr., Carpet area admeasuring 56.88 Sq. Mtr., scheme known as "Anupam City" situated at Block No. 307, draft T.P. Scheme No.67 (Jiav-Gambheri-Sonari), Final Plot No. 307, 326 and 327, in the sim of village Jiav, Sub. Dist. Majura, Dist. Surat | 2,075,037.96 as on 3.07.2020 | 1,734,000 | 173,400 | 07.04.2022 | JCFARCAFH001100400485 |
| 18 | Mr. Chandubhai Bhikhabhai Bhayani (Borrower & Mortgagor) and Mrs. Minaben Chandubhai Bhayani (Co-Borrower & Mortgagor) | Flat No A102,1st Flr, Pramukh Residency, Opp. Pujya Bhumi Bungalows, Kosad Sayan Road, Surat, Gujarat, 394107. | 878,037.50 as on 23.04.2021 | 1,147,500 | 114,750 | 08.11.2022 | JCFARCAFH001100157596 |

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| 19 | Mr. Chiragbhai Hasmukhbhai Devmurari (<i>Borrower & Mortgagor</i>) and Mrs. Dayaben Hasmukhbhai Devmurari (<i>Co-Borrower & Mortgagor</i>) | Flat No 307, 3rd Floor Mansarovar Residen, Building No B-26 Nr Girnar Hotel Toll, Plaza N H No 08 Kathor Kamrej Surat, Gujarat, 394185. | 1,029,789.18 as on 23.04.2021 | 433,500 | 43,350 | 08.11.2022 | JCFARCAFH001100190548 |
| 20 | Mr. Yogesh D Patil (<i>Borrower & Mortgagor</i>) and Mr. Sandip Devdasbhai Patil (<i>Co-Borrower & Mortgagor</i>) | Plot No 510, Aaradhana Green Land, Nr, Essar Petrol Pump, B/H Garden Silk Mill, Bardoli - Kadodara Road, Jolva, Palsana, Surat, Gujarat, 394305 | 1,432,867.60 as on 23.04.2021 | 1,195,950 | 119,595 | 08.11.2022 | JCFARCAFH001100559807 |
| 21 | Mr. Prakasha Giri (<i>Borrower & Mortgagor</i>), Mrs. Kamaladevi Prakashgiri Goswami (<i>Co Borrower & Mortgagor</i>) | Property Bearing Plot No 721, Admeasuring 48 Sq Yard i.e., 40.18 Sq Mts (as per KJP Block No 256/721 admeasuring 40.18 Sq. Mts) along With Undevided share in the land of Road and COP Admeasuring 24.50 Sq Mts in "Nakshatra Residency" situated at Revenue Survey No 214, Block No 256 Admeasuring He 06.15-98 Sq Mts of Moje Village Jolwa, Ta-Palsana, Dist-Surat. | 775,861.14 as on 25.08.2021 | 991,440 | 99,144 | 08.11.2022 | JCFARCAFH001100184545 |
| 22 | Pratibha Arvind Parate (<i>Borrower & Mortgagor</i>) and Arvind Yadvroa Parate (<i>Co Borrower/Mortgagor/Guarantor</i>) | Flat No C-13 4 Floor Vinit Plaza Near Pimpri Bus Stand Pimpri Pune Pune 411018 | 4,220,106.00 as on 29.06.2020 | 3,825,000 | 382,500 | 30.03.2022 | JCFARCAFH000800230346 |
| 23 | Nitin Jalinder Kolhe (<i>Borrower & Mortgagor</i>), Jayashri Nitin Kolhe (<i>Co Borrower & Mortgagor</i>) | Flat No 809 8 Floor Sanskar Samruddhi Chovisawadi Moshi Alandi Road Pune Pune 412105 | 2,303,837.00 as on 28.11.2019 | 2,571,250 | 257,125 | 25.11.2022 | JCFARCAFH000800400049 |
| 24 | Mr. Satyaprakash Madanlal Gupta (<i>Borrower & Mortgagor</i>) and Mrs. Pooja Satyaprakash Gupta (<i>Co-Borrower & Mortgagor</i>) | Flat No 103,1 st Floor, Building No A-3, Krishna Residency, Beside Swastik & Sigdi, Resturant, N H No8, Kamrej, Sura, Kamrej, Gujarat, 394180 | 1,360,213.06 as on 23.04.2021 | 1,069,640 | 106,964 | 02.08.2022 | JCFARCAFH001100280836 |
| 25 | Mr. Kishorbhai Gelani (<i>Borrower & Mortgagor</i>) and Mrs. Artiben Kishorbhai Gelani (<i>Co-Borrower & Mortgagor</i>) | Flat No. A/301,3rd Floor, Hari Krushna, Residency, Building No. A, Nr. Umra Rail, Way Crossing Gothan-Umra Road, Olpad, Surat, Gujarat, 394130 | 901,871.81 as on 23.04.2021 | 772,225 | 77,223 | 03.08.2022 | JCFARCAFH001100341786 |
| 26 | Apyayan(<i>Borrower & Mortgagor</i>), Chaitali Sanjay Day and Sanjay Gopal Day (<i>Co Borrower & Mortgagor</i>) | Flat No 3 & 4 1St Floor Samarth House Sr No 33 Hissa No 1/1+1/2, Plot No 13 Dhanori Pune 411014 | 10476385.54 as on 25.06.2021 | 9,817,500 | 981,750 | 11.10.2021 | JCFARCMOR000800657513 |
| 27 | Dipak L Dhameliya (<i>Borrower & Mortgagor</i>) and Ketanben | Flat No - A/1-504, Shantam Avenue, B/S Riddhi Homes, Nr. | 1,301,772.32 | 999,600 | 99,960 | 02.08.2022 | JCFARCAFH001100520284 |

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| Dipakbhai Dhameliya (Co-Borrower & Mortgagor) | Rameshwar Residency, Nr. Vav Canal Road, Kamrej, Surat, Gujarat, 394180 | as on 23.04.2021 | | | | |
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Encumbrances: To the best of the knowledge of the Secured Creditor there are no known encumbrances on the above secured assets other than those of the Secured Creditor.

For detailed terms and conditions of the sale, please log on to the website <https://www.bankeacutions.com> and <https://www.jcfarc.com/retail> For any further information on the auction, the intended tenderers may contact at the email id retail.communication@jcfarc.com on all working days.

In case of any discrepancy in this E-auction Sale Notice for Sale of Immovable Assets under SARFAESI Act Read With Rule 8(6) and Rule 9(1) of The Security Interest (Enforcement) Rules, 2002 dated March 07, 2024 published in Financial Express (*Pune edition*) and Economic Times (*Gujarat Edition*) both published in English News Paper, the English edition shall supersede the vernacular edition publication.

Date: March 07, 2024

Place: Mumbai

Sd/-

(Authorized Officer)

J.C. Flowers Asset Reconstruction Pvt Ltd
acting in its capacity as Trustee of JCF YES Trust 2022-23/1

