बैंक ऑफ बड़ौदा Bank of Baroda

Gandhi Road Branch, P.B.No. 101, Fuvara, Gandhi Road, AHMEDABAD 380 001, India
e-mail:ganahm@bankofbaroda.com:Phone: 079-25323225

Sale Notice (15 DAYS) FOR OF IMMOVABLE PROPERTIES
"APPENDIX- IV-A [See proviso to Rule 6 (2) & 8 (6)]

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 6 (2) & 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 Guarantor (s) that the below described immovable property mortgaged/charged Bank of Baroda, the Secured Creditor, the **Possession** of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on **"As is where is", "As is what is",** and **"Whatever there is"** on for recovery of below mentioned account/s. The details of Borrower/s/Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below

Sr No.	Name & address of Borrower/s Guarantor/ Mortgagor s	Give short description of the immovable property with known encumbrances, if any	Dues. As per Demand notice (Less Recovery made after issuance of 13(2) demand notice) Plus interest there on	Reserve Price EMD & Bid Increase Amount
1	**Sujan Kamal Maji** D-402, Rashmi Pearls, Near Karnavati -, Opp Shri Hari Residency, Aslali Road, A'bad–382405 **2. Mrs Moumita Sujan Maji** D-402, Rashmi Pearls, Near Karnavati -, Opp Shri Hari Residency, Aslali Road A'bad–382405	All that piece and parcel of Immovable Property bearing Flat No.B-402 on Fourth Floor in Block No. "B" having super built-up area admeasuring about 42 Sq. Yards i.e 42 Sq. Yards i.e. 35.11 Sq. Mtrs with undivided share in the land admeasuring 11.38 Sq. Mtrs. in the scheme known as "ADITYA AAVAS" constructed on non-agriculture land bearing Final plot No. 24 admeasuring about 2731 Sq. Mtrs of town planning Scheme No. 80 (Vatva) [allotted in lieu Revenue Survey Nos. 459 and 460/1] situated at Mouje Village – VATVA, TalukaVatva in the District of Ahmedabad & Registration Sub District of AHMEDABAD-11 (ASLALI) within the state of Gujarat. Bounded as **East:** Common Passage and Flat No. B-401, **West –** Common Open space and compound wall, **North –** Flat No. B-403, **South –** Flat No. A-406.	**Rs 8,79,538.21 (Rs Eight Lakh Seventy Nine Thousand Five Hundred Thirty Eight and Twenty One paisa only)** with reference to demand notice 13(2) dated 19.06.2024	**Reserve Price Rs. 7,29,000** **EMD Rs. 72,900** **Bid inc. Amount Rs. 10,000**

E-Auction Date : 27-01-2025 and E-Auction Time: 14:00 PM to 18:00 PM (unlimited extension of 10 minutes) Status of Possession: SYMBOLIC Property inspection Date: 24.01.2025, Time : 11.00 Am to 2.00 PM (BY TAKING PRIOR APPOINTMENT)

a. **Property is in Symbolic Possession and Bidder is purchasing the property in symbolic possession at his/own risk & responsibility.**
b. **Bank will hand over the possession of property symbolically only and Successful Auction bidder/purchaser will not claim physical possession from the Bank.**
c. **Bank will not be responsible or duty bound for handing over of physical possession.**
d. **Successful Auction Purchaser will not be entitled to claim any interest, in any case of return of money.**
e. **Successful Auction Purchaser has to submit the Declaration Cum Undertaking confirming the above terms &condition immediately after e-Auction.**
f. **Subsequent to sale if successful bidder fails to submit Declaration Cum Undertaking, the bid EMD amount will be forfeited**
g. **The intending purchaser has to produce an Undertaking duly Stamped and Notarised as per Bank Format(in case of Sale on the basis of Symbolic Possession):**

For detailed terms and conditions of sale, please refer to the link provided in **https://www.bankofbaroda.in/e-auction.html and https://baanknet.com**. Also, prospective bidders may contact the **Branch head Hari Har Devam: 95495-60666 (GST/TDS as per Government Rules applicable shall be payable by purchaser on sale of Movable / Immovable Assets.)**

AS PER SARFAESI Act, STATUTORY -15- DAYS SALE NOTICE TO THE BORROWER /GUARANTOR/ MORTGAGOR

The above mentioned borrower /s is/ are hereby noticed to pay the sum as mentioned in section 13(2) Notice in full before the date of auction, failing which property will be auctioned / sold and balance dues if any will be recovered with Interest and cost from borrowers/ guarantors /mortgagor.

Date : 09.01.2025 | Place : Ahmedabad **Sd/- Authorized Officer, BANK OF BARODA**

---

pnb Housing Finance Limited Ghar Ki Baat

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.:- 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Ph.:-011-23357171, 23357172, 23705414, Web:-www.pnbhousing.com
Branch Off.: 2nd Floor, Part I, Megha House, Opp. Kotak Bank, Mithakhali Law Garden Road, Ellisbridge, Ahmedabad, Gujrat-80006, Branch Off.: 305-308, 3rd Floor, Titanium Square, Adajan Char Rasta, Adajan, Surat, Gujrat- 395009

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 Rule-8(6) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date. For detailed terms and conditions of the sale, please refer to the link provided in **M/s PNB Housing Finance Limited-secured creditor's website i.e. www.pnbhousing.com.**

Loan No. Name of the Borrower/Co-Borrower /Guarantor/Legal heirs(A)	Demanded Amount & Date (B)	Nature of possession (C)	Description of the Properties mortgaged (D)	Reserve Price (RP) (E)	EMD (10% of RP) (F)	Last Date of Submission of Bid (G)	Bid Incremental Rate (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Known Encumbrances/Court Case if any (K)
HOU/AHM/0817/421025 Nirav Somabhai Sutariya / Jayaben Somabhai Rohit B.O.: Ahmedabad	Rs. 11,33,753.63 & 17-01-2023	Physical	14, G.f, Bunglow No 14, Tulsi Aangan, Sr. No. 113/P Near Karmvir8, At - Marida, Nadiad, Gujarat-387001	Rs. 11,07,000	Rs. 1,10,700	23.01.2025	Rs. 10,000	13.01.2025 Between 12:00 PM to 4:00 PM	24.01.2025 Between 2:00 PM to 3:00 PM	*NIL/Not Known
HOU/SRT/0617/394146 Mukeshbhai Laljibhai Zalavadiya /Sureshbhai Laljibhai Zalavadiya /Vipul Laljibhai Zalavadiya /Laljibhai B Zalavadiya B.O.: Surat	Rs. 26,25,886.73 & 16-09-2021	Physical	192, C Type, Kumkum Bungalows Olpad Sayan Main Road Olpad Nr Heaven 444, Surat Gujarat-394540	Rs. 24,99,000	Rs. 2,49,900	10.02.2025	Rs. 10,000	04.02.2025 Between 12:00 PM to 4:00 PM	11.02.2025 Between 2:00 PM to 3:00 PM	*NIL/Not Known

***Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof. ** 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.**
(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 tender/bid application form or making Offer(s). 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, (inclusive of earnest money) on the same day or not later than next working day. The sale may be confirmed in favour of (bidder(s) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the s 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 letter 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 with Mr. Manojkumar Solanki, Toll Free : 1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNBHFL or refer to www.pnbhousing.com.**
PLACE:- Ahmedabad, Surat, DATE:- 08-01-2025 **SD/- AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED**

IDFC First Bank Limited

IDFC FIRST Bank

(Formerly known as IDFC Bank Ltd) | CIN : L65110TN2014PLC097792
Registered Office: - KRM Towers, 7th Floor, Harrington Road, Chetpet, Chennai- 600031. Tel : +91 44 4564 4000 | Fax: +91 44 4564 4022

APPENDIX- IV-A [See proviso to rule 8 (6) & 9 (1)] 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) & 9 (1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s), Co-Borrower (s) and Guarantor (s) as per column (iii) that the below described immovable properties as per column (iv) mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Formerly known as IDFC Bank Ltd, will be sold on "As is where is", "As is what is", and "Whatever there is" as described hereunder, for the recovery of amount due to **IDFC FIRST Bank Limited (Formerly known as IDFC Bank Ltd)** from Borrower (s) and Co-Borrower (s) as per column (i).
For detailed terms and conditions of the sale, please refer to the link provided on **IDFC FIRST Bank** website i.e. **www.idfcfirstbank.com.**

S. NO	(i) Demand Notice Amount	(ii) Agreement ID	(iii) Name of Borrower (s), Co-Borrower (s) and Guarantor (s)	(v) Reserve Price Amount	(vi) EMD Amount	(vii) Date and Time of Auction	(viii) Date and Time of EMD Auction	(ix) Date and Time of Inspection	(x) Authorized Officer Name & Contact Number
1	INR 1370575.34/- Demand Notice dated: 28-Dec-2023	20838388	Nitin Ashok Kshirsagar & Harsha Nitin Kshirsagar	INR 691726.20/-	INR 69172.62/-	28-Jan-2025 11.00 AM to 1.00 PM	27-Jan-2025 10.00 AM to 5.00 PM	21-Jan-2025 10:00 AM To 4:00 PM	Name- Satyendra Maurya Contact Number- 8306001848 Name- Chinmay Acharya Contact Number- 9574448844

(iv) MORTGAGED PROPERTY ADDRESS: All That Piece And Parcel Of Plot No. 16- (As Per Plan B-160), As Per Revenue Records Of 7/12, Admeasuring 42.41 Sq. Mtrs., I.E. 50.72 Sq. Yds., Along With Proportionate Undivided Share In Ground Land Admeasuring 26.44 Sq. Mtrs., "Veer Residency", (B-Type As Per Plan), Old Block No. 60, New Block No. 83, Near Capital Farm, Village Netrang, Tal Kamrej, Surat, Gujrat-394180, And, Bounded As:- East: Plot No. 139, West: Society Road, North: Plot No. 161 & South: Plot No. 159

Disclaimer: Please note that the said notice is issued for sale of immovable property only and IDFC FIRST Bank Limited has no right to sale of the movable assets, if any, present at the immovable property.

Sd/- Authorised Officer
IDFC FIRST Bank Limited
(Formerly known as IDFC Bank Ltd)

Date : 09.01.2025

---

homefirst **Home First Finance Company India Limited**
CIN : L65990MH2010PLC240703 Website: homefirstindia.com
Phone No.: 180030008425 Email ID: loanfirst@homefirstindia.com

CORRIGENDUM

Please refer to the Notice of Sale advertisement published on **07-01-2025** in **Financial Express (Eng+Guj)** against **Jagnarayan Pal, Sangeeta** with property address **Flat-309, Maa Residency, block no 48 Plot no 1,2,3,30,31,32 Moje Palsana Tal Palsana, surat, Gujarat, 394315. Bounded By - North : O.T.S., South : Flat No. 308, East : Passage, West : Road..** Note that the Notice of Sale for this account dated **07-01-2025** and Auction Date **22-01-2025** stands cancelled. There is no change in the remaining matter."

Place:- Gujarat Sd/- Authorized Officer,
Date:- 09-01-2025 Home First Finance Company India Limited

POSSESSION NOTICE
(for immovable property)

Whereas,

The undersigned being the Authorized Officer of **SAMMAAN CAPITAL LIMITED (CIN:L65922DL2005PLC136029)** (formerly known as **INDIABULLS HOUSING FINANCE LIMITED)** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated **26.08.2021** calling upon the Borrower(s) **PANCHAL HARSHIL J, PANCHAL ANU H, PANCHAL JAGDISHBHAI A AND HITENDRA JAGDISHBHAI PANCHAL** to repay the amount mentioned in the Notice being **Rs. 14,03,082.13 (Rupees Fourteen Lakhs Three Thousand Eighty Two and Paise Thirteen Only)** against Loan Account No. **HHLAHE00197726** as on **26.06.2021** and interest thereon within 60 days from the date of receipt of the said Notice.

The Borrower(s) having failed to repay the amount, Notice is hereby given to the Borrower(s) and the public in general that the undersigned has taken **Possession** of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on **05.01.2025**.

The Borrower(s) in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of **SAMMAAN CAPITAL LIMITED** (formerly known as **INDIABULLS HOUSING FINANCE LIMITED)** for an amount of **Rs.14,03,082.13 (Rupees Fourteen Lakhs Three Thousand Eighty Two and Paise Thirteen Only)** as on **26.06.2021** and interest thereon.

The Borrowers' attention is invited to provisions of Sub-Section (8) of Section 13 of the Act in respect of time available, to redeem the Secured Assets.

DESCRIPTION OF THE IMMOVABLE PROPERTY

E/01, SATEJ HOMES, SHAN III, WAY TO VAIYA VILLAGE, NEW VATVA, AHMEDABAD, GUJARAT – 382440.

Sd/-
Date : 05.01.2025 **Authorised Officer**
Place : AHMEDABAD **SAMMAAN CAPITAL LIMITED**
(FORMERLY KNOWN AS INDIABULLS HOUSING FINANCE LIMITED)

HDFC BANK

HDFC Bank Ltd. : 11th Floor, Tower B, Wing C, Swastik Universal, Near Valentine Cinema, Piplod, Surat - 395007.

NOTICE U/S. 13(2) READ WITH SECTION 13(13) OF SECURITISATION & RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.

1. **Gurukrupa Food Products** A Partnership Firm – Through Its Partner **Kamlesh Mangilal Shah**
2. **Kamlesh Mangilal Shah** Partner of **M/s. Gurukrupa Food Products**
3. **Late Mangilal Virchand Shah** Partner of **M/s. Gurukrupa Food Products** Through his legal heir & representatives

3.1 Kamlesh Mangilal Shah Son of **Late Mangilal Virchand Shah**
3.2 Ashok Mangilal Shah Son of **Late Mangilal Virchand Shah**

4. **Ashok Mangilal Shah** Partner of **M/s. Gurukrupa Food Products**
5. **Meena Kamleshbhai Shah** Partner of **M/s. Gurukrupa Food Products**
6. **Jayshree Ashokbhai Shah** Partner of **M/s. Gurukrupa Food Products**
Above No. 1 to 6 are address at: Block No 63, At Nadod, Via Maroli Bazar, Tal Jalalpore, Dist Navsari.

Notice is hereby given to you that the envelope containing the notice dated 12.12.2024 issued by the Authorised officer of HDFC Bank Ltd. u/s. 13(2) of the SARFAESI Act by Registered AD Post could not be effected in the ordinary manner.

Notice is therefore hereby served to you vide Rule 3 of the Security Interest (Enforcement) Rules, 2002 that your Cash Credit Facility vide account number 01358090000139. The Credit facility of Rs.2,25,00,000/- was sanctioned on 28/06/2012 and renewed from time to time. The said Credit facility was renewed on 04/07/2013 for Rs.2,25,00,000/- till 15/05/2013 and further renewed on 03/12/2014 for Rs.2,25,00,000/- till 15/05/2015. The said Credit facility was renewed on 06/08/2015 for Rs.1,75,00,000/- till 15/06/2016 and further renewed on 04/07/2016 for Rs.1,27,00,000/- till 15/06/2017. The said credit facility was renewed on 24/07/2017 for Rs.1,27,00,000/- till 15/06/2018 and further renewed on 09/08/2018 for Rs.1,27,00,000/- till 15/06/2019 and on account of defaults committed by you in repayment, your account has been classified as **"Non-Performing Asset" (NPA) on 29.08.2018** in accordance with the Reserve Bank of India guidelines and as such you are hereby called upon to pay the entire outstanding amount of **Rs. 1,76,60,940.05/-** (Rupees One Crore Seventy Six Lakh Sixty Thousand Nine Hundred Forty and Five Paisa only) as on **29/09/2020** along with further interest at the contractual rate and other costs, charges, incidental expenses thereto till payment within 60 days from the publication of this notice, failing which HDFC Bank Ltd. (HDFC) shall take possession of the secured (mortgaged) assets as detailed below and exercise all the rights and powers provided u/s. 13(4) of the said Act, without prejudice to any of the other rights provided under the laws of the land.

You are also put to notice u/s. 13(13) that you shall not transfer the said asset by sale, lease or otherwise without obtaining prior written consent of HDFC Bank Ltd.

SCHEDULE OF THE PROPERTY

Property 1: All that piece and parcel of property bearing Block No 63 Paiki 5489.18 sq. meters Paiki Plot No A, 1372.295 sq. meters of Moje Village Nadod, Taluka Jalalpore, District Navsari and **bounded as under:** East: 9.14 mt. wide Road, West: Adj. Property, North: Adj. Property, South: 12.19 mt. wide Road.
Property 2: All that piece and parcel of property bearing Block No 63 Paiki 5489.18 sq. meters Paiki Plot No A along with 1372.295 sq. meters of Moje Village Nadod, Taluka Jalalpore, District Navsari and **bounded as under:** East: 9.14 mt. wide Road, West: Adj. Property, North: Adj. Property, South: 12.19 mt. wide Road.
Property 3: All that piece and parcel of property bearing Block No 63 Paiki 5889.16 sq. meters Paiki Plot No A along with 1372.295 sq. meters of Moje Village Nadod, Taluka Jalalpore, District Navsari and **bounded as under:** East: 9.14 mt. wide Road, West: Adj. Property, North: Adj. Property, South: 12.19 mt. wide Road.
Property 4: All that piece and parcel of property bearing House No 319 admeasuring 1459.74 sq. meters along with 239.77 sq. meters construction situated at Block No 63 Paiki Plot No 1/A, 6-7-8 B Paiki 5838.98 sq. meters of Moje Village Nadod, Taluka Jalalpore, District Navsari and **bounded as under:** East: 9.14 mt. wide Road, West: Adj. Property, North: Adj. Property, South: 12.19 mt. wide Road.
Property 5: All that piece and parcel of property bearing House No 319 admeasuring 2919.49 sq. meters along with 479.55 sq. meters construction situated at Block No 63 Paiki Plot No 1/A, 6-7-8 B Paiki 5838.98 sq. meters of Moje Village Nadod, Taluka Jalalpore, District Navsari and **bounded as under:** East: 9.14 mt. wide Road, West: Adj. Property, North: Adj. Property, South: 12.19 mt. wide Road.

Date : 09.01.2025, Place : Surat **Sd/- Authorised Officer, HDFC Bank Ltd.**

IndiaShelter Home Loans

INDIA SHELTER FINANCE CORPORATION LTD.

Registered Office: Plot-15,6th Floor, Sec-44, Institutional Area, Gurugram, Haryana-122002.

Branch Office: FF/109/B, Atlantis B/S Central Square, Sara Bhai Main Road, Ganda Circle, Vadodara – 390023, & Parimal prime, 3rd floor, 15A Sardarnagar, Sarveshwar Chowk, Dr Yagnik Road, Rajkot, Gujarat 360001 & S-8,9, 2ND FLOOR, RADHA ARCADE, NR. INDIRA GANDHI STATUE, LAMBHVEL ROAD, ANAND - 388 001 & Shantam- 9, Shop No. 204, 2nd Floor, Near Navjivan Hotel, Opp.- PNB Bank, Motipura circle, Motipura, Himmatngar, District- sabarkantha, Gujarat-pin-383001 & 3rd-B 3rd Floor, Swastik Avenue, City Su Vey No. 1/G/135, Upon Bank Of Baroda, Near State Bank Of India, Lal Bungalow Road, Jamnagar,Gujarat – 351001 & Office No – 111 , 112, First Floor, Marry Gold-2 , Opp. Bahauddin Collage, Collage Road, Junagadh, Gujarat – 362001 & Shop No U-10/11, Sar corporate centre, shashtri nagar corner, Udhna main road, Surat- 395002 & Shop Address : SB 13, Solitaire Business Centre, Opp Jalaram Complex and DCB Bank. Char Rasta Road. Vapi-Gujarat-396191 &Opp. Bharat Petroleum, Above Maharaja Tiles Show Room, Sanala Road, Morbi,Gujarat- 363641& Office No.106, 1st Floor, Kailvanna Complex, Besides Reliance Centro Mall, Ambawadi, Ahmedabad, Gujarat-380006

PUBLIC NOTICE- AUCTION FOR SALE OF IMMOVABLE PROPERTY

[UNDER RULE 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002]

Notice For Sale Of Immovable Property/s Mortgaged With India Shelter Finance Corporation (isfc) (secured Creditor) Under The Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002

Notice Is Hereby Given To The Public In General And In Particular To The Borrower(S) And Guaranton(S) Or Their Legal Heirs/ Representatives That The Below Described Immovable Properties Mortgaged/Charged To The Secured Creditor, The Possession Of Which Has Been Taken By The Authorized Officer Of ISFC (Secured Creditor), Will Be Sold On 23.01.2025 (Date Of Auction) On "AS IS WHERE IS", "AS IS WHAT IS" And "WHAT EVER THERE IS" Basis For Recovery Of Outstanding Dues From Below Mentioned Borrowers, Co- Borrowers Or Guarantors. The Reserve Price And The Earnest Money Deposit Is Mentioned Below. The Sealed Envelope Containing EMD Amount For Participating In Public Auction Shall Be Submitted To The Authorised Officer Of ISFC. On Or Before 22.01.2025 Till 5 PM At Branch/Corporate Office: FF/109/B, Atlantis B/S Central Square, Sara Bhai Main Road, Ganda Circle, Vadodara – 390023, & Parimal Prime, 3rd Floor, 15A Sardarnagar, Sarveshwar Chowk, Dr Yagnik Road, Rajkot, Gujarat 360001 & S-8,9, 2ND FLOOR, RADHA ARCADE, NR. INDIRA GANDHI STATUE, LAMBHVEL ROAD, ANAND - 388 001 & Shantam- 9, Shop No. 204, 2nd Floor, Near Navjivan Hotel, Opp:- PNB Bank, Motipura Circle, Motipura, Himmatngar, District- Sabarkantha, Gujarat-Pin-383001 & 3rd-B 3rd Floor, Swastik Avenue, City Su Vey No. 1/G/135, Upon Bank Of Baroda, Near State Bank Of India, Lal Bungalow Road, Jamnagar,Gujarat – 351001 & Office No – 111 , 112, First Floor, Marry Gold-2 , Opp. Bahauddin Collage, Collage Road, Junagadh, Gujarat – 362001 & Shop No U-10/11, Sar Corporate Centre, Shashtri Nagar Corner, Udhna Main Road, Surat- 395002 & Shop Address : SB 13, Solitaire Business Centre, Opp Jalaram Complex And DCB Bank. Char Rasta Road. Vapi-396191. Gujarat & Opp. Bharat Petroleum, Above Maharaja Tiles Show Room, Sanala Road, Morbi,gujarat- 363641& Office No.106, 1st Floor, Kailvanna Complex, Besides Reliance Centro Mall, Ambawadi, Ahmedabad, Gujarat-380006

Loan Account No.	Name of Borrower(s)/ Co- Borrower(s)/ Guarantor(s) / Legal Heir(s)/ Legal Rep.	Date Of Demand Notice Amount As On Date	Type of Possession (Under Constructive/ Physical)	Reserve Price	Earnest Money
HL11LILONS00005037042 & AP-10077225	MRS.GITABEN GUPTA & MR.GAURISHAKAR GUPTA	19.08.2023 Rs.18,71,161/- (Rupees Eighteen Lakh Seventy One Thousands One Hundred Sixty One Only)	PHYSICAL POSSESSION	Rs.16,86,500/- (Rupees Sixteen Lakh Eighty Six Thousands Five Hundred Only)	Rs.1,68,650/-(Rupees One Lakh Sixty Eight Thousands Six Hundred Fifty Only)
Description Of Property: All Pieces And Parcel Of Plot No.B-5, Nilkanth Residency,Near Sai Vandana Society, Baben, Bardoli,Surat,Gujarat-394601 Bounded With : East : Others Plot, West : Road, North : Plot No.4, South : Plot No.6					
LA38LALONS000005033162 & AP-10063521	MRS. HIRAL SONI & MR.RAJAN SONI	14.10.2023 Rs.8,10,965/ Rupees Eight Lakh Ten Thousands Nine Hundred Sixty Five Only)	PHYSICAL POSSESSION	Rs.7,80,000/- (Rupees Seven Lakh Eighty Thousands Only)	Rs.78,000/- (Rupees Seventy Eight Thousands Only)
Description Of Property: All Pieces And Parcel Of Residential Property Bearing Shop No.103, On Ground Floor, Adm 14.28 Sq Mtrs, Total Area In The Scheme Known As " Kashibhai Gokalbhai Avenue " On The Land Bearing City Survey No.2320, Situated At Mouje Anand Gujarat-388210					
HL39LILONS000005028940 & AP-10051756	MRS. ANKITABEN BHATT & MR.JAY KUMAR BHATT	19.05.2023 Rs.6,39,023.32/- (Rupees Six Lakh Thirty Nine Thousands Twenty Three And Thirty Two Paisa Only)	PHYSICAL POSSESSION	Rs.8,10,000/- (Rupees Eight Lakh Ten Thousands Only)	Rs.81,000/- (Rupees Eighty One Thousands Only)
Description Of Property: All Pieces And Parcel Of Flat No.506,5th Floor, Chanakya Flats, Sub Plot No.01,Scheme No.04,Final Plot No.279,Mouje Anand,Dist : Anand,Vadodara,Gujarat.Bounded With : East : Flat No.505, West : Sub Plot No.02, North : Flat No.501, South : Part Of Same Plot.					
HL15CHLONS000005083142 & AP-10196010	MRS.BHAVNABEN GHANSHYAMBHAI METALIYA & MR. GHANSHYAM BHAI METALIYA	17.06.2024 Rs.5,91,106/- (Rupees Five Lakh Ninety One Thousands One Hundred Six Only)	SYMBOLIC POSSESSION	Rs.6,52,200/- (Rupees Six Lakh Fifty Two Thousands Two Hundred Only)	Rs.65,220/- (Rupees Sixty Five Thousands Two Hundred Twenty Only)
Description Of Property: All Pieces And Parcel Of Property Bearing Milkat No.48,Anukram No.48 Land Admeasuring 60.17 Sq.Mtrs Bearing Zamdi Gram Panchayat Akarni Patrak Metaliya Sheri,Zamdi, Limbdi, Surendranagar,Gujarat-363421 Bounded With : East : Road, West : Property Of Vanabhai Kanubhai Bharwad,North : Meldi Mataji Madh,South : Property Of Govindbhai Dhamabhai Metaliya					
HL39MILONS000005013915 & AP-10032150	MRS.BHAVIKABEN PANWALA & MR.VISHAL KHAMBHATTA	20.06.2022 Rs.26,21,468/- (Rupees Twenty Six Lakh Twenty One Thousands Four Hundred Sixty Eight Only/( )	PHYSICAL POSSESSION	Rs.15,04,000/- (Rupees Fifteen Lakh Four Thousands Only)	Rs.1,50,400/- (Rupees One Lakh Fifty Thousands Four Hundred Only)
Description Of Property: All That Pieces And Parcel Of The Being Residential Flat No.K2-1101 On The Eleventh Floor Admeasuring 73.17 Sq Mtrs And Having Builtup Area 81.92 Sq Mtrs, Dove Deck Scheme Constructed On 1277.29 Mtsr Of Land Of Plot No.3 Of R.S No. 11 Paikee 2 Of Village Sayajipura Taluka Vadodara Gujarat Bounded As : East : Society Internal Road, West : Staircase And Thereafter Flat No.K2-1104,North : Flat No.K2-1102, South : Common Area And Thereafter Tower-L					
HL35CHLONS000005110055 & AP-10258127	Mrs. Divyaba Indravijaysinh Chudasma & Mr. Indravijaysinh Hudasma & Mitrajshi Chudasma	12.09.2024 Rs.21,61,641/- (Rupees Twenty One Lakh Sixty One Thousands Six Hundred Forty One Only)	Physical Possession	Rs.18,28,800/- (Rupees Eighteen Lakh Twenty Eight Thousands And Eight Hundred Only	Rs.1,82,880/- (Rupees One Lakh Eighty Two Thousands Eight Hundred Eighty Eight Only
Description Of Property: All Pieces And Parcel Of Property Bearing Residencial House Having Land Admeasuring 67.49 Sq.Mtrs Of Sub Plot No.58 To 67/22 Of Plot No.58 To 67 Area Known As Bharat Park (Ayodhya Residency) Situated At Ratanpar Revenue Survey No. 197 Sub District Rajkot Gujarat. Bounded With : North : Sub Plot No.58 To 67/21, South : Sub Plot No.58 To 67/23, East : Sub Plot No.58 Tyo 67/3, West : Road					
HL15CHLONS000005066234 & AP-10154289	MRS. MITTALBEN DHOLA & MR. HITESH BHAI DHOLA	17.11.2023 Rs.25,26,735/-(Rupees Twenty Five Lakh Twewnty Six Thousands Seven Hundred Thirty Five Only)	Physical Possession	Rs.13,98,060/- (Rupees Thirteen Lakh Ninety Eight Thousands And Sixty Only)	Rs.1,39,806/- (Rupees One Lakh Thirty Nine Thousands Eight Hundred And Six Only
Description Of Property: All Pieces And Parcel Of Immovable Property Of A Residencial House Constructed On Eastern Side Land Sq. Mtrs 102.17 Of Nagarpalika Plot No.4 Paikee Known As Pitruashish Situated At Near Carmel Convent School Gandhigram Gujarat. Bounded With : Land Of Adj.Carmel Convent School,South : Adj. Road, East : Property In Land Of Adj.Plot No.5, West : Property In Land Of Adj.Plot No.4 Paikee					
HL15LILONS000005036524 & AP-10071934	MRS. GAYATRIBEN PARMAR & SHAILESH BHAI PARMAR	12.09.2024 Rs.6,04,837/- (Rupees Six Lakh Four Thousands Eight Hundred Thirty Seven Only)	Symbolic Possession	Rs.7,26,300/- (Rupees Seven Lakh Twenty Six Thousands Three Hundred Only)	Rs.72,630/- (Rupees Seventy Two Thousands Six Hundred Thirty Only)
Description Of Property: All Pieces And Parcel Of C.S War No.1, Property No.35, Sanad No.2829/P, North Side Near Yogeshwar Pan Halvad Road, Surendrangar,Gujarat-363310 Bounded With : East : Ravlu Khancharu, West : Dave Premshankar's Property, North : Road, South : Property Of Mrs.Nirmalaben (Survey No.2829/P)					
HL15CHLONS000005035872 & AP-10070536	MRS. HETALBA SAHADEVSINH JADEJA & MR. SAHADEVSINH JADEJA	10.07.2024 Rs.6,73,453/-(Rupees Six Lakh Seventy Three Thousands Four Hundred Fifty Three Only)	Physical Possession	Rs.6,28,000/- (Rupees Six Lakh Twenty Eight Thousands Only)	Rs.62,800/- (Rupees Sixty Two Thousands Eight Hundred Only)
Description Of Property: All Pieces And Parcel Of Survey No.686/P Plot No.17,Paikee Southern Western Corner P Southern Side Swami Vivekanand Society-2,Near Nur-E-Mahammad Society,Junction Road, Wadhavan, Surendrangar,Gujarat-363001 Bounded With : Eats : F.T.10.50 This Side Plot No.17 Paikee, West : F.T 10.50 This Side Plot Wide Road,North : F.T 40.00 This Side Plot No.17 Paikee,South : T.40.00 This Side Plot No.16					
LA15VLLONS000005067373 & AP-10159640	MRS. JANAKBEN BARIPA & MR.BHUPATBHAI BARIPA	12.09.2024 Rs.8,60,856/- (Rupees Eight Lakh Sixty Thousands Eight Hundred Fifty Six Only)	Symbolic Possession	Rs.11,85,600/- (Rupees Eleven Lakh Eighty Five Thousands Six Hundred Only)	Rs.1,18,560/-(Rupees One Lakh Eighteen Thousands Five Hundred Sixty Only)
Description Of Property: All Pieces And Parcel Of Dudhrej Revenue Survey No.676/P Plot No.37 Paikee South Side Land, Vivekanand Society-3, Old Junction Area,Wadhwan,Surendamagar,Gujarat-363001 Bounded With : East : Khanchali Then Plot No.36, West : Road 30ft Wide, North : Plot No.37 Paikee Property Of Sabirhussain Jumabhai, South: 10ft Wide Road.					
HL32LILONS000005043668 & AP-10096239	M