



# WEST END HOUSING FINANCE LIMITED

Regd./Corp. Office: XII/A, 13th Floor, Bakhtawar, 229, Backbay Reclamation Scheme, Block III, Nariman Point, Mumbai 400021 Tel.: +91 22 2280 1550  
Email: [westendhousing@westendhfl.com](mailto:westendhousing@westendhfl.com) CIN.: U65924MH2015PLC270088

## APPENDIX-IV-A

[See proviso to rule 8r/w rule 9]

### Sale notice for Sale of Immovable properties

PUBLIC NOTICE - AUCTION CUM SALE OF IMMOVABLE PROPERTIES (“SECURED ASSETS”) OF Mr. Bhaveshbhai Hirani, Mr. Gyanendra Choube, Mr. Bhatu Koli, Mr. Sugrim Gautam, Mr. Gordhan Bhai Golani, Mr. Sanjiv Prajapati, Mr. Ramdarash Yadav, Mr. Rajesingh Girase, Mr. Manojkumar Kanojiya, Mr. Nilesh Jayantibhai Jogani, Mr. Pushpa Dhanesh, Mr. Vikram Rajput, Mr. Hitesh Kansara, Mr. Bholanath Suryamani, Mr. Kailash Teli (“BORROWERS”) FOR THEIR DUES UNDER RULE 8 R/W RULE 9 OF THE SECURITY INTEREST ENFORCEMENT RULES, 2002

Whereas, the Authorized Officer of WEST END HOUSING FINANCE LTD, herein after referred to as (WEHFL) had taken physical possession of the following properties pursuant to the notice issued under section 13(2) of the ‘Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act), in the following loan accounts with right to sell the same on "as is where is basis", "as is what is basis" and "no recourse basis" for realisation of (WEHFL) 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 read with Rule 8 of the said Rules proposes to realise the (WEHFL) dues by sale of the said properties. The General Public is invited to bid either personally or through their duly authorised agent. The details of the auction cum sale are as follows: -

S.no	Name of the Borrower & Mortgagor	Details of Property	Amount as per Demand Notice	Reserve Price	Date/Time of Auction
				EMD	
			Demand Notice Date	Bid Increase Amount	
1	Bhaveshbhai Hirani- WEHFL/MH/MUM/0032	Flat no. 404, 4th floor, building no. A-1, Sahakar Avenue, opposite Girnar Hotel, Mansarover Residency, Kathor, Kamrej, Surat-394150	13,99,213/- as on 06/12/2021 along with future interest as per contractual rate and other incidental expenses and costs thereon.	Rs. 1070000/- Rs. 107000/- Rs. 10000/-	13/05/2024 12.00 PM



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2	Gyanendra Choube - WEHFL/MH/MUM/0034	Flat No. 201, Shree Ram Villa, Ambika nagar, Villa. - chalthan, Surat – 394305.	10,47,843/- as on 06/12/2021 along with future interest as per contractual rate and other incidental expenses and costs thereon.	Rs. 565000/- Rs. 56500/- Rs. 10000/-	13/05/2024 12.00 PM
3	Bhatu Koli - WEHFL/GJ/AHM/0014	Plot no. 459, Gokuldham Residency, Block no. - 284, Tatithaiya, Palsana, Surat- 394305	14,79,735/- as on 06/12/2021 along with future interest as per contractual rate and other incidental expenses and costs thereon.	Rs. 1145000/- Rs. 114500/- Rs. 10000/-	13/05/2024 12.00 PM
4	Sugrim Gautam - WEHFL/GJ/SRT/0051	Flat No. 303, Third Floor of Ambaba Palace in Vallabhnagar, Nr. Ashirwad Complex, Haripura Road, Vareli, Surat – 394327	9,31,966/- as on 06/12/2021 along with future interest as per contractual rate and other incidental expenses and costs thereon.	Rs. 645000/- Rs. 64500/- Rs. 10000/-	13/05/2024 12.00 PM
5	Gordhanbhai Golani - WEHFL/GJ/SRT/0069	Flat No. 304, 3rd Floor of Siyaram Residency , Opp. Aradhna Lake Town, Jolwa Gam Road, Jolwa , Surat - 394305	5,26,489/- as on 06/12/2021 along with future interest as per contractual rate and other incidental expenses and costs thereon.	Rs. 445000/- Rs. 44500/- Rs. 10000/-	13/05/2024 12.00 PM



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6	Sanjiv Prajapati - WEHFL/GJ/AHM/0012	Flat No. 307, Aradhana Complex, Nr. Saiba Mills, Off. Kadodara- Bardoli Road, Jolva, Surat.	5,49,389/- as on 04/04/2022 along with future interest as per contractual rate and other incidental expenses and costs thereon.	Rs. 605000/- Rs. 60500/- Rs. 10000/-	13/05/2024 12.00 PM
7	Ramdarash Yadav - WEHFL/GJ/SRT/0033	Flat No.303, 3rd Floor, Kamdhenu Residency, Behinf=d Madhav Complex, Near. Jivan Raxa Hospital, Delad - Olpad, Sayan, Surat - 394130	8,33,877/- as on 06/12/2021 along with future interest as per contractual rate and other incidental expenses and costs thereon.	Rs.465000/ - Rs. 46500/- Rs. 10000/-	13/05/2024 12.00 PM
8	Rajesingh Girase - WEHFL/GJ/SRT/0080	Flat no 303 3rd Floor Building no B Satyam Residency In Morarji Industries Near Dharmanandan Residency Jolwa Gam Road Jolwa Surat 394310	4,44,115/- as on 29/01/2022 along with future interest as per contractual rate and other incidental expenses and costs thereon.	Rs. 505000/- Rs. 50500/- Rs. 10000/-	13/05/2024 12.00 PM
9	Manojkumar Kanojiya - WEHFL/GJ/AHM/0005	Plot no, 471, Gokuldharm Residency, Block no. - 284, Tatithaiya, palsana, Surat- 394305	18,95,915/- as on 04/04/2022 along with future interest as per contractual rate and other incidental expenses and costs thereon.	Rs. 1265000/- Rs. 126500/- Rs. 10000/-	13/05/2024 12.00 PM



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10	Nilesh Jayantibhai Jogani - WEHFL/GJ/SRT/0089	Flat No. 103, 1st Floor, Siyaram Residency, Opp. Jolva Lake, Jolva, Surat - 394310	6,34,115/- as on 04/04/2022 along with future interest as per contractual rate and other incidental expenses and costs thereon.	Rs. 405000/- Rs. 40500/- Rs. 10000/-	13/05/2024 12.00 PM
11	Pushpa Dhanesh - WEHFL/GJ/SRT/0012	Flat no. 207, 2nd floor, Shivam complex, Tatithaiya, Palsana, Surat-394315	7,56,669/- as on 06/12/2021 along with future interest as per contractual rate and other incidental expenses and costs thereon.	Rs. 575000/- Rs. 57500/- Rs. 10000/-	13/05/2024 12.00 PM
12	Vikram Rajput - WEHFL/MH/MUM/0027	Plot No. 24, Mansi Residency, B/s. Sai Vatika Residency, Opp. Vishala Hotel, Surat – Bardoli Road, Bagumara Village, Palsana, Surat - 394315	26,12,197/- as on 06/12/2021 along with future interest as per contractual rate and other incidental expenses and costs thereon.	Rs. 1850000/- Rs. 185000/- Rs. 10000/-	13/05/2024 12.00 PM
13	Hitesh Kansara - WEHFL/GJ/SRT/0013	Plot No. 361, Gokuldham Residency, Near Tatithaiya railway station, Palasana, Surat-394305	11,22,307/- as on 06/12/2021 along with future interest as per contractual rate and other incidental expenses and costs thereon.	Rs. 825000/- Rs. 82500/- Rs. 10000/-	13/05/2024 12.00 PM



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14	Bholanath Suryamani - WEHFL/GJ/SRT/0047	Flat No. 101, 1 <sup>st</sup> Floor, Dharmanandan Palace, Nilkanth Residency, Opp. Gokuldham Society, Tantithaiya, Surat - 394305	13,28,572/- as on 06/12/2021 along with future interest as per contractual rate and other incidental expenses and costs thereon.	Rs. 485000/- Rs. 48500/- Rs. 10000/-	13/05/2024 12.00 PM
15	Kailash Teli WEHFL/GJ/SRT/0032	Plot No. 237, Gokuldham Residency, Tantithaiya, Surat - 394305	17,12,724/- as on 06/12/2021 along with future interest as per contractual rate and other incidental expenses and costs thereon.	Rs. 1195000/- Rs. 119500/- Rs. 10000/-	13/05/2024 12.00 PM

## TERMS & CONDITIONS

**For all Properties Last Date and Time Submission of Bids: 13/05/2024, 12.00 PM**

1. The property shall be sold on "as is where is basis", "as is what is basis" and "no recourse basis".
2. The property shall be sold at the price higher than or equal to the Reserve Price only and sale is subject to the confirmation by West End Housing Finance Ltd. as secured creditor. In case, the borrower/guarantor / mortgagors pay the dues to (WEHFL) in full before the auction date, then no auction sale will be conducted.
3. The intending purchaser may take inspection of the said properties on **22.04.2024 to 25.04.2024** with prior appointment of the authorised officer of (WEHFL) between **10.30 a.m. to 6.00 p.m.**
4. The intending bidders shall submit bids at **212-213, Dream Land, Sarthana Jakatnaka, Near Sarthana nature park, Surat – 395006** in the prescribed format in sealed cover along with Earnest Money Deposit (EMD) to the Authorized officer on or before the last date.
5. For any queries, please contact Mrs. Pranali Kharat., Authorised Officers, West End Housing Finance Ltd (+91 9769636929), Email id: [pranali.kharat@westendhomeloan.com](mailto:pranali.kharat@westendhomeloan.com)
6. Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT fund transfer to credit Bank Details: West End Housing Finance Ltd Bank Name: ICICI Bank Branch: Free Press Marg, Nariman Point A/c No: 000405110404IFSC Code: ICIC0000004 payable at Mumbai. Bidders shall have to attach / enclose a proof of RTGS/NEFT fund transfer or crossed Demand Draft/Pay order along with the bid.
7. The Authorised Officer reserves the right to conduct Inter-se bidding / further negotiations amongst the bidders. The highest bidder amongst them after Inter-se bidding / negotiations shall be declared



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as successful bidder. The Bidders may improve their further offers in multiple of Rs. 10,000/- (Rupees Ten Thousand only).

8. The bid once submitted cannot be withdrawn and the bidder has to purchase the property for the quoted price in case the same is the highest bid, failing which EMD shall be forfeited.
9. Sale shall be confirmed in favour of the successful bidder; however, confirmation of the sale shall be at the sole discretion of (WEHFL) (the secured creditor).
10. The Successful bidder will have to deposit 25% of the total bid amount / purchase consideration (after adjusting amount of EMD) immediately upon acceptance of bid i.e. on the same day but not later than the next working day and balance 75% of the bid amount / purchase price on or before the fifteenth day of the confirmation of the sale of immovable property or such extended period as may be agreed upon by the purchaser and (WEHFL) the secured creditor, in any case not exceeding three months.
11. On compliance of the terms and condition of sale and on confirmation of the sale the Authorised Officer shall issue CERTIFICATE OF SALE in favour of the successful Bidder.
12. In case the successful bidder fails to pay the balance sale price as stated above, all deposits including EMD shall be forfeited without further notice.
13. The Bids without receipt of EMD amount and or/less than the Reserve price shall not be accepted / confirmed.
14. The EMD of unsuccessful bidder will be returned on the closure of the auction sale proceedings. No interest shall be paid on the EMD refunded.
15. The Purchaser shall bear the Stamp Duty and charges, including those of Sale Certificate Registration charges, all statutory dues payable to Government, taxes and rates, outgoing both existing and future relating to the property.
16. The undersigned Authorised Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/auction and also modify any terms and conditions of the sale without any prior notice and /or assigning any reasons.

Sd/-

**Date:** 04<sup>th</sup> April, 2024

**Authorised Officer**

**Place:** Surat

**West End Housing Finance Ltd**