FINANCIAL EXPRESS

HDFC Bank Ltd.: 11th Floor, Tower B, Wing C, HDFC BANK Swastik Universal, Near Valentine Cinema, Piplod, Surat - 395007, Mob.: 9377662678

E-AUCTION SALE NOTICE UNDER SARFAESI ACT, 2002

Immovable Properties Taken over, under Securitization and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002, for sale on "AS IS WHERE IS & WHAT IS THERE IS BASIS". **Date of e-Auction Outstanding Dues Date of Inspection** Names of the Borrowers / Guarantor **Loan Account No** (Secured Debt) No. & Timing Rs.1.61.47.358.54/-12.02.2025 1) M/s. Pundits Business Pvt. Ltd., 2) Brijeshbhai 17012790000048 01.02.2025 BETWEEN At 11 AM to 12 NOON with *as on 02.07.2014 Bharatbhai Dhaduk & 3) Yogeshbhai Valajibhai Kotadiya 12.00 NOON to 3.00 PM unlimited extension of 5 Mins

S. No.	Details of Immovable Property	Reserve Price	S. No.	Details of Immovable Property	Reserve Price				
1	Shop No B/1 under the ground floor admeasuring 1000 sq feet i.e. 92.93 sq meters super built up area & 62.43 sq meters carpet area along with undivided share in the land of Ganpati Plaza Co. Op. Housing Society Ltd., Katargam Darwaja, Katargam, Surat.	Rs.16,00,000/- EMD Rs.1,60,000/-	8	Shop No B/13 under the ground floor admeasuring 250 sq feet i.e. 23.23 sq meters super built up area & 17.56 sq meters carpet area along with undivided share in the land of Ganpati Plaza Co. Op. Housing Society Ltd., Katargam Darwaja, Katargam, Surat.	Rs. 5,00,000/- EMD Rs. 50,000/-				
2	Shop No B/7 under the ground floor admeasuring 1000 sq feet i.e. 92.93 sq meters super built up area & 62.43 sq meters carpet area along with undivided share in the land of Ganpati Plaza Co. Op. Housing Society Ltd., Katargam Darwaja, Katargam, Surat.	Rs. 18,00,000/- EMD Rs. 1,80,000/-	9	Shop No G/16 on the ground floor admeasuring 250 sq feet i.e. 23.23 sq meters super built up area & 17.56 sq meters carpet area along with undivided share in the land of Ganpati Plaza Co. Op. Housing Society Ltd., Katargam Darwaja, Katargam, Surat.	Rs.16,00,000/- EMD Rs.1,60,000/-				
3	Shop No B/8 under the ground floor admeasuring 250 sq feet i.e. 23.23 sq meters super built up area & 17.56 sq meters carpet area along with undivided share in the land of Ganpati Plaza Co. Op. Housing Society Ltd., Katargam Darwaja, Katargam, Surat.		10	Shop No G/17 on the ground floor admeasuring 250 sq feet i.e. 23.23 sq meters super built up area & 17.56 sq meters carpet area along with undivided share in the land of Ganpati Plaza Co. Op. Housing Society Ltd., Katargam Darwaja, Katargam, Surat.	Rs.16,00,000/- EMD Rs.1,60,000/-				
4	Shop No B/9 under the ground floor admeasuring 250 sq feet i.e. 23.23 sq meters super built up area & 17.56 sq meters carpet area along with undivided share in the land of Ganpati Plaza Co. Op. Housing Society Ltd., Katargam Darwaja, Katargam, Surat.	Rs. 5,00,000/- EMD Rs. 50,000/-	11	Shop No G/18 on the ground floor admeasuring 250 sq feet i.e. 23.23 sq meters super built up area & 17.56 sq meters carpet area along with undivided share in the land of Ganpati Plaza Co. Op. Housing Society Ltd., Katargam Darwaja, Katargam, Surat.	Rs.16,00,000/- EMD Rs.1,60,000/-				
5	Shop No B/10 under the ground floor admeasuring 250 sq feet i.e. 23.23 sq meters super built up area & 17.56 sq meters carpet area along with undivided share in the land of Ganpati Plaza Co. Op. Housing Society Ltd., Katargam Darwaja, Katargam, Surat.	Rs. 5,00,000/- EMD Rs. 50,000/-	12	Shop No G/19 on the ground floor admeasuring 250 sq feet i.e. 23.23 sq meters super built up area & 17.56 sq meters carpet area along with undivided share in the land of Ganpati Plaza Co. Op. Housing Society Ltd., Katargam Darwaja, Mouje Katargam, Surat.	Rs.16,00,000/- EMD Rs.1,60,000/-				
6	Shop No B/11 under the ground floor admeasuring 250 sq feet i.e. 23.23 sq meters super built up area & 17.56 sq meters carpet area along with undivided share in the land of Ganpati Plaza Co. Op. Housing Society Ltd., Katargam Darwaja, Katargam, Surat.		13	Shop No HG/22 on the higher ground floor admeasuring 250 sq feet i.e. 23.23 sq meters super built up area & 17.56 sq meters carpet area along with undivided share in the land of Ganpati Plaza Co. Op. Housing Society Ltd., Katargam Darwaja, Katargam, Surat.	Rs. 12,00,000/- EMD Rs. 1,20,000/-				
7	Shop No B/12 under the ground floor admeasuring 250 sq feet i.e. 23.23 sq meters super built up area & 17.56 sq meters carpet area	Rs. 5,00,000/- EMD							

With further interest as applicable, incidental expenses costs, charges etc incurred till the date of payment and/or realisation. **NB**: to the best of knowledge and information of the Authorized Officer (A.O.) of HDFC Bank Ltd., there are no encumbrances.

along with undivided share in the land of Ganpati Plaza Co. Op.

Housing Society Ltd., Katargam Darwaja, Katargam, Surat.

The particulars in respect of the secured assets specified herein above have been stated to the best of the information of the undersigned, who, however shall not be responsible for any error, misstatement or omission in the said particulars. The tenderer(s)/prospective purchaser(s) are, therefore requested in their own interests, to satisfy

nimself/themselves with regard to the above and the other relevant details pertaining to the abovementioned property/properties, before submitting the tenders. 1. Sale is strictly subject to the terms & conditions stipulated in the prescribed Tender Document/ E-Bidding catalogue and in this notice. Further details of the immovable

Rs. 50,000/-

properties/secured assets and Tender Documents/Online Auction Catalogue can be collected/obtained from the Authorized Officer of HDFC Bank Ltd. at 11th Floor, Tower B, Wing C, Swastik Universal, Near Valentine Cinema, Piplod, Surat - 395007 on any working day or can be downloaded from https://hdfcbank.auctiontiger.net. Properties are available for inspection on the date(s) and time mentioned above in column.

Sealed tenders (in the prescribed tender documents/e-bidding catalogue only) along with 10% of the offer amount towards earnest money deposit (EMD) should be deposited in the office HDFC Bank Ltd. at 11th Floor, Tower B. Wing C. Swastik Universal, Near Valentine Cinema, Piplod, Surat - 395007 on or before 10.02,2025 till 5 PM. Payments should be made only by demand drafts/pay orders drawn on a scheduled bank in favour of "HDFC BANK LTD" payable at par at Surat. Tenders that are not duly filled up or tenders not accompanied by the EMD or tenders received after the above date prescribed herein will not be considered/ treated as valid tenders, and shall accordingly be rejected. The date of e-auction and time mentioned herein above in column 2(1) The bid incremental values for said property will be Rs. 20,000/-.

Documents: along with tender documents/e-bidding catalogue the tenderer/s should also attach copy of his/her photo identity proof such as copy of the passport, election commission card, driving license, copy of the pan card issued by the income tax department, aadhar card etc. Please note that proof of residence countersigned by the tenderer/offerer herself/himself also needs to be provided.

I. The Borrower(S)/Mortgagor(S), Guarantor(S) of the Immovable Properties/Secured Assets may, if they so desire, give/sponsor their Best Possible Valid Offer(s) for the immovable properties/secured assets offered for sale provided that the terms and conditions of sale are duly complied with.

The tenderers/prospective purchasers will be given an opportunity to increase/improve their offer/s during online auction. The additional terms and conditions for tenderers/prospective purchasers participating in online auction are: (A) e-Procurement Technologies Limited (Auction Tiger) Is Assisting The Authorized Officer In Conducting The Online Auction. (B) Detailed Terms And Condition For Participating In The Online Auction, Format, Application, Declaration, etc, Can Be Downloaded From Website https://hdfcbank.auctiontiger.net. (C) Upon Receipt of The Necessary Documents As Mentioned Above Within The Stipulated Date and time, a password/user id will be provided by M/s. E-procurement technologies limited to Eligible Tenderers/Prospective Purchasers To Participate In The Online Auction at https://hdfcbank.auctiontiger.net. Necessary trainings will be provided by M/s. E-procurement technologies limited for the purpose.

Statutory dues like property taxes/cess and/or builder/society dues, contribution to building repair funds, transfer charges, any other taxes etc. should be ascertained by the tenderer(s)/offerer(s)/prospective purchaser(s) and the same shall be borne and paid by the purchaser. The stamp duty, legal charges, registration charges and GST if any as applicable in respect of the sale certificate to be executed shall be paid by the purchaser alone.

The person declared to be the purchaser shall, immediately after such declaration, deposit 25% of the amount of purchase money to the 'Authorised Officer' immediately and remaining 75% to be deposited within 15 days from the date of auction date, in default of such deposit, the property shall forthwith be put up again and resold.

In case of any difficulty in obtaining Tender Documents/e-bidding catalogue or Inspection of the Immovable Properties / Secured Assets and for gueries, Please Contact Concerned Officials of HDFC BANK LTD., Mr. Nilesh Parmar on 9377662678 or Email: Nilesh.Parmar@hdfcbank.com and Officials of M/s e-Procurement Technologies Limited (Auction Tiger), Ahmedabad. Bidder Support Numbers: 9265562821 / 9265562818 / 9265562819, 079 68136880 / 881 / 837 / 842, Email: support@auctiontiger.net & ramprasad@auctiontiger.net

HDFC Bank reserves its right to accept or to reject highest and/or all offer/s and to cancel entire auction proceedings without assigning any reasons. THIS NOTICE SHOULD ALSO BE CONSIDERED AS 15 DAYS NOTICE TO THE BORROWER / MORTGAGER UNDER RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULE, 2002

Date: 20.01.2025, Place: Surat Sd/- Authorized Officer, HDFC Bank Ltd

HDFC Bank Ltd., 2nd Floor, The Baroda **E-AUCTION SALE NOTICE** HDFC BANK Crossway, Opp. Police Bhavan, Dandiva Bazar Cross Road, Vadodara **UNDER SARFAESI ACT, 2002** 390001. (M) 9737888991 Immovable Properties Taken over, under Securitization and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002, for sale on "AS IS WHERE IS & WHAT IS THERE IS BASIS" **Outstanding Dues** Date(s) of **Names of the Borrowers** Date of Reserve **Location & Details of Immovable Property** E-Auction & / Guarantor and to be recovered Inspection Loan Account No. (Secured Debt) Timing 1) Art Effect Studio - Partner 01.02.2025 12.02.2025 Rs.20,30,246. Flat No 202 admeasuring 53.18 Sq. mtrs on Rs. Hunny Sureshbhai Dudhaiya, **AT 11 AM TO** 87/-Second Floor in Fortune Greenfields situated in Between 15,50,000/-2) Hunny Sureshbhai **12 NOON** 12.00 Noon Old Revenue Survey no 52, Block no 46, Final *as on with unlimited **Dudhaiya & 3) Jenita Anand** to 03.00 PM Plot no 36 Town Planning no 2 in the sim Village 19.04.2022 **EMD** extension of 5 Mins Vadgama Bhavli and owned by Hunny Sureshbhai Rs. 1,55,000/-(Loan No 50200024260869) Dudhaiya. 1) Late Abubakar Siddique 03.02.2025 12.02.2025 Rs. Plot No B/7 admeasuring 390.00 sq. meters & **Dholia, Proprietor of Al-Falah AT 11 AM TO** Between 29,34,852.72/-Plot No B/8 admeasuring 286.50 sq. meters 90,00,000/-Petroleum – Through legal **12 NOON** 12.00 Noon along with construction thereon in Naeem *as on with unlimited heirs 1.1) Abidbhai Dholia, to 03.00 PM Nagar, situated at Revenue Survey No 161/1 & **EMD** 21.04.2016 extension of 5 Mins. 1.2) Sahida Kasidbhai, 1.3) 163 Paiki, Opposite Welfare Hospital, Behind Rs. 9,00,000/-Sabera Arifbhai Fattani, 1.4) HDFC Bank ATM, Dahej Road, Village Dungri, Samim Yunusbhai Rayta, 1.5) Taluko Bharuch, in the Registration District Aarifbhai Dholia & 2) Abidbha Bharuch & Sub District Bharuch and owned by Late Abubakar Siddique Dholia. (Loan No 00688020000077) (1) M/s. Megha Trading Through 12.02.2025 Rs. Flat No B/4 On 6th Floor Admeasuring 50 Sq. 04.02.2025 its Propritor Mohinkumar **AT 11 AM TO** 13,91,597.56/ Meters Along With Undivided Share In The Land Between 15,00,000/-Prakashchandra Joshi, (2) **12 NOON** Of 'karamvir Tower', Situated At Revenue 12.00 Noon **Mohinkumar Prakashchandra** with unlimited to 03.00 PM Survey No 2442/2 Admeasuring 1061.98 Sq. **EMD** *as on Joshi, (3) Vishalkumar extension of 5 Mins Meters Paiki, Nadiad Kapadvanj Road, Moje Rs. 1,50,000/-Prakashchandra Joshi, & (4) 11.03.2019 Prakashchandra Ramanlal Joshi Nadiad In The Registration District Kheda & Sub (Loan No 50200026601926) District Nadiad And Owned By Vishalkumar Prakashchandra Joshi & Prakashchandra Ramanlal Joshi (1)M/s. Antriksh Through its Flat No A/303 admeasuring 62.93 Sq. Meters 12.02.2025 Rs. 04.02.2025 Propritor Vinay Hiralal Shah, **AT 11 AM TO** along with undivided share in the land of Navkar 13,02,640.19/ Between 14,00,000/-(2) Vinay Hiralal Shah, & (3) **12 NOON** Apartment, Block No A, Situated at Revenue 12.00 Noon Falguni Vinavlal Shah with unlimited to 03.00 PM Survey No 1012/2 (0-20-23) paiki (0-06-08). **EMD** *as on extension of 5 Mins (Loan No 82000721) Town Planning Scheme No 1, Final Plot No 37 Rs. 1,40,000/-23.08.2018 whose Nadiad Additional Area No 3, Nadiad City Survey No 1931 paiki, Moje Nadiad, in the Registration District Kheda & Sub District

* With further interest as applicable, incidental expenses costs, charges etc incurred till the date of payment and/or realisation. **NB**: to the best of knowledge and information of the authorized officer (A.O.) of HDFC Bank Ltd, there are no encumbrances.

The particulars in respect of the secured assets specified herein above have been stated to the best of the information of the undersigned, who, however shall not be responsible for any error, misstatement or omission in the said particulars. The tenderer(s)/prospective purchaser(s) are, therefore requested in their own interests, to satisfy himself/themselves with regard to the above and the other relevant details pertaining to the abovementioned property/properties, before submitting the tenders.

Nadiad and owned by Falguni Vinay Shah

1. Sale is strictly subject to the terms & conditions stipulated in the prescribed Tender Document / E-Bidding catalogue and in this notice. Further details of the immovable properties/secured assets and Tender Documents/Online Auction Catalogue can be collected/obtained from the Authorized Officer of HDFC Bank Ltd. at 2nd Floor, The Baroda Crossway, Opp. Police Bhavan, Dandiya Bazar Cross Road, Vadodara 390001 on any working day or can be downloaded from https://hdfcbank.auctiontiger.net. Properties are available for inspection on the date(s) and time mentioned above in column.

2. Sealed tenders (in the prescribed tender documents/e-bidding catalogue only) along with 10% of the offer amount towards earnest money deposit (EMD) should be deposited in the office HDFC Bank Ltd. at 2nd Floor, The Baroda Crossway, Opp. Police Bhavan, Dandiya Bazar Cross Road, Vadodara 390001 on or before 10.02.2025 till 5 PM. Payments should be made only by demand drafts/pay orders drawn on a scheduled bank in favour of "HDFC BANK LTD." payable at par at Surat. Tenders that are not duly filled up or tenders not accompanied by the EMD or tenders received after the above date prescribed herein will not be considered/treated as valid tenders, and shall accordingly be rejected. The date of e-auction and time mentioned herein above in column. 2(1) The bid incremental values for said property will be Rs. 20,000/-.

Documents: along with tender documents/e-bidding catalogue the tenderer/s should also attach copy of his/her photo identity proof such as copy of the passport, election commission card, driving license, copy of the pan card issued by the income tax department, aadhar card etc. Please note that proof of residence countersigned by the tenderer/offerer herself/himself also needs to be provided.

4. The Borrower(S)/Mortgagor(S), Guarantor(S) of the Immovable Properties/Secured Assets may, if they so desire, give/sponsor their Best Possible Valid Offer(s) for the immovable properties/secured assets offered for sale provided that the terms and conditions of sale are duly complied with.

5. The tenderers/prospective purchasers will be given an opportunity to increase/improve their offer/s during online auction. The additional terms and conditions for tenderers/prospective purchasers participating in online auction are: A) e-Procurement Technologies Limited (Auction Tiger) Is Assisting The Authorized Officer In Conducting The Online Auction. B) Detailed Terms And Condition For Participating In The Online Auction, Format, Application, Declaration, etc, Can Be Downloaded From Website https://hdfcbank.auctiontiger.net. C) Upon Receipt of The Necessary Documents As Mentioned Above Within The Stipulated Date and time, a password/user id will be provided by M/s. E-procurement technologies limited to Eligible Tenderers/Prospective Purchasers To Participate In The Online Auction at https://hdfcbank.auctiontiger.net. Necessary trainings will be provided by M/s. E-procurement technologies limited for the purpose.

6. Statutory dues like property taxes/cess and/or builder/society dues, contribution to building repair funds, transfer charges, any other taxes etc. should be ascertained by the tenderer(s)/offerer(s)/prospective purchaser(s) and the same shall be borne and paid by the purchaser. The stamp duty, legal charges, registration charges and GST if any as applicable in respect of the sale certificate to be executed shall be paid by the purchaser alone.

7. The person declared to be the purchaser shall, immediately after such declaration, deposit 25% of the amount of purchase money to the 'Authorised Officer' immediately and remaining 75% to be deposited within 15 days from the date of auction date, in default of such deposit, the property shall forthwith be put up again and resold.

In case of any difficulty in obtaining Tender Documents / e-bidding catalogue or Inspection of the Immovable Properties / Secured Assets and for Queries, Please Contact Concerned Officials of HDFC BANK LTD., Mr. Nirav Patel on 9737888991 or Email: Niravkumar.Patel3@hdfcbank.com and Officials of M/s. e-Procurement Technologies Limited (Auction Tiger) Ahmedabad, Bidder Support Numbers : 9265562821 / 9265562818 / 9265562819, 079 68136880 / 881 / 837 / 842, Email: support@auctiontiger.net & ramprasad@auctiontiger.net

HDFC Bank reserves its right to accept or to reject highest and/or all offer/s and to cancel entire auction proceedings without assigning any reasons. THIS NOTICE SHOULD ALSO BE CONSIDERED AS 15 DAYS NOTICE TO THE BORROWER / MORTGAGER UNDER RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULE, 2002.

Date: 20.01.2025 **Authorized Officer, HDFC Bank Ltd.** Place: Vadodara

(a) pnb Housing

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 - 380006 lotice 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-E 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.

Reserve EMD (10% Last Date of Bid Incr Price of RP) (F) Submision emental (RP) (E) cf Bid (G) Rate (H) Description of the Loan No. Name of Demanded Nature of the Borrower/Co-Borrowe Amount & Properties mortgaged mbrances/Court |Guarantor/Legal heirs(A) Case if any (K) NHL/AHM/1018/590102 Rs.

Devendrasinh Gohil / Vikramsinh Hakubha Gohil, B.O.: Ahmedabad 10-02-2020 Physical Digjam Circle, Jamnagar, Gujarat-361006 Rs. Rs.

Rs. Physical Digjam Circle, Jamnagar, Gujarat-361006 Rs. Rs. 04-02-2025 Rs. 24-01-2025 05-02-2025 Not Known 10,000 PM To 4:00 PM

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 purchasenbidder 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 tendenbid application form or making Offer(s). The bidder(s) that is 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 9(3) of the Security Interest (Enforcement) Rules 2002. The sale may be confirmed in tayour 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 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.) Mis 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@phohousing.com, i (1.) As on date, there is no order restraining and/or court injunction PNBHFL/the authorized Officer of PNBHFL from selling, allenating and/or disposing of the above immovable properties/secured assets and



Home First Finance Company India Limited

CIN: L65990MH2010PLC240703 Website: homefirstindia.com

Phone No.: 180030008425 Email ID: loanfirst@homefirstindia.com

POSSESSION NOTICE

REF: POSSESSION NOTICE UNDER SUB-RULE (1) OF RULE 8 OF THE SECURITY INTEREST (ENFORECEMENT) RULES, 2002

WHEREAS the undersigned being the Authorized Officer of HOME FIRST FINANCE COMPANY INDIA LIMITED, pursuant to demand notice issued on its respective dates as given below, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act No. 54 of 2002) and in exercise of powers conferred under section 13(2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 calling upon you/Borrowers, the under named to pay outstanding dues as within 60 days from the date of receipt of respective notices. You/Borrowers all, however, have failed to pay the said outstanding dues within stipulated time, hence HOME FIRST FINANCE COMPANY INDIA LIMITED are in exercise and having right as conferred under the provision of sub section (4) of section 13 of SARFAESI ACT, 2002 read with rules thereunder, taken POSSESSION of the secured assets as mentioned herein below:

CALCA	month and an extended the first of the				
Sr. No	Name of Borrowers/ Co-Borrowers/ Guarantors	Description of Mortgaged Property		Total O/s as on date of Demand Notice (in INR)	5,850,000,000,000
1.	Roshiya Vijay Hirji, Kaushalya Roshiya	Plot No. 134, Survey no 128, Kidana Gandhidham Kachchh, Gandhidham, Gujarat, 370201	06-05-2023	12,21,978	17-01-2025

The borrower having failed to repay the amount, notice is hereby given to the borrower / Guarantor and the public in general that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on him/her under section 13(4) of the said Act read with rule 8 of the said rule on the date mentioned above,

The BORROWERS/ GUARANTORS and the PUBLIC IN GENERAL are hereby cautioned not to deal with the above referred Properties/Secured Assets or any part thereof and any dealing with the said Properties/Secured Assets shall be subject to charge of HOME FIRST FINANCE COMPANY INDIA LIMITED for the amount mentioned hereinabove against Properties/Secured Assets which is payable with the further interest thereon until payment in full.

The borrower's attention is invited to the provisions of subsection (8) of Section 13 of the Act, in respect of time available to redeem the secured asset.

Home First Finance Company India Limited Date: 20-01-2025

ARM Branch, 7th Floor, Gift One Building, Gift City,

Gandhinagar-382355

केनरा बैंक Canara Bank 🚓 ि सिंडिकेट Syndicate

E-AUCTION SALE NOTICE TO PUBLIC UNDER SARFAESI ACT, 2002

Authorised Officer

DETAILS FOR MEGA E-AUCTION ON 05.02.2025 (01:00 PM TO 03:00 PM) LAST DATE OF EMD: 04.02.2025

The undersigned as Authorized officer of CANARA BANK has taken over possession of the following property/ies under section 13(4) of the SARFAESI ac Public at large is informed that e-auction (under SARFAESI act, 2002) of the charged property/ies in the below mentioned cases for realization of bank dues will be held on "AS IS WHERE IS, AS IS WHAT IS" BASIS Under Rule 8(6) & 9 (1) of Security Interest (Enforcement) Rules, 2002.

Sr. No.	Name of BORROWER/S/ CO-BORROWERS/ GUARANTORS/MORTGAGOR/S	OUTSTANDING (RS)	DETAILS OF SECURITY/IES / STATUS OF POSSESSION	RESERVE PRICE & EMD	ACCOUNT DETAILS & NAME, CONTACT DETAIL OF BRANCH	
1	M/s Bhagwati Rice And Pulse Mill (Borrower/Mortgagor), Mrs. Pinalben Jadav (Proprietor), Mr. Sanjaybhai Jadav S/o Punambhai Jadav (Guarantor/Mortgagor)	Rs. 36,55,939.44 as on 11.11.2024 & further interest plus Charges thereon	Machineries: 1. Combines Rice Mill (Accurate Grain Process Solution) 2. Silk Polisher (Accurate Grain Process Solution) 3. Rotary Shifter (Accurate Grain Process Solution) 4. Colour Sorter (Accurate Grain Process Solution) 5. Blower (SG Enterprise) 6. Air Suction Line & Ducting (SG Enterprise) 7. Vibro Destoner (SG Enterprise) 8. Air Compressor (SG Enterprise) 9. Structural Steel (SG Enterprise) 10. Grain Discharger (SG Enterprise) 11. UPS (SG Enterprise) 12. Length Grader (SG Enterprise) 13. Vibro Cleaner (SG Enterprise) 14. Cyclone (SG Enterprise) 15. Drill Machine 16. Other Misc Scrap Installed at immovable property being survey No. 68/1/A, Khata No. 1260, Total admeasuring HC.0-45-00 Area i.e. 4500 sq.mt. "Bhagwati Rice and pulse mill" gram panchayat property No. 1928 village - Sihol, taluk-Petlad, District Anand. Status of Possession: Symbolic Possession	RESERVE PRICE : Rs. 16,20,000.00 EMD : Rs. 1,62,000.00	ARM Branch Ph.: 079 - 69027812 / 818 / 823 / 820 / 822 Mob : 8238091942 / 9680505055 Email : cb3966@canarabank.com A/C No.: 209272434 IFSC : CNRB0003966	
2	"M/s Sai Satya Enterprise Pvt. Ltd. (Directors: Mr. Purnendu Ajit Pani and Mrs. Nilima P Pani) Mr. Purnendu Pani Mrs. Nilima Pani & Mr. Anupam Pani"	Rs. 61,51,88,920.61 as on 30.04.2024 & further interest plus Charges thereon	Shop No. 402, 4th Floor, D R World Mall, Near AAI Mata Temple, Parvar Patiya, Surat (Mauje Dumbhal, RS No. 44/1/A, Block No. 54, TP No. 34 {Majue-Dumbhal}, FP No.10/A paiki sub plot no. 5, 6 & 7 paiki} Area: 4565 Sq.ft. Status of Possession: (Physical Possession)			

Other Terms and Conditions: The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the

following conditions. (1) Auction will be held on 05.02.2025 from 01:00 pm to 03:00 pm (2) For all the properties The Auction Sale is conducted on "As is where is. As is what is and Whatever there is "Basis. Bank is not aware of any pending charges, taxes, etc. Purchasers are bound to verify the same and, i any, have to bare the same. (3) Auction / bidding shall only through "Online Electronic Bidding" through the website https://baanknet.com/ Bidders are advised to go through the website (www.canarabank.com) under link E-Auction for detailed terms before taking part in the E-Auction Sale proceedings (4) The Property can be inspected, with Prior Appointment with Authorized Officer, on 31.01.2025. (5) The Property will not be sold below the Reserve Price and the participating bidders may improve their offer further during auction process. (6) EMD amount of 10% of the Reserve Price is to be deposited in E-Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan "on or before 04.02.2025." (7) Intending bidders should hold a valid signature certificate and e-mail address. For details with regard to digital signature please contact the service provider M/S PSB Alliance (BAANKNET) (For Contact Details please refe Point No. 19) Immediately on the same date payment of the EMD amount the bidders shall approach the said service provider for obtaining digital signature (If not holding a valid digital signature) (8) Last Date for depositing the EMD is 04.02.2025, after payment of the EMD amount, the intending bidders should send a copy of the following documents /details on or before date of submission of the bid(s), to Canara Bank, Branch, concerned to the property. (A Demand Draft/Pay order towards EMD amount if paid through RTGS/NEFT, acknowledgment receipt thereof with UTR No. (B) Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of bid amount. (C) Bidders Name, Contact No., Address, E-mail (D) Bidder's A/c. details for online refund of EMD. (9) Last Date for receipt of tender documents: 04.02.2025. (10) The intending bidders should register their names at portal https://baanknet.com/ to get their User ID and password free of cost. Prospective bidder may avail online training on E-auction from the service provider https://baanknet.com/ (For Contact Details please refer Point No. 19). (11) EMD deposited by the unsuccessful bidder shall be refunded to them within 7 days of finalization of sale. The EMD shall not carry any interest. (12) The bank will have the absolute right/discretion for acceptance/rejection of any bid and all bidders to undertake not to initiate any legal action against the Bank from non-sale of such denied asset simply because such a bidder was successful/highest bidder. (13) Auction would commence at Reserve Price plus one increment of Rs. 10,000 and bidders shall improve their offers multiplies of Rs. 10,000 (Rs. Ten Thousand), if required. The bidder who submits the highest bid (above the Reserve Price on closure of 'Online 'auction shall be declared as successful bidder. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor. (14) The successful bidder shall deposit 25% of sale price (inclusive of EMD already paid) immediately on declaring him/her as the successful bidder and the balance within 15 days from the date of confirmation of sale by the Secured creditor in respective Branch's account as mentioned in Branch details. If the successful bidder fails to pay the sale price within the period stated above, the deposit made by him /her shall be forfeited by the Authorized Officer without any notice and property shall forthwith be put for sale again. Notwithstanding contained herein, the confirmation regarding successful bidder is subject to any suit filed/to be filed or any other order by any competent authority/ies/court/tribunal. (15) Remaining amount of bids is to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, ARM Branch, Ahmedabad OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account "CANARA BANK ARM BRANCH, AHMEDABAD" A/c No. 209272434; IFSC Code: CNRB0003966. (16) Where the sale consideration, of the property to be transferred is Rs. 50 Lakhs and above the successful bidder will have to deduct Tax Deducted at Source) TDS @ 1 % on the sale proceeds and deposit the same by furnishing the Challan in form 26QB and submit the original receipt of TDS certificate to the Bank (17) All charges for conveyance, stamp duty and registration charges etc., as applicable shall be borne by the successful bidder only. (18) Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof. (19) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach Canara Bank, Circle Office, Gandhinagar or Concerned Branch of Canara Bank who as a facilitating centre shall make necessary arrangements. (20) For further details contact Authorised Officer, Canara Bank, ARM Branch (Ph. No. 079-69027812/818/822/823, Mob. 8238091942, 8470037686, 9680505055, 7415811363) E-mail: cb3966@canarabank.com; the Service Provider: M/s PSB Alliance (BAANKNET); Contact Person: Karan Modi; Contact Number: 7016-716557, Support Helpdesk Number: 8291220220, 7046612345, 6354910172, 9892219848, 8160205051, Email: support.baanknet@psballiance.com. (21) The bank is free to sale the property under private treaty or purchase as Non-Banking Assets, out of the above said properties, under the provision of the SARFAESI Act, in case no bidder is turning up for the purchase of property. No future notice Shall be issued for the same. (22) To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent inquires regarding the encumbrance, title of properties put on auction and claims/rights/dues/affecting, the property, prior to submitting their bid. The e-auction advertisement does not constitute and will not be demand to constitute any commitment or any representation of the Banks. The property is being sold with all the existing and future encumbrance whether known or unknown to the Bank. Further some properties are available on symbolic possession and few are occupied by tenants/third parties as mentioned in the advertisement which may be noted. The Authorised Officer/Secured Creditors shall not be responsible in any way for any third party

For detailed terms and conditions of sale, please refer to the link provided in https://baanknet.com/ and https://www.canarabank.com Also, Prospective Bidders may contact respective Branches / Authorised Officer.

Date: 20.01.2025 | Place: Gandhinagar

Sd/- Authorised Officer, Canara Bank



