#### Public Notice For E-Auction For Sale Of Immovable Properties

Sale of Immovable property mortgaged to IIFL Home Finance Limited (Formerly known as India Infoline Housing Finance Ltd.) (IIFL-HFL) Corporate Office at Plot No. 98, Udyog Vihar, Phase-IV, Gurgaon-122015 (Haryana) and Branch Office at "Ahmadabad Commerce House, 4th Floor, Commerc House 4, Nr Shell Petrol Pump, Anandnagar Road, Prahladnagar, Ahmedabad-380051" under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act"). Whereas the Auhorized Officer ("AO") of IFFL-HFL had taken the possession of the following propertyries pursuant to the notice issued U/S 13(2) of the Act in the following loan accounts/prospect nos. with a right to sell the same on "AS IS WHERE IS, AS IS WHAT IS BASIS and WITHOUT RECOURSE BASIS" for realization of IIFL-HFL's dues. The Sale will be done by the undersigned through e-auction platform provided at the website: www.iiflonehome.com:

Borrower(s)/ Co-Borrower(s)/	Demand Notice Description of the Immovable Date of Date and Amount property / Secured Asset Possession		Reserve Price	Date of Inspection of property	
Guarantor(s)  1. Mr. Shyambhai Kahar  2. Mrs. Sunitaben S Kahar (Prospect No 809957)	24-Jan-2024	All that part and parcel of the property	14-Nov-2024	Rs. 3,50,000/-	03-Jan-2025
	Rs.7,21,026/- (Rupees	account a restrict of the state of the state of	Total Outstanding	(Rupees Three Lakh	1100 hrs -1400 hrs
	One Thousand and Twenty Six Only) 3 Bid Increase Amount Rs. 20 000/- (Rupees	Narol, Vatwa, Aslali, Ahmedabad, 382440, Gujarat, India Area	As On Date	Fifty Thousand Only)	EMD Last Date
			12-Nov-2024	Earnest Money	07-Jan-2025
			/Runees Fight Lakh	Deposit (EMD)	till 5 pm.
		Admeasuring (in Sq. Ft.): Property Type: Carpet area, Super built up area		Rs. 35,000/- (Rupees Thirty Five Thousand Only)	Date/Time of E-Auction
		Deponds Area 240 00 378 00			10-Jan-2025 1100 hrs1300 hrs.

pay through link available for the property/ Secured Asset only. Note: Payment link for each property/ Secured Asset is different. Ensure you are sing link of the property/ Secured Asset you intend to buy vide public auction.

For Balance Payment - Login https://www.iiflonehome.com>My Bid>Pay Balance Amount Terms and Conditions:-

For participating in e-auction, Intending bidders required to register their details with the Service Provider https://www.liflonehome.com/well in advance and has to create the login account, login ID and password. Intending bidders have to submit/send their "Tender FORM" along with the payment details towards EMD, copy of the KYC and PAN card at the above mentioned Branch Office.

The bidders shall improve their offer in multiple of amount mentioned under the column "Bid increase Amount". In case bid is placed in the last 5 minutes of the closing time of the auction, the closing time will automatically get extended for 5 minutes.

The successful bidder should deposit 25% of the bid amount (after adjusting EMD) within 24 hours of the acceptance of bid price by the AO and the balance 75% of the bid amount within 15 days from the date of confirmation of sale by the secured creditor. All deposit and payment shall be in the prescribed mode of payment. The purchaser has to bear the cass, applicable stamp duty, fees, and any other statutory dues or other dues like municipal tax, electricity charges, land and

all other incidental costs, charges including all taxes and rates outgoings relating to the property. The purchaser has to pay TDS application to the transaction/payment of sale amount and submit the TDS certificate with IIFL HFL.

Bidders are advised to go through the website https://www.iffonehome.com and https://www.iff.com/home-loans/properties-for-auction for detailed terms and conditions of auction sale & auction application form before submitting their Bids for taking part in the e-auction sale proceedings. For details, help procedure and online training on e-auction prospective bidders may contact the service provider E mail ID:- care@iffonehome.com,

Support Helpline Numbers: @1800 2672 499. For any query related to Property details, inspection of Property and Online bid etc. call IIFL HFL toll free no. 1800 2672 499 from 09:30 hrs to 18:00 hrs between Monday to Friday or write to email: - care@iiflonehome.com

Notice is hereby given to above said borrowers to collect the household articles, which were lying in the secured asset at the time of taking physical possession within 7 days, otherwise IIFL-HFL shall not be responsible for any loss of property under the circumstances.

Further the notice is hereby given to the Borrower's, that in case they fail to collect the above said articles same shall be sold in accordance with Law. 1. In case of default in payment at any stage by the successful bidder / auction purchaser within the above stipulated time, the sale will be cancelled and the

amount already paid will be forfeited (including EMD) and the property will be again put to sale. AO reserves the rights to postpone/cancel or vary the terms and condition of tender/auction without assigning any reason thereof. In case of any dispute in

The Borrower are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of Tender/Auction,

tender/Auction, the decision of AO of IIFL-HFL will be final. STATUTARY 30 DAYS SALE NOTICE UNDER RULE 8 (6) OF THE SARFAESI ACT, 2002

failing which the property will be auctioned/sold and balance dues if any will be recovered with interest and cost.

Place: AHMEDABAD | Date: 05.12.2024

Sd/- Authorised Officer, For IIFL Home Finance Limited.

# Public Notice For E-Auction Cum Sale (Appendix - IV A) (Rule 8(6)) Sale of immovable property mortgaged to IIFL Home Finance Limited (Formerty known as India Infoline Housing Finance Ltd.) (IIFL-HFL) Corporate Office at

Plot No.96, Udyog Vihar, Phase-IV, Gurgaon-122015. (Haryana) and Branch Office at:- "Ahmadabad Commerce House, 4th Floor, Commerc House 4, Nr. Shell Petrol Pump, Anandnagar Road, Prahladnagar, Ahmedabad-380051" "under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act"), Whereas the Auhorized Officer ("AO") of IFL-HFL had taken the possession of the following propertylies pursuant to the notice issued U/S 13(2) of the Act in the following loan accounts/prospect nos. with a right to sell the same on "AS IS WHERE IS BASIS. AS IS WHAT IS BASIS AND WITHOUT RECOURSE BASIS" for realization of IIFL-HFL's dues. The Sale will be done by the undersigned through e auction platform provided at the website: www.iffonehome.com

Borrower(s)/ Co-Borrower(s)/	Demand Notice Description of the Immovable Date of Physical Date and Amount property / Secured Asset Possession		Reserve Price	Date of Inspection of property	
Charles and the Control of the Contr	06-Nov-2023	All that part and parcel of the property	08-Sep-2024	Rs. 3,50,000/-	18-Dec-2024
	Rs. 665044.00/- (Rupees Six Lakh Sixty Five Thousand & Forty Four Only)  Bid Increase Amount Rs. 20,000/- (Rupees Twenty Thousand Only)	bearing Flat No D-505, on Fifth Floor, Aditya	Total Outstanding	(Rupees Three	11:00 hrs -14:00 hrs
		Awas Nr. om Shanti Nagar -2, opp.	As On Date 12-Nov-2024 Rs. 8,40,663/- (Rupees Eight Lakh Forty Thousand Six	Lakh Fifty Thousand Only)	EMD Last Date
		Type: Carpet_area_Super_built_up_area_Area			20-Dec-2024
				Earnest Money Deposit (EMD)	till 5 pm.
				Rs. 35,000/-	Date/Time of E-Auction

Aode Of Payment :- EMD payments are to be made vide online mode only. To make payments you have to visit https://www.iiflonehome.com and pay through link available for the property/ Secured Asset only. Note: Payment link for each property/ Secured Asset is different. Ensure you are using link of the property/ Secured Asset you intend to buy vide public auction For Balance Payment - Login https://www.iiflonehome.com >My Bid >Pay Balance Amount

For participating in e-auction, Intending bidders required to register their details with the Service Provider https://www.iflionehome.com, well in advance and has to create the login account, login ID and password. Intending bidders have to submit / send their "Tender FORM" along with the payment details towards EMD, copy of the KYC and PAN card at the above mentioned Branch Office.

The bidders shall improve their offer in multiple of amount mentioned under the column "Bid Increase Amount". In case bid is placed in the last 5 minutes of the closing time of the auction, the closing time will automatically get extended for 5 minutes.

The successful bidder should deposit 25% of the bid amount (after adjusting EMD) within 24 hours of the acceptance of bid price by the AO and the balance 75%

of the bid amount within 15 days from the date of confirmation of sale by the secured creditor. All deposit and payment shall be in the prescribed mode of payment. The purchaser has to bear the cess, applicable stamp duty, fees, and any other statutory dues or other dues like municipal tax, electricity charges, land and

all other incidental costs, charges including all taxes and rates outgoings relating to the property. The purchaser has to pay TDS application to the transaction/payment of sale amount and submit the TDS certificate with IIFL HFL.

Bidders are advised to go through the website https://www.iffonehome.com and https://www.iff.com/home-loans/properties-for-auction for detailed terms and conditions of auction sale & auction application form before submitting their Bids for taking part in the e-auction sale proceedings.

For details, help procedure and online training on e-auction prospective bidders may contact the service provider E mail ID: care@ifflonehome.com

For any query related to Property details, Inspection of Property and Online bid etc. call IIFL HFL toll free no.1800 2672 499 from 09:30 hrs to 18:00 hrs between Monday to Friday or write to email: - care@iffonehome.com.

Notice is hereby given to above said borrowers to collect the household articles, which were lying in the secured asset at the time of taking physical possession within 7 days, otherwise IIFL-HFL shall not be responsible for any loss of property under the circumstances.

Further the notice is hereby given to the Borrowen's, that in case they fail to collect the above said articles same shall be sold in accordance with Law. In case of default in payment at any stage by the successful bidder / auction purchaser within the above stipulated time, the sale will be cancelled and the amount already paid will be forfeited (including EMD) and the property will be again put to sale.

 AO reserves the rights to postpone/cancel or vary the terms and condition of tender/auction without assigning any reason thereof. In case of any dispute in tender/Auction, the decision of AO of IFL-HFL will be final.

15 DAYS SALE NOTICE UNDER THE RULE 9 SUB RULE (1) OF SARFAESI ACT, 2002 The Borrower are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of Tender/Auction,

failing which the property will be auctioned/sold and balance dues if any will be recovered with interest and cost.

Place: AHMEDABAD | Date: 05.12.2024 Sd/- Authorised Officer, For IIFL Home Finance Limited

a pnb Housing

The Indian Express.

For the Indian Intelligent.

#### U GRO CAPITAL LIMITED GRO 4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070

**DEMAND NOTICE** Under The Provisions of The Securitisation and Reconstruction of Financial Assets and Enforcement o Security Interest Act, 2002 ("The Act") and The Security Interest (Enforcement) Rules, 2002 ("The Rules") The undersigned being the authorised officer of UGRO Capital Limited under the Act and in exercise of the powers conferred under Section 13(2) of the Act, read with the Rule 3, issued Demand Notice(s) under Section 13(2) of the Act, calling upon the following borrower(s) to repay

the amount mentioned in the respective notice(s) within 60 days from the date of receipt of the said notice. The undersigned reasonably believes that the borrower(s) are avoiding the service of the demand notice(s), therefore the service of the demand notice is being effected by affixation and publication as per the Rules. The contents of the demand notice(s) are extracted herein below: Name of the Borrower(s) & LAN Demand Notice Date and Amoun 1. J K Cars 2.dipakbhai Kadvabhai Bhesania Notice Date: 22-11-2024

3. Ashitaben Dipakbhai Bhesania 4. Kuldeep Amount: Rs. 64,67,020/-Deepakbhai Bhesania 5. Monika Prafulbhai Gajrela (Rupees Sixty Four Lakhs Sixty LAN: UGRJKTH0000014153 Seven Thousand Twenty only) As on 05-11-2024 Description of Secured Asset(s): All that Piece and Parcel of immovable property

comprising of Residential Flat No. 401 Built up area about 91.26 Sq.Mtrs., at 4th Floor in the building known as "Elena Elegance" Constructed land adm about 239.94 Sq. Mtrs, of Sub Plot No. 22 to 28/5 to 28/7 of Plot no.22 to 28 T.P.S. No.20 (Nanamava) F.P. No.48/2 of Revenue Survey No. 121/1 of Nanamava presently merged in Rajkot Municipal Corporation Rajkot City, Taluka- Rajkot, In the Registration District of Rajkot in Gujrat Division. The said property's boundaries as under: By North: Margin Land; By South: Margin Land; By East: Common Passage, Staircase, Lift and margin Land By West Margin land

Name of the Borrower(s) & LAN Demand Notice Date and Amount 1. Lalu Nasta House 2. Sunny Rameshbhai Notice Date: 22-11-2024. Amount: Panchal 3. Rameshbhai Shantilal Panchal Rs. 30,28,222/- (Rupees Thirty Lakhs 4. Sakuben Rameshbhai Panchal Twenty Eight Thousand Two Hundred LAN: UGBARTH0000001704 Twenty Two only) As on 5-11-2024

Description of Secured Asset(s): All that Piece and Parcel of the non-Agricultural plot of land in Mauje: Karjan, Vadodara Lying being R. S. No 640/2, C. S. No.618, T.P. Scheme No.2, F.P.No.455 & 487 Paiki F.P.No.455, Plot No.40, admeasuring 1020 Sq. Fts., Construction admeasuring 49.00 Sq.Mtrs, at Registration District and Subdistrict Karjan, District Vadodara and bounded as under; East: 6 Mtrs. Road, West:

Plot No.33, North: Plot No.41, South: Plot No.39. Name of the Borrower(s) & LAN Demand Notice Date and Amount Notice Date: 22-11-2024, Amount: Rs. 1.SWARA ENTERPRISE 2.VIJAYBHAI GORDHANBHAI NAVADIYA 21,35,476/- (Rupees Twenty-One Lakh 3. RUPALBEN VIJAYBHAI NAVADIYA Thirty Five Thousand Four Hundred

LAN: UGSRTMS0000038362 Seventy Six Only) As on 08-11-2024 Description of Secured Asset(s): All that Piece and Parcel of mortgaged property being the plot No.12 admeasuring 96.11 sq. vaar i.e. 80.36 sq. meters land, along with undivided admeasuring 45.73 sq. meters in whole land and Plot No. 13 admeasuring 96.95 sq vaar i.e. 81.06 sq. meters land along with undivided admeasuring 46.13 sq. meters in whole land & Plot No. 14 admeasuring 53.21 sq. vaar i.e. 44.49 sq. meters land, along with undivided admeasuring 25.32 sq. meters in whole land & Plot No. 15 admeasuring 53.21 sq. vaar i.e. 44.49 sq meters land, along with undivided admeasuring 2532 sq. meters in whole land known and identify as "Be Happy Residency" situated at Revenue Survey No. 549/1, Block No.301 admeasuring 13201 sq. meters NA land of village: Navi pardi, Tal. Kamrej City, Dist. Surat Gujrat butted and bounded as under East: Road & Adj. Plot; North: C.O.P.; West: Adj. Plot & Road; South: Open Plot.

The borrower(s) are hereby advised to comply with the demand notice(s) and pay the demand amount mentioned therein and hereinabove within 60 days from the date of this publication together with applicable interest, late payment penalty, bounce charges, cost and expenses etc. till the date of realization of the payment. The borrower(s) may note that UGRO Capital Limited is a Secured Creditor and the loan facility availed by the borrower(s) is a secured debt against the immovable property (ies) being the secured asset(s) mortgaged by the borrower(s) with UGRO Capital Limited. In the event, the borrower(s) are failed to discharge their liabilities in full within the stipulated time, UGRO Capital Limited shall be entitled to exercise all the rights under Section 13(4) of the Act to take possession of the Secured Asset(s) including but not limited to transfer the same by way of sale or by invoking any other remedy available under the Act and the Rules thereunder in order to realize the dues in the loan account of the borrower(s). UGRO Capital Limited is also empowered to ATTACH AND/OR SEAL the Secured Asset(s) before enforcing the right to sale or transfer. Subsequent to the sale of the Secured Asset(s), UGRO Capital Limited also has a right to initiate separate legal proceedings to recover the balance dues, in case the value of the Secured Asset(s) is insufficient to cover the dues payable by the borrower(s) to UGRO Capital Limited. This remedy is in addition and independent of all other remedies available to UGRO Capital Limited under any other law. The attention of the borrower(s) is invited to Section 13(8) of the Act in respect of time available, to redeem the Secured Asset(s) and further to Section 13(13) of the Act, whereby the borrower(s) are restrained/prohibited from disposing or dealing with the Secured Asset(s) or transferring the same by way of sale, lease or otherwise (other than in ordinary course of business) any of the Secured Asset(s) without prior written consent from UGRO Capital Limited and non-compliance of the above is an offence punishable under Section 29 of the Act. The copy of the demand notice(s) is available with the undersigned and the borrower(s) may, if they so desire, collect the same from the undersigned. SD/-, Sudeshna Nag (Authorised Officer) For U GRO Capital Limited (authorised.officer@ugrocapital.com) Date: 05.12.2024

## IDFC FIRST Bank Limited

(erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) | CIN: L65110TN2014PLC097792 Registered Office: - KRM Towers, 8th Floor, Harrington Road, Chetpet, Chennai- 600031. Tel: +91 44 4564 4000 | Fax: +91 44 4564 4022

NOTICE UNDER SECTION 13 (2) OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT. 2002 The following borrowers and co-borrowers availed the below mentioned secured loans from IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) The loans of the below-mentioned borrowers and co-borrowers have been secured by the mortgage of their respective properties. As they have failed to adhere to the terms and conditions of the respective loan agreements and had become irregular, their loan were classified as NPA as per the RBI guidelines. Amounts due by them to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) are mentioned as per respective notices issued more particularly described in the following table and further interest on the said amounts shall also be applicable and the same will be charged as per contractual rate with effect from their respective dates.

Sr	Loan	Type of	Name of borrowers and	Section 13 (2)	Outstanding amount as per
No.	Account No.	Loan	co-borrowers	Notice Date	Section 13 (2) Notice
1	119025207	Home Loan	Kotak Jitendrakumar     Kantilal     Kotak Pritiben Jitubhai	27.11.2024	INR 30,14,256.61/-

Property Address: All That Piece And Parcel Of Flat No. 103 As Per Approved Plan Carpet Area Admeasuring 62.03 Sq. Mtrs., & Built Up Area Admeasuring 67.05 Sq. Mtrs., As Per Rera Carpet Area Admeasuring 58.90 Sq. Mtrs., Along With Balcony Admeasuring 1.61 Sq. Mtrs., & Washing Area Admeasuring 2.93 Sq. Mtrs., Along With Undivided Share In Ground Land Admeasuring 25.36 Sq. Mtrs., "Building No. G", "01st Floor", "Shree Hans Luxuria\*, Developed Upon The Land Bearing Revenue Survey No. 204/2, Block No. 171, T. P. Scheme No. 27, Final Plot No. 78, Situated At Moje: Village Utran, Sub-district & Taluka: Adajan, District: Surat, State: Gujarat-394105, And Bounded As: East: Margin & Boundaries Wall, West: Boundary Wall & C.o.p. North: Internal Road, South: Margin & Boundary Wall

2	38940271	Home Loan	1 Ramani Sanjauhhai	19.11.2024	INR 12,14,772.05/-
1	30340271	170mis Edan	Ramani Sanjaybhai     Mansukhbhai	15.11.2024	0414 12,14,172,000

2. Ramani Nitaben Sanjaybhai Property Address: All That Piece And Parcel Of An Immovable Property Bearing Open Plot No. 103, Admeasuring 60.80 Sq. Mtrs. (as Per KJP Block No. 417/B/103 Admeasuring 60.76 Sq. Mtr.) Alongwith 20.67 Sq. Mtrs. Undivided Share In The Land Of Road And C.O.P In "Hariom Residency" Situated At R.S. No. 452/3A. Block No. 417 Of Moje Village Kamrej, Tal. Kamrej, Dist. Surat, Gujarat-394180, And, Bounded As: East Society Road, West: Plot No. 96, North: Plot No. 104, South: Plot No. 102

3 40862935 Home Loan 1. Sandeepkumar Prasad 28.10.2024 Property Address: All That Piece And Parcel Of Immovable Property Premises Of Plot No. 148, Admeasuring 76.60 Sq. Yards i.e. 64.05 Sq. Mtrs., Alongwith Proportionate Undivided Share In Ground Land, Road, Cop. Admeasuring 37.32 Sq. Mtrs., Situated At "Om Hari Om Park", Developed Upon Land Situated In Gujarat, Dist.

Surat & Taluka Palsana, Moje Vilage Kareli, Revenue Survey No. 48, Block No. 80, Admeasuring 18789 Sq. Mtrs., Surat, Gujarat-395010, And Bounded As : East : Porch, West : Society Road, North : Plot No. 147, South: Plot No. 149 40111869 Home Loan 1, Shanibhai Kanchanbhai 19.11.2024 INR 11,91,322.85/-Chunara 2. Ushaben Kanchanbhai

Chunara

Property Address: All That Piece And Parcel Of Plot No. 118, Admeasuring 76 Sq. Yards, i.e. 63.54 Sq. Mtrs. Open Plot (after Kip Block No. 375/118 Admeasuring 60.84 Sq. Mtrs.) Along With Proportionate Undivided Share In Road & Cop Admeasuring 34.21 Sq. Mtrs, "Pratham Residency" Developed Upon Land Situated In Village Haldharu, Bearing Revenue Survey No. 318, 320, After Resurvey New Block No. 375 (old Block No. 352 Paikee) Admeasuring Hectare Are 1-46-40 Sq. Mtrs., Taluka Kamrej, Moje Village Haldharu, District Surat, Gujarat-394107, And, Bounded As: East: Adjoining Society Internal Road, West: Adjoining Plot No. 135, North: Adjoining Plot No. 117, South: Adjoining Plot No. 119

5	1/624639	Home Loan	Harishbhai Chhanabhai     Patel	19.11.2024	INK 13,85,946,45/-
Pro	perty Addres	s : All That P	lece And Parcel Of Immovat	le Property, Bear	ing Plot No. 27 As Per Site

Admeasuring 72.00 Sq. Yards, i.e. 60.20 Sq. Mts. (as Per K.J.P. Block No: 371/27 Admeasuring 57.53 Sq. Mts. Alongwith 34.20 Sq. Mts. Undivided Share In The Land Of Road & Cop In "Rahi Township Part-4" Situate At Revenue Survey No. 140, Block No. 371 Of Moje Village Kareli, Taluka: Palsana, District: Suart, Gujarat-394315, And Bounded As: East: Plot No. 26, West: Plot No. 28 To 30, North: Plot No. 33, South: Soc.internal Road You are hereby called upon to pay the amounts to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) as per the details shown in the above table with contracted rate of interest thereupon from their respective dates and other costs, charges etc., within 60 days from the date of this publication, failing which the undersigned shall be constrained to nitiate proceedings, under Section 13 (4) and section 14 of the SARFAESI Act, against the mortgaged properties nentioned hereinabove to realize the amount due to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited). Further you are prohibited under Section 13 (13) of the said Act from transferring the said secured assets either by way of

**Authorized Officer IDFC First Bank Limited** (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited Date: 05.12.2024 and presently known as IDFC First Bank Limited) Place : Surat

APPENDIX -IV-A - E-AUCTION-PUBLIC SALE NOTICE OF IMMOVABLE PROPERTY/IES E-AUCTION-SALE NOTICE FOR SALE OF IMMOVEABLE 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 Reg. Off.:- 9" Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Phones:-011-23357171, 23357172, 23705414, Web:-www.pnbi

Branch Office: Office No. 206-A&B, Second Floor, Trividh Chamber, Opp. Fire Station, Nr. Rushabh Petrol Pump, Ring Road, Surat, Gujrat-395003 Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-D mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken (as described in Column no-C) by the authorized Officer of M/s PNB Housing Finance Limited/Secured Creditor, will be sold on "AS IS WHERE IS, AS IS WHAT IS and WHATEVER THERE IS BASIS" as per the details mentioned below. Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrowers/ mortgagor(s)/since deceased) as the case may be indicated in Column no-A under

sale/lease or otherwise.

Loan No. Name of the Borrower/Co-Borrower/ Guarantor/Legal heirs(A)	Demanded Amount & Date (B)	Nature of posses- sion (C)	Description of the Properties mortgaged (D)	Reserve Price (RP) (E)	(10% of RP) (F)	Last Date of Submission of Bid (G)				Known Encur brances/Cou Case if any ()
HOU/SRT/0217/352292 Jagdish Babulal Payak / Ravina Jagdish Payak B.O.: Surat	Rs. 4683814.69 & Demand Date 31.03.2021			26,63,000/-	Rs. 2,66,300/-	19.12.2024	Rs. 10,000/-	10.12.24 12:00 PM to 04:00 PM	to	*NIL/Not Know

To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/ claims in respect of above mentioned immovable/secured assets except what is disclosed in the Column No.-K. Further such encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances. bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances.

(1.) As on date, there is no order restraining and/or court injunction PNBHFL/the authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/secured assets and status is mentioned in column no-K (2.) The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/orders passed etc. if any, stated in column no-K. Including but not limited to the title of the documents of the title pertaining thereto available with the PNBHFL and satisfy themselves in all respects prior to submitting tenden/bid application form or making Offiens). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form. (3.) Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s)/the purchaser is legally bound to deposit 25% of the amount of sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the sale consideration amount has to be deposited by the purchaser within 15 days from the date of acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry of mandatory period of 15 days mentioned in the sale confirmation tetter and the property/secured asset shall be resold as per the provisions of Sarfaesi Act. (4.) M/s C1 India Private Limited would be assisting the Authorised officer in conducting sale through an e-Auction having its Corporate office at Plot No. 68, 3rd Floor, Sector 44, Gurgaon, Haryana 122003 Website -www.bankeauctions.com For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate wi

PLACE:- SURAT, DATE:- 04-12-2024 SD/- AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED

# Axis Bank Ltd. (CIN: L65110GJ1993PLC020769)

AXIS BANK

Corporate Office: Axis Bank Ltd., 3rd Floor, Gigaplex, NPC - 1, TTC Industrial Area, Mugalsan Road, Airoli, Navi

# **Demand Notice**

We, Axis Bank Ltd. (formerly known as UTI Bank Ltd.) (hereinafter referred to as "The Bank") having its Registered Office at Trishul, Opp. Samartheswar Templex, Law Garden Ellisbridge Ahmedabad - 380006 among other places Axis Bank Ltd., 1st Floor, Balleshwar Avenue, S. G. Highway, Opp. Rajpath Club, Badakdev, Ahmedabad, Gujarat - 380054 and do hereby give the notice under Section T3(2) of the aforesaid Act in its capacity as Secured Creditor, Whereas the Borrowers / Guarantors / Mortgagors mentioned hereunder had availed the financial assistance from Axis Bank Ltd. We state that despite having availed the financial assistance. The Borrowers / Guarantors / Mortgagors have committed defaults i payment of interest and principal amounts as per due dates. The Account have been classified as Non Performing Asset on the date mentioned hereunder in accordance with the directives / Guidelines issued by reserve Bank of India. Consequent to the Authorised Officer of Axis Bank Ltd. under Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act - 2002 & in exercise of powers conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued demand notice to borrowers / Co - Borrowers / Guarantors / Mortgagors on the dates mentioned herein below under section 13(2) of Securitisation and Reconstruction of Finance Assets and Enforcement of Security interest Act - 2002 to pay the amount mentioned in the said notice together with further interest at the contractual rate, costs, charges and incidental expenses etc however the notices were returned served and as such they are hereby informed by way of public notice about the same.

R	Name of the Borrower/Co-Borrower/ Guarantor and Address / Loan Account Number	Demand Notice Date & NPA Date	Outstanding Amount (Rs.) as per Demand Notice	Description of the Mortgaged Property / Security Assets
1	(1) FENIL BHUPATBHAI LAKHANI (BORROWER), H-103, RADHIKA RESIDENCY, NEW KATARGAM, VARIAV, SURAT - 394520.  Also at - HALL NO 02, 3RD FLOOR, SHIV PLAZA COMPLEX, NR CHAUTA BAZAR, ANKLESHWAR, BHARUCH-393001.  Also at - LAKHANI DIAMOND, GROUND FLOOR, 117, SHERI NO 02, GAYATRI SOCIETY, NR RACHNA CIRCLE, KAPODRA, SURAT-395006.  (2) AKSHAR BHUPATBHAI LAKHANI (CO-BORROWER) H-103, RADHIKA RESIDENCY, NEW KATARGAM, VARIAV, SURAT - 394520.	& 08-10-2024	as on	ALL THE PIECE AND PARCEL IMMOVABLE PROPERTY BEARING SHOP NO: 3RD FLOOR, HALL NO: 2, BUILT UP AREA ADM ABOUT 2710.00 SQ.FTS. EQUIVALENT TO 251.76 SQ.MTRS., TOGETHER WITH UNDIVIDED PROPORTIONATE SHARE IN UNDERNEATH LAND OF "SHIV PLAZA COMPLEX" CONSTRUCTED ON LAND BEARING CITY SURVEY NO: 2707-TO:2712, OF VILLAGE: ANKLESHWAR, SUB DIST: CITY, DIST: BHARUCH. OWNED BY FENIL BHUPATBHAI LAKHANI EAST: ADJ. OPEN LAND, WEST: ADJ. ROAD, NORTH: ADJ. ROAD, SOUTH; ADJ. CINEMA HALL.

Please further notice that as mentioned in sub - section 13 of Sec. 13 of the aforesaid Act, you shall not transfer by way of sale, lease or otherwise any of the assets stated under

security referred to in this Notice without prior written consent of our Bank DATE - 05.12.2024, PLACE - Gujarat Sd/-, Authorized Officer, Axis Bank Ltd.

I look at every side before taking a side.

Inform your opinion with insightful observations.

यूनियन बैंक 🕜 Union Bank

Nizampura Branch: 16, Navdurga Co. Op. Hsg. Society, National Highway No. 8, Nizampura, Dist. Baroda, Gujarat.

Notice under Sec.13 (2) read with Sec.13 (3) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

1. Mr. Dipak R Mojidra (Borrower)

D/2, Maruti Duplex, Opp. Swaminarayan Nagar, Nizampura, Vadodara-390002. 2. Mrs. Urmilaben D Mojidra (Guarantor)

D/2, Maruti Duplex, Opp. Swaminarayan Nagar, Nizampura, Vadodara-390002.

### Dear Sir/Madam.

IDFC FIRST Bank

Notice Date: 20.11.2024 issued to you u/s 13(2) of The Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 by me, the Authorized Officer, was sent to you calling upon to repay the dues in your loan account/s with us at your last known address could not be served. Therefore, the contents of the said demand notice are being published in this newspaper.

The Credit Facilities / Loan Facilities availed by you have been classified as NPA on 05.12.2024. You have executed loan documents while availing the facilities and created security interest in favor of the Bank. The details the credit Facilities and secured assets are as under:

Credit Facilities of Nature Housing Loan availed with outstanding amount as on 31.10.2024, of Rs. 11,01,742.19 (Rupees Eleven lacs One Thousand Seven Hundred Forty Two and Paise Nineteen Only)

Secured Assets: - All that Pieces and Parcels of Shop No. SB/28 on Semi Basement, having built up area 40.24 Sq.mtr. (433 Sq.ft.) and Super built area 50.28 Sq.mtr. (541 Sq.ft.) in Sidhharth Building organized and constructed in the land bearing Revenue Survey No. 545 & 546/3, City Survey No. 2113 of Vadodara Kasba, Tal. & Dist. Vadodara. Bounded by :- East: Common Passage and Parking, West: Internal Road, North: Shop No. SB/29, South: Shop No. SB/27.

Therefore, You, No. 1 as Borrower & No. 2 as Guarantor, in terms of the aforesaid notice have been called upon to pay the aforesaid sum of Rs. 11,01,742.19 (Rupees Eleven lacs One Thousand Seven Hundred Forty Two and Paise Nineteen Only) together with future interest and charges thereon within 60 days from the date of this publication. That on your failure to comply therewith we, the secured creditor, shall be entitled to exercise all or any of the rights under Section 13(4) of the Securitization and Reconstruction of Financial Assets & Enforcement of Security Interest Act 2002. In terms of Section 13(13) of the Act you shall not transfer the secured assets aforesaid from the date of receipt of the notice without Bank's prior consent. Please take note of the provisions of sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

Date: 05.12.2024 Place : Vadodara

Authorised Officer, Union Bank of India

NATIONAL COMPANY LAW TRIBUNAL, AHMEDABAD 1st & 2nd Floor, Corporate Bhawan, Opposite Zydus Hospital, Thaltej - Sarkhej - Gandhinagar Highway, Ahmedabad, Gujarat 380059

PUBLIC ANNOUNCEMENT (Under Section 102 of the Insolvency and Bankruptcy Board of India Regulations, 2016)

FOR THE ATTENTION OF THE CREDITORS OF MRS. HETALBEN BHAVESHBHAI KAKADIYA (PERSONAL GUARANTOR OF JIYA ECO PRODUCTS LIMITED)

RELEVANT PARTICULARS 1 Name of Personal Guarantor Mrs. Hetalben Bhaveshbhai Kakadiya 2 Name of the corporate debtor in which M/s. Jiya Eco Products Limited quarantee given 3 Address of personal Guarantor Flat No. 1101-F, Malabar Hills Complex, Somnath Mahadev Road, Athwalines Surat, 395007 4 Details of the order of commencement of 29th November, 2024 insolvency in respect of Personal guarantor Mr Sunit Jagdishchandra Shah Name and registration number of the insolvency professional acting as IBBI Registration No. IBBI/IPA-001/IP-P00471/2017-18/10814 esolution professional Address and e-mail of the resolution Address: 801-802-8th Floor, Abhijeet-1 Mithakali Six Roads, Navrangpura, professional, as registered with the Board Ahmedabad-380009 Email id: sunit78@gmail.com Address: 801-802-8th Floor, Abhijeet-1, Address and e-mail to be used for correspondence with the Mithakali Six Roads, Navrangpura, resolution professional Ahmedabad-380009 Email:pg.hitalkjepl@gmail.com

Notice is hereby given by RP as directed by the Hon'ble National Company Law Tribunal Ahmedabad to publish the same on its behalf. Hon'ble National Company Law Tribunal, Ahmedabad under section 60 read with section 100 of IBC 2016 ordered the commencement of personal insolvency resolution process against Mrs. Hetalben Bhaveshbhai Kakadiya (resident of as mentioned at entry no.3) on 05th December, 2024 while disposing off the I.A No.: 1019/NCLT/AHM/2024 filed by State bank of India. The creditors of Mrs. Hetalben Bhaveshbhai Kakadiya are hereby called upon to submit

26th December, 2024

their claims with proof on form B as provided in the insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Personal Guarantors to Corporate Debtor) Regulations, 2019 (Available on IBBI website at https://ibbi.gov.in/home/downloads) on or before 26th December, 2024 [Within 21 days from the date of this publication] to the resolution professional at the address mentioned against entry No. 7. The creditors may submit their claims through electronic means or by hand or registered.

post or speed post or courier. In addition to the claim referred to in sub-section (1), the creditor shall provide to the resolution professional, personal information and such particulars as mentioned in

Form B (Available on IBBI website at https://ibbi.gov.in/home/downloads) Submission of false or misleading proofs of claim shall attract penalties. CA Sunit Jagdishchandra Shah

IBBI Registration No.: IBBI/IPA-001/IP-P00471/2017-18/10814 Date: 05.12.2024 AFA Number: AA1/10814/02/311225/107767 Place : Ahmedabad AFA Validity Date: 31/12/2025



8 Last date for submission of claims

#### SK FINANCE LIMITED (Erstwhile - Ess Kay Fincorp Limited)

Registered Office: G 1, G 2, New Market, Khasa Kothi Circle, Jaipur, Rajasthan.

Notice under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of security Interest Act, 2002 ("SARFAESI Act, 2002") read with Security Interest (Enforcement) Rules, 2002 as amended. Name & Address of Borrowers / Co-Borrowers / Mortgagor / Guarantor

. Mr. Sanjaybhai Narayanbhai Prajapati (Borrower), R/o. 130-51, Rajaput Fali, Vadali, Sabarkantha, Gujarat -383235 Also At : Nagarpalika Property No. 4/344, C S No. 18, Rajputvas, At Vadali, Dist. Sabarkantha, Gujarat-383235.

 Mrs. Laxmiben Narayanbhai Prajapati (Co-Borrower/Mortgagor), RR/o. 130-51 Rajaput Fali, Vadali, Sabarkantha, Gujarat-383235 Also At : Nagarpalika Property No. 4/344, C S No. 18, Rajputvas, At Vadali, Dist. Sabarkantha, Gujarat-383235.

 Mr. Vishnu Bhai Kantibhai Prajapati (Guarantor), R/o. 274, Mukundraya Nu Delu Near Mulhi Bazar, Sanand, Ahmedabad, Gujarat-382110.

NOTICE is hereby given that the above mentioned borrowers who have availed loan from SK FINANCE LIMITED (Previously Known as Ess Kay Fincorp Ltd.), having registered office at B-4, Adarsh Plaza Building, Khasa Kothi Circle, Jaipur, Raj., and Branch office at 1401-1416, B Tower, KP Epitome, Nr. Katariya Railway Crossing, Makarba, Ahmedabad, Gujarat-380051, vide loan agreement(s) bearing Loan Account No.147188, wherein a total amount of Rs. 4,50,000/- (Rupees Four Lakhs Fifty Thousand Only) dated 03.02.2017 @ 21.02%. You have failed to pay Equated Monthly Installments (EMIs) of their loan to SK Finance Limited and that their loan accounts have been classified as Non-performing Assets (NPA) on 06.02.2020 as per the guidelines issued by Reserve Bank of India. The Borrowers have provided security of the immovable property to SK Finance Limited, the details of which are described here below. The Details of the loan and the amount outstanding and payable by the borrowers to SK Finance Limited are Rs. 21,15,519.10/- (Rupees Twenty One Lakh ifteen Thousand Five Hundred Nineteen Rupee and Ten Paise Only) is due and payable by you as on 26.11.2024. The borrowers as well as the public in general is hereby informed that the undersigned being the Authorized Officer of SK Finance Limited, the secured creditor, has initiated action against the following borrowers under the provisions of the Securitization and Reconstruction of Financial Assets and enforcement of Security Interest Act, 2002 (the SARFAESI Act). Please take note that as per sub-section (13) of the section 13 of aforesaid Act, after receipt of this notice, you are restrained from transferring by way of sale, lease or otherwise any of the secured assets referred in this notice. If the borrowers fail to repay the outstanding dues indicated against their names within 60 days of notice issued to borrowers, the undersigned will exercise any one or more of the powers conferred on the secured creditor under sub-section (4) of Section 13 of the SARFAESI Act, including power to take possession of the property and sell the same. The public in general is advised not to deal with property described here below.

DETAILS OF THE PROPERTY

Property owned by Mrs. Laxmiben Narayanbhai Prajapati. All that right, title and interest of Property bearing Mouje Vadali, Nagar Palika Property No. 4/344, Situated at Vadali, Dist. Sabarkantha, Admeasuring 33.5 X 23.5 Sq. Ft. Bounded by : North : Property of Dharmendrasinh Kodarsinh; South: Property of Jagatsinh Balvantsinh; East: Road; West: Farm.

Date: 05.12.2024 Place: Sabarkantha Authorised Officer, SK Finance Ltd.

Ahmedabad

indianexpress.com



