CAPITALINDIA
Rediscover Business

REGISTERED AD

1. Mr. Mitulkumar Valjibhai Borad
   S/o Mr. Valjibhai Parshotambhai Borad
   (Proprietor, M/s Khodiyar Super Market)
   Shop No. 3/4/5 Gat No. 496/1, Near Konark Nagar Market Road,
   Vrundavan Nagar, Adgaon Nashik-422003 Maharashtra
   Mb. No.: 9975417117
   E-mail: mitulborad1@gmail.com

   Also At:
   Mr. Mitulkumar Valjibhai Borad
   S/o Mr. Valjibhai Parshotambhai Borad
   (Proprietor, M/s Khodiyar Super Market)
   Flat No. A-13, 3rd Floor, Gayatri Apartment, Shree Brahamani Park Colony,
   S. No. 180/1B/2B, Maharashtra Colony, Hirawadi, Old Adgaon Naka,
   Mauje-Nashik-422003

2. Mrs. Bhadrikaben Mitulkumar Borad
   W/o Mr. Mitulkumar Borad
   Flat No. A-13, 3rd Floor, Gayatri Apartment, Shree Brahamani Park Colony,
   S. No. 180/1B/2B, Maharashtra Colony, Hirawadi, Old Adgaon Naka,
   Mauje-Nashik-422003
   Mb. No: 9322969594

PUBLIC NOTICE FOR E-AUCTION SALE OF SECURED ASSETS

E-Auction Sale Notice of 15 days for Sale of Immovable Asset(s) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of Capital India Finance Ltd/Secured Creditor, will be sold on **"As is where is", "As is what is", and "Whatever there is"** on the date and time mentioned herein below, for recovery of the dues mentioned herein below and further interest and other expenses thereon till the date of realization, due to Capital India Finance Ltd /Secured Creditor from the Borrowers and Guarantor(s) mentioned herein below. The reserve price, Earnest Money Deposit (EMD) and last date of EMD deposit is also mentioned herein below.

CAPITAL INDIA

Rediscover Business

Borrower(s) / Guarantor(s) / Loan Account	Description of the Immovable property	Demand Notice Date and Amount	Reserve Price, EMD
1. Mitulkumar Valjibhai Borad S/o Mr. Valjibhai Parshotambhai Borad (Proprietor, M/s Khodiyar Super Market 2.Bhadrikaben Mitulkumar Borad Loan Account No. NLNMLANAS0039924	ALL THAT PIECE & PARCEL OF FLAT NO. A-13 ADMEASURING BUILT UP AREA 74.32 SQ. MTRS. ON THIRD FLOOR OUT OF CONSTRUTED BUILDING WHICH IS KNOWN AS "GAYATRI APARTMENT", CONSTRUCTED UPON SURVEY NO. 180/1B/2B & SURVEY NO. 180/1B/2A/2 ADMEASURING O H 69 R AT MAUJE NASHIK CITY-1 WITHIN THE LIMITS OF NASHIK MUNICIPAL CORPORATION AND WITHIN THE REGISTRATION AND SUB REGISTRATION DISTRICT NASHIK, WHICH IS BOUNDED AS UNDER: NORTH BY: BUILDING OPEN SPACE SOUTH BY: FLAT A-12 EAST BY : BUILDING OPEN SPACE WEST BY : FLAT A-14	Demand Notice Date 22.02.2025 and Amount of Rs. 28,25,575/- (Rupees Twenty Eight Lac Twenty Five Thousand Five Hundred Seventy Five Only) as on 21/02/2025 with future interest thereon till the date of entire payment Date of Possession 07-08-2025	Rs. 29,70,000/- (Rupees Twenty Nine Lakh Seventy Thousand Only) EMD Amount Rs. 2,97,000/- (Rupees Two Lakh Ninety Seven Thousand Only)
LAST DATE OF SUBMISSION OF BIDS: 25.11.2025 UPTO 4 PM			
DATE OF E-AUCTION: 27.11.2025 BETWEEN 11 AM to 2 PM (with unlimited extensions of 5 minute each)			
PROPERTY MAY BE INSPECTED BY INTERESTED BUYERS ON 19.11.2025 BETWEEN 11 AM – 4 PM			

TERMS AND CONDITIONS OF E-AUCTION SALE

1. The property shall not be sold below the reserve price and sale is subject to the confirmation by Capital India Finance Ltd as secured creditor. The property shall be sold strictly on "AS IS WHERE IS" and "AS IS WHAT IS BASIS.
2. E-auction will be conducted "online" through M/s. **M/s 4Closure on https://bankauctions.in/**
3. Before participating in E- auction, the intending bidders should hold a valid e-mail id and register their names at portal **https://bankauctions.in/** and get their User ID and password from **M/s 4Closure.**.
4. The intending bidder has to upload his/her/their KYC documents or submitted offline line along with bid form at our office.
5. Prospective bidders may avail online training on E-Auction from **M/s 4Closure** [Help line Nos Landline – 040-23736405; 8142000061/2, info@bankauctions.in, Mr. Nitesh Pawar, 8142000725, Nitesh@bankauctions.in, Mr.Shailendra Kumar, 8142000030, shailendra@bankauctions.in
6. Money Deposit (EMD) shall be deposited through RTGS/NEFT fund transfer to **Current Account No. 39763072162** Name of the Bank: State Bank of India (SBI), Branch: Cannaught Circus Delhi, Name of the Beneficiary: Capital India Finance Limited, IFSC Code SBIN0030203. Please note that the Cheque/Demand Draft shall not be accepted towards EMD.
7. The Bids below reserve price and/or without EMD amount shall not be accepted. Bidders may improve their further bid amount **in multiple of Rs. 50,000/- (Rupees Fifty Thousand Only).**
8. The successful bidder shall pay 25% of the bid amount/sale price (including earnest money already paid) immediately after declaration of successful bidder. The successful bidder will deposit balance 75% of the bid amount/sale price within 15 days from declaration of successful bidder, subject to TDS as may be applicable.
9. If successful bidder fails to deposit sale price as stated above, all deposits including EMD shall deemed to be forfeited without any further notice. However extension of further reasonable period for making payment of balance 75% may be allowed and shall be at the sole discretion of authorized officer.
10. The EMD amount of unsuccessful bidders will be returned without interest, after the closure of the E-

Corporate office :
Level - 20, Birla Aurora,
Dr. Annie Besant Road,
Worli, Mumbai,
Maharashtra – 400030

P : +91 22 45036000
E : info@capitalindia.com
CIN No: L74899DL1994PLC128577
(Capital India Finance Limited)

Registered office :
701, 7th Floor, Aggarwal Corporate Tower,
Plot No 23, District Centre,
Rajendra Place, New Delhi- 110008.

P : +91 11 6914 6000
W : www.capitalindia.com

Capital India Finance Ltd.

auction.

11. The particulars given by the Authorized officer are stated to the best of his / her knowledge, belief and records. Authorized officer shall not be responsible for any error, mis-statement or omission etc.
12. The undersigned Authorized Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale or modify any terms and conditions of the sale without any prior notice or assigning any reasons.
13. The bidders should make discreet enquiries as regards charges/encumbrances on the property and should satisfy themselves about the title, extent, quality of the property before submitting their bid. No claim of whatsoever nature regarding charges, encumbrances over the property and any other matter etc., shall be entertained after submission of the online bid.
14. Any arrears, dues, taxes, charges whether statutory or otherwise including stamp duty/registration fees on sale of property shall be borne by the purchaser only.
15. It shall be the responsibility of the Purchaser to pay TDS at applicable rate as on that date. The Purchaser shall produce the proof of the TDS deposited within 15 days from the date of E-auction and submit TDS challan copy. **(Subject to sale price of the property above Rs. 50 Lakh)**
16. For further details, contact Mr. Sandeep Kumar, Senior Manager, Mobile No. 7053016294 Email Id. Sandeepk.kumar@capitalindia.com, **Akshay Kapse, Deputy Manager - Collection Mobile No-9867449322 Email ID- akshay.kapse@capitalindia.com and Dhaval Mer, State Credit Manager Mobile No- 7755913879 Email ID - dhaval.mer@capitalindia.com** of Capital Indian Finance Ltd.

THIS NOTICE WILL ALSO SERVE AS STATUTORY 15 DAYS NOTICE TO THE BORROWER/ GUARANTORS/ MORTGAGOR UNDER SARFAESI ACT AND RULES MADE THEREUNDER.

Place: Nashik Maharashtra

Authorized Officer

Capital India Finance Ltd.

For Capital India Finance Ltd

Date: 03.11.2025