FINANCIAL EXPRESS



OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED

CIN: U67100TZ2014PTC020363 Corporate Office: : Kohinoor Square, 47th Floor, N.C Kelkar Marg, R. G. Gadkari Chowk, Dadar West, Mumbai - 400028. Contact No-9773406175

Appendix - IV-A] [See proviso to rule 8 (6)] 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) of the Security

Interest (Enforcement) Rules, 2002 Notice is hereby given to the public in general and in particular to the Borrower Mr. Jainesh Dinesh Bhai Patel, and co-borrowers Priyankabahen Jainesh Patel that the below described immovable property mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Omkara ARC Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" and without recourse basis on 08.11.2023 at 11.00 am (last date and time for submission of bids is 07.11.2023 by 6.00 PM), for recovery of Rs. Rs.96,46,390/- (Rupees Ninety-Six Lakhs Forty-Six Thousand Three Hundred Ninety Only) as on May 20th, 2023, plus accrued interest/ unrealized interest at the contractual rate(s) together with incidental expenses, costs, charges, etc.

The M/s Omkara Assets Reconstruction Private Limited Secured Creditor from above mentioned borrower and co-borrower.

The Omkara Assets Reconstruction Pvt ltd (acting in its capacity as Trustee of Omkara PS 04/2020-21 Trust) has acquired entire outstanding debts lying against above said borrower/guarantors vide Assignment Agreement dated 15.06.2020 along with underlying security from Edelweiss Housing Finance Limited.

The description of the Immovable Properties, reserve price and the earnest money deposit and known encumbrances (if any) are as under:

Description Of The Property	Reserve Price	EMD
Unit No 11, situated on the ground floor of project name "Joyos Hubtown Surat comm" in building Name Adajan Block EF "GSRTC TP, scheme no 11 (Adajan), Tal.and Dist Surat .(Leasehold Property) (Area 157.15 Sq. Ft.)	Rs. 11,50,000/-	Rs. 1,15,000/-
Unit No 12, situated on the ground floor of project name "Joyos Hubtown Surat comm" in building Name Adajan Block EF "GSRTC TP, scheme no 11 (Adajan), Tal.and Dist Surat. (Area 145.42 Sq.Ft)(Leasehold Property)	Rs. 11,00,000/-	Rs. 1,10,000/-
Date of E-Auction:-08.11.2023 at 11.00 A.M to 2.00 P		
Minimum Bid Increment Amount: - Rs. 10,000/- (Rupe	ees Ten Thous	sand only)

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD: 07.11.2023 by 6:00 pm Date of Inspection: - 03.11.2023 between 01.00 pm to 04.00 pm

Known Liabilities:- Not Known This Publication is also a Fifteen Days' notice to the borrowers/co-borrower under Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

For detailed terms and conditions of the sale please refer to the link provided in secured creditor website i.e., http://omkaraarc.com/auction.php. and the contact details of authorised officer Pratiksha Patel (Contact No. 9773406175 and Rajendra Dewarde - 9324546651 and Email- pratiksha.patel@omkararc.com Bidder may also visit the website http://www.bankeauction.com or contact service provider M/s. C1 India Pvt. Ltd", Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankeauctions.com, Mr. Bhavik Pandya, Mobile :88666 82937 E mail -Maharashtra@c1india.com. Intending bidders shall comply and give declaration under section 29A of insolvency and bankruptcy code 2016.

Authorized Officer, Date: 21.10.2023 Omkara Assets Reconstruction Pvt Ltd. (Acting in its capacity as a Trustee of Omkara PS 04/2020-21 Trust)

AXIS BANK LIMITED (CIN: L65110G|1993PLC020769) **Registered Office**: "Trishul", 3rd Floor Opp. Samartheshwar Temple, Near Law Garden

Ellisbridge Ahmedabad – 380006 Structured Assets Group at Corporate Banking Branch at Ahmedabad: Structured Assets Group a Corporate Banking Branch at 3rd Eye Building, 2nd Floor, Near Panchvati Circle, C G Road, Ahmedabad-380009. **Email id:** jitendra.popat@axisbank.com; nilay.sharan@axisbank.com Sillod: Axis Bank Ltd. Ground Floor, Bypass Road, Suryakiran, Sillod, Shivaji Nagar, Aurangabad, Maharashtra, 431112.

'SALE NOTICE FOR SALE OF MOVABLE AND IMMOVABLE PROPERTIES" Appendix II-A and IV-A [Read with 6(2) and Rule 8(6)} of Security Interest (Enforcement) **Rules**, 2002

E-Auction Sale Notice for Sale of Movable and Immovable Assets under the Securitisation an Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act 2002) read with proviso to Rule 6(2), 8 (6) and Rule 9 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower i.e. 1) M/s Pravin Cotgin Private Limited at B-202, Safal Solitaire Corporate Park, Near Divyabhaskar, S.G. Highway Makaraba, Ahmedabad, Gujarat-380051 and also at Gut No. 429, 430, Village-Dongargaon, Taluka Sillod, Aurangabad, Maharashtra-431112 and Mortgagors/Guarantors i.e. 2) Mr. Tausif A Vhora, 3) Mr. Tanvir A. Vhora, 4) Mr. Nasiruddin A. Vhora, 5) Mr. Akbharbhai N Vhora at 5, Noor Mohammed Society, Near. Amrutbaug, At Bavla, Ahmedabad – 382220 & 6) Parvin Agro Pvt. Ltd. at A -507, Safal Solitaire Corporate Park, Near Divyabhaskar, S.G. Highway, Makaraba, Ahmedabad Gujarat-380051 also at Rupal Road, Bavla, Ahmedabad -382220 that the below described movable and immovable property hypothecated/mortgaged/charged to Axis Bank Limited i.e. Secured Creditor, the physical possession of which has been taken by the Hon'ble Mamlatdar, Sillod Aurangabad on 08th February 2022 in execution of order dated 26th February 2018 by District Magistrate Aurangabad or Sec. 14 application i.e. Securitisation Application No. 89 of 2017 filed by Axis Bank Ltd. under SARFAES Act. Thereafter Hon'ble Mamlatdar, Sillod Aurangabad has handed over physical possession of the below mentioned hypothecated assets/properties and mortgaged property to Authorised Officer of Axis Bank Limited, i.e., Secured Creditor will be sold on "AS IS WHERE IS", "AS IS WHAT IS", AND "WHATEVER THERE IS" and "NO RECOURSE BASIS" on 27th November, 2023, for recovery of Rs 15,54,31,349/- (Rupees Fifteen Crores Fifty-Four Lakhs Thirty-One Thousand Three Hundred Forty-Nine only) as mentioned in Demand Notice dated 14th February 2017 issued u/s. 13 (2) of SARFAESI Act being the amount due as on 14th February 2017 along with further interest at the contractual rate from 15th February 2017 thereon till the date of payment and incidental expenses, charges, costs etc due to Axis Bank Limited from 1) M/s Pravin Cotgin Private Limited and Mortgagors/Guarantors i.e. Mr. 2) Mr. Tausif A Vhora, 3) Mr. Tanvir A. Vhora, 4) Mr. Nasiruddin A. Vhora, 5) Mr. Akbharbhai N Vhora & 6) Parvin Agro Pvt. Ltd. to Axis Bank Limited i.e. Secured Creditor. The description of hypothecated and mortgaged properties for sale along with reserve price and the earnest money deposit are as under:

Sr. No.	DESCRIPTION OF PROPERTY	RESERVE PRICE	EARNEST MONEY DEPOSIT (EMD)
Lot No 1.	Property: All that piece and parcel of immovable property situated at Land admeasuring 40R and 1 Hectare 52R equivalent to 19200 sq.mtrs. under GUT No. 429 and 430. RSD No. 4413, 4184, 1966 and 3287 of Village Dongargoan, Taluka Sillod, Dist. Aurangabad together with Building and Structures thereon and or permanently fastened to anything attached to Earth held in the name of Parvin Cotgin Pvt. Ltd. (Excluding the movable assets/properties/machinery lying in this property which is hypothecated to the Bank).	Rs. 5,22,00,000.00 (Rupees Five Crores Twenty - Two Lakhs Only)	Rs. 52,20,000.00 (Rupees Fifty- Two Lakhs Twenty Thousand Only)
Lot No 2	Plant & Machinary: Bajaj make Cotton Ginning Machine with automation 39 Nos. Bajaj make Cotton Ginning Machine with automation (Damaged Condition)1 Nos, Bajaj Make Bailing Press 1 Nos, Delinter Machines Shandong Swan Cotton Industrial Machine Make 10 Nos, Automation of Lint conveying system, Weigh Bridge 1 Nos, Transformer 1 Nos, Electrical Panel and installations aggregate in all lying at GUT No. 429 and 430. RSD No. 4413, 4184, 1966 and 3287 of Village Dongargoan, Taluka Sillod, Dist. Aurangabad held in the name of Parvin Cotgin Pvt. Ltd.	Rs 1,17,00,000/- (Rupees One Crore Seventeen Lakhs Only)	Rs 11,70,000/- (Rupees Eleven Lakhs Seventy Thousand Only)

As stated above the physical possession of the Aurangabad – Sillod property was taken by the Mamlatdar, Sillod on 08th February 2022 in accordance with order dated 26th February 2018 passed by the District Magistrate, Aurangabad under section 14 of the SARFAESI Act, 2002 i.e., Securitization Application No. 89 of 2017 and handed over the physical possession to the Authorized Officer of Axis

Bank Limited. The online bids shall be submitted as per schedule given below:

Demand Draft/Pay Order in the favour of 'Axis Bank Ltd.' payable at Sillod, to be submitted on or before 24th November 2023 respectively for Lot 1 and Lot 2 by 5:00 Last date for p.m. at the following address :- Sillod- Axis Bank Ltd. Ground Floor, Bypass Road, ubmission of Suryakiran, Sillod, Shivaji Nagar, Aurangabad, Maharashtra, 431112. K/A: Mr. Rahu bid and EMD Bhat

Remittance OR Structured Assets Group at Corporate Banking Branch at 3rd Eye Building, 2nd Floor Near Panchvati Circle, C G Road, Ahmedabad-380009. K/A: Mr. Jitendra Popat

Inspection of On 23rd November, 2023 between 11:00 AM to 02:00 PM for both the Lots with prior appointment. For inspection please contact Mr. Manish Juzhare (Elixir Strategic

Property Nagpur) (Agency co-ordinator Ph: 7020038095 Date and time 27th November, 2023 between 4.00 p.m. to 5.00 p.m. with auto-extension of five

of e-auction minutes each in the event of bids placed in the last five minutes. Bid Increment • Property (Sillod-Aurangabad) Lot No 1 - Rs. 2,00,000/ - (Rupees Two Lakhs Only)

Amount Plant and Machinary Lot No 2 - Rs. 1,00,000/ - (Rupees One Lakhs Only)

•Axis Bank Ltd. had filed an Original Application No. 255 of 2017 ("OA") against the borrower, mortgagors and guarantors for recovery of outstanding dues in Hon'ble Debts Recovery Tribunal-I Ahmedabad. The said OA is pending for adjudication and the next date is 08th December 2023. •The Borrower/owners/mortgagors had filed Special Leave Application No. 11312 of

2018 ("SCA") before Hon'ble Gujarat High Court challenging the action taken by our

Bank under SARFAESI Act. The said SCA is dismissed by Hon'ble Gujarat High Court vide Encumbrance order dated 24th July 2018.

The Borrower/owners/mortgagors had filed Letter Patents Appeal No. 1025 of 2018 ("LPA") before Hon'ble Gujarat High Court feeling aggrieved with passing of order

dated 24th July 2018 passed by Hon'ble Gujarat High Court in SCA. The said LPA is dismissed by Hon'ble Gujarat High Court vide order dated 17th August 2020. •The Successful Purchaser/Buver of this property i.e. Triveni Cotton Industries has filed a Securitisation Application (Diary) No. 481 of 2023 against the Bank regarding the property Lot No 1 in Hon'ble Debts Recovery Tribunal I Ahmedabad The Maharashtra VAT has a lien of Rs 5.80 Crores on the property Lot No 1

·"There are various attachments on Borrower Company (Pravin Cotgin Private Limited) accounts" to be ascertained and verified by the Bidders prior to submitting Bid.

Mobile No.: 9228898782

or detailed terms and conditions of the sale, please refer to the link provided in https://www.axisbank.com/auction-notices and/or https://axisbank.auctiontiger.net. Date: 21st October 2023 Axis Bank Ltd. Place: Sillod, Aurangabad

AAVAS FINANCIERS LIMITED So Acyas (Formerly known as Au HOUSING FINANCE LIMITED) (CIN:L65922RJ2011PLCO34297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020

Demand Notice Under Section 13(2) of Securitisation Act of 2002

As the Loan Account Became NPA therefore The Authorised Officer (AO) Under section 13 (2) Of Securitisation And Reconstruction of Financial Assets And Enforcement of Security Interest Act 2002 had issued 60 day demand notice to the borrower as given in the table. According to the Notice if the Borrower does not deposit the Amount within 50 days, the amount will be recovered from Auction of the security as given below. As the demand Notice send to the borrower/guarantor has not been served, copy of demand notice has also been affixed on the secured assets as given below. Therefore you the borrower is informed to deposit the loan amount along with uture interest and recovery expenses within 60 days, otherwise under the provisions of section 13 (4) and 14 of the said Act, the AO is

Date and Amount of Demand Description of

ree to take possession of the Security as given below Name of the Borrower Mortgaged property Notice Under Sec. 13(2) Flat No 311, 4Th Floor, City Survey No. 197 To 200, 205, Raghabendra Singh, Mrs. Alka Devi 18 Oct 23

527.08 Sq. Ft. Date: 21.10.2023 **Authorised Officer Aavas Financiers Limited** Place : Jaipur

Rs. 3341877.41/-

19 Oct 23

KOTAK MAHINDRA BANK LIMITED

Reg Office: 27BKC, C-27, G-Block, Bandra Kurla Complex, Bandra (E), Mumbai- 400051

Branch Office: G1, Twin Tower, Sahara Darwaja, Ring Road Surat – 395 002 ල kotak NOTICE Assets And Enforcement Of Security Interest Act, 2002 (54 Of 2002) And In Exercise Of Powers Conferred Under Section 13(12) Read With Rule 3 Of The Security Interest (Enforcement) Rules 2002 Issued Demand Notices To The Borrowers As Detailed Hereunder, Calling Upon The Respective Borrowers To Repay The Amount Mentioned In The Said Notices With All Costs, Charges And Expenses Till Actual Date Of Payment Within 60 Days

From The Date Of Receipt Of The Same. The Said Borrower(S)/ Co Borrower(S) Having Failed To Repay The Amount, Notice Is Hereby Given To The Borrowers/ Co Borrowers And The Public In General That The Undersigned Has Taken Possession Of The Property Described Hereunder In Exercise Of Powers Conferred On Him Under Section 13(4) Of The Said Act R/W Rule 8 Of The Said Rules On The Dates Mentioned Along-With. The Borrowers In Particular And Public In General Are Hereby Cautioned Not To Deal With The Properties And Any Dealings With The Properties Will Be Subject To The Charge Of Kotak Mahindra Bank Ltd., For The Amount Specified Therein With Future Interest, Costs And Charges From The Respective Dates. 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. Details Of The Borrowers, Scheduled Property, Outstanding Dues, Demand Notices Sent Under Section 13(2) And Amounts Claimed There Under, Date Of Possession Is Given Herein Below: Name And Address Of The Borrower, Co-Borrower Loan | Details Of The Immovable Property Account No., Loan Amount

Sonagara Proprietor Of M/S. Shree Dental Lab & Mrs. Rekhaben Damjibhai Sonagara W/O Mr. Damjibhai Sonagara Housing Board" Situated At Sonagara Both At: Anand Nagar Block No 5, Room No L 49 Rajkot 360003 **Also Both At**: Flat No L -53, First Floor City Survey Ward No. 10 Of Rajkot. Building No 5 Anand Nagar Main Road Kothariya Road Name of the Mortgagor: Mr. Damjibhai Rajkot – 360003, Loan Account Number: 9839163 Loan Amount Sanctioned: Rs. 2,70,000/- (Rupees Two Sonagara Lakh Seventy Thousand Only).

(A/c No.) LNBAR01415-160022947

Mr. Gaganprakash Srivastava S/O Anjani Kumar All That Piece And Parcel Of Immovable 1. 18.10.2023

Srivastava & Smt. Sapna Devi W/O Mr. Gagan Prakash Srivastava Both At: Plot No.55 A Maruti Nagar Sikka, 70.00 Sq. Mtrs, Rev Sur No 94/P-2 At Maru-3. 15.11.2022 Jamnagar -361141 **Also At**: Sub Plot No 55/B, Rev Sur No 94/P-2 At Maruti Nagar, Sikka, Dist. Jamnagar Pin - 361141 Bounded As Follows: East: 7.50 M Wide, Four Dolly Pour Only 1 Four Dolly Pour Dolly Pour Only 1 Four Dolly Pour Only 1 Four Dolly Pour Only 1 Four Dolly Pour Dolly Loan Account Number: HM/0225/H/18/100052 West: Plot No 46, North Loan Amount Sanctioned: Rs. 7,30,000/- (Rupees 94/P, South : Sub Plot No 55/A Seven Lakh Thirty Thousand Only). Name Of The Mortgagor: Mr. Gaganprakash Ānjani Srivastava

Date: 21.10.2023 Place: Rajkot For any query please Contact Mr. Dhirendra Verma (+919893014333) & Mr. Gobinda Podder (+919073697729)

1. Date Of Possession, 2. Type of Possession 3. Demand Notice Date 4. Amount Due In Rs. Mr. Damjibhai Bavabhai Sonagara S/O Mr. Bavabhai All That Piece And Parcel Of The 1.17.10.2023

Authorised office

Vastu Housing Finance Corporation Ltd

4. 4,08,341/- (Rupees Four Lakh Eight Thousand Three hundred forty One Only) due and payable as of 06.12.2013 with applicable inter-Bavabhai Sonagara S/O Mr. Bavabhai est from 07.12.2013 until payment in full.

Shivalaya Flat Tarsali, Vadodara, Gujarat. Admeasuring

Four Thousand Six hundred forty four Only) Rev Sur No due and payable as of 14.11.2022 with applicable interest from 15.11.2022 until

Authorized Officer, For Kotak Mahindra Bank Limited

payment in full.

VASTU HOUSING FINANCE CORPORATION LTD Unit 203 & 204, 2nd Floor, "A" Wing, Navbharat Estate, Zakaria Bunder Road, Sewri (West), Mumbai 400015. Maharashtra.

CIN No.: U65922MH2005PLC272501 POSSESSION NOTICE

Whereas, The undersigned being the Authorised Officer of Vastu Housing Finance Corporation Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred to him under section 13 (12) read with Rule 9 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice calling upon the borrowers mentioned herein below to repay the amount mentioned in therespective notice within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, undersigned has taken possession of the property described herein

The borrower and guarantor 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 the Vastu Housing Finance Corporation Limited Branch for an amount metioned as below and interest thereon, costs etc.

SN	Co-Borrower and LAN No.	Date & Amount of Demand Notice	Description of Property	Date & Type of Possession
1	Jesabhai Gordhanbhai Baraiya, Rajuben Gordhanbhai Baraiya, Gordhanbhai Talshibhai Baraiya, Mansukhbhai Ratnabhai Bavliya HL0000000106659	19-Jun-23 Rs. 345046 as on 12-Jun-23	Dhinkwali Gram Panchayat Akami Patrak Anukram/milkat No07, Situated At Gamtal Land, Sayla,Surendranagar, Giyarat, 363430	
2	Shaileshkumar Pratapbhai Senma , Baluben Pratapbhai Senma HL0000000118215	26-Jul-23 Rs. 935203 as on 24-Jul-23	Plot No. 2, Viswamitra Society, R. S No. 368, Kumarpal Society Road, Patan-chanasma Road, Hansapur, Patan-384265	

Place: Surendranagar, Ahmedabad

Date: 21.10.2023

HOUSING FINANCE

Chola CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED Enter a better life Corporate Office: Chola Crest, Super B, C54 & C55,4, Thiru Vi Ka Industrial Estate, Guindy, Chennai-600 032

Whereas, the undersigned being the Authorized Officer of Cholamandalam Investment and Finance Company Limited, under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002), and in exercise of the powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated mentioned below under Section 13(2) of the said Act calling upon you being the borrowers (names and addresses mentioned below) to repay the amount mentioned in the said notice and interest thereon within 60 days from the date of receipt of the said notice. The borrowers mentioned herein below having failed to repay the amount, notice is hereby given to the borrowers mentioned herein below and to the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on me under sub-section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002. The borrowers mentioned here in above in particular and the public in general are hereby cautioned not to deal with said property and any dealings with the property will be subject to the charge of M/s. Cholamandalam Investment And Finance Company Limited for an amount as mentioned herein under and interest thereon. The borrower's 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.

APPENDIX IV [See rule 8 (1)] POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

NAME AND ADDRESS OF BORROWER/S & LOAN ACCOUNT NUMBER	DATE OF DEMAND NOTICE	OUTSTANDING AMOUNT	DESCRIPTION OF THE PROPERTY POSSESSED	DATE OF POSSESSION
Loan A/c Nos.X0HLAME00002622485 URVESH RAJENDRA PAREKH RANJANBEN RAJENDRABHAI PAREKH All are Residing: J-308 Shrinand Nagar-4, Sonal Cinema Road, Vejalpur - 380051 Also at: J 308 Shrinandnagar 4, Sonal Cinema Road, Vejalpur Sonal Cinema Road, Vejalpur 380051	11-08-2023	Rs.3097540/- (Rupees Thirty lakhs Ninety Seven Thousand Five Hundred Forty Only)	PROPERTY bearing flat no.j/308, block-j, third floor admeasuring 68.56 sq.mtrs. in scheme known as "SHRINANDNAGAR -4" in "SHRINANDNAGAR-4 CO.OP.HOU.SOC. LTD." situated at land bearing survey no.502A1/33 of mouje vejalpur taluka vejalpur in the registration district of ahmedabad and sub district of ahmedabad-10 (vejalpur) within the state of gujarat bounded as under: East:margin Land Of Society., West:door& Passage., North: Margin Land of Society., South: Falt No.J/307.	6-4 00

EADMECT

Equitas Small Finance Bank Ltd EQUITAS FINANCE LTD)

Registered Office: No.769. Spencer Plaza. 4th Floor. Phase-II. Anna Salai. Chennai - 600002.

POSSESSION NOTICE (U/s. Rule 8 (1) - for immovable property) Vhereas the undersigned being the Authorized Officer of M/s. Equitas Small Finance Bank Limited, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest [Act, 2002 (54 of 2002)] and in exercise of powers conferred under section 13(12) read with [Rule 3] of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice calling upon the below mentioned Borrowers to repay thetotal outstanding amount mentioned in the notice being within 60 days from the date of receipt of the said notice. Since the below mentioned Borrowers having failed to repay the below stated amount within the stipulated time, notice is hereby given to the below mentioned borrowers andthe 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 said Act read with Rule 8 of the Security interest Enforcement Rules, 2002. The Borrowers in particular and the public in general are hereby cautioned not to deal with the schedule mentioned properties and any dealings with the properties will be subject to the charge of M/s. Equitas Small Finance Bank Limited and further interest and other charges thereon." The Borrower's 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."

SR NO	Name of the Borrower(s) / Guarantor(s)	Description of Secured Asset (Immovable Property)	Demand Notice Date and Amount	Symbolic possession taken date	
1	BRANCH - Patan LOAN NO - SEAHMBD0070987 BORROWER : Mr.Moghjibhai Ratnabhai Chaudhari Co-Borrower : Mrs.Varshaben Moghjibhai Chaudhari	All that piece and parcel of land and building bearing Grampanchayat House No.224, Area is Known as Anjanavas, Odhva Mauje, Patan Taluk, Patan District, Admeasuring length 45 Ft., width 27 Ft., (1215 Sq.ft.,) with all present and future superstructure theron and bounded on the; North by: House of Babubhai Jeasngbhai; South by: House of Balvantbhai Chaudhari; East by: House of Prahbhai Kanjibhailad; West by: House of Punabhai Chaudhari; Measurement: Nil, Situated at within the Sub-Registration District of Patan and Registration District of Patan.	02-05-2023 & 457956	19-10-2023	
2	BRANCH - Mansa LOAN NO - SEIBMNS0202285 BORROWER : Mr.Vikramji Mafaji Thakor Co-Borrower : Mr.Sanjaykumar Vikramji Thakor, Mr.Ketankumar Vikramji Thakor, Mrs.Kailashben Vikramji	All the piece and parcel of the land with building bearing grampanchayat House No.124, Area known as Dhandhusan, Mouje: Dhandhusan; Mahesana Taluk, Mehesana District, admeasuring around length 70 Ft., Width 15 Ft., total 1050 sq.ft. (97.58 Sq.Mtrs.,) with all present and furture superstructure thereon and bounded on the; North by: Public Way; South by: Bava Vas; East by: House of Somaji Thakor; West by: House of Nathaji Thakor; Measurement: 97.58 Sq.Mtrs., under Loan Agreement-cum-Mortgage of the property Situated at within the Sub-Registration District of Mahesana and Registration District of Mahesana.	27-04-2023 & 222606	19-10-2023	
3	BRANCH - Mansa LOAN NO - SEIBMNS0262312 BORROWER : Mrs.Sitaben Gandaji Thakor Co-Borrower : Mr.Gandaji Mohanji Thakor, Mr.Jashvantji Gandaji Thakor	All the piece and parcel of the land with building bearing grampanchayat Property No.174, Area of Mauje: Dhandhusan, Mahesana Taluk, Mahesana District, admeasuring around length 45 Ft., Width 15 Ft., total 675 Sq.ft., with all present and furture superstructure thereon and bounded on the; North by: Road; South by: House of Thakor Gabhaji Mohanji; East by: Road; West by: House of Thakor Natvarji Kesaji; Measurement: 675 Sq.ft., under Loan Agreement-cum-Mortgage of the property Situated at within the Sub-Registration District of Mehsana and Registration District of Mehsana.	& 142121	19-10-2023	
Dat	e - 21.10.2023, Place - Gujarat	Authorized officer, Equita	s Small Finar	ce Bank Ltd	

This is to inform public in general that Kotak Mahindra Bank Ltd. NOTICE has organized an auction in below mention respect of vehicles Asset Make Registration Reserve Customer Contact Agreement Address Price (Rs.) Name & Model Details CE574890 Kunal Excavator 2017 Unregistered Kotak Mahindra Bank Ltd 16.25.000.00 Structure CB Hyundai Zone 1, 4th Floor. Firoz Vora Engine No. Siddhi Vinayak Complex, 9978904362 R215LC 7 India N635D00272. Shivranjani Cross Road, Private Chassis No. Satellite. Limited N635D00272 Ahmedabad 380015. Under Hypothecation with M/s. Kotak Mahindra Bank is under sale in its "AS IS WHERE IS CONDITION". Interested Date parties can give their Quotations (Online/Offline) within 15 days from this paper publication i.e. on or before 05.11.2023. 21.10.2023

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 "Office No.701, 7th Floor, 21st Centuary Business Center, Near Udhna Darwaja, Ring Road, Surat – 385002" under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Hereinafter "Act"). Whereas the Autorized Officer ("AO") of IIFL-HFL had taken the possession of the Following property/less pursuant to the motice saued 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 IFL-HFL's dues. The Sale will be done by the undersigned through e-auction platform provided at the website

Borrower(s) /	Demand Notice Date	Description of the Immovable	Date of Physical	Reserve Price	Date of Inspection
Co-Borrower(s)/	and Amount	property/ Secured Asset	Possession	Rs. 4.80.000/-	of property
Guarantor(s)		All that part and parcel of the		(Rupees Four Lakh	17-Nov-2023
1. Mr. Kamalesh V	Rs.5,73,909/- (Rupees	property bearing EWS-23/D-111,	Total Outstanding As	Eighty Thousand	1100 hrs-1400 hrs
Khatik	Five Lakh Seventy Three	1st floor, Building No. D, Ad	On Date 05-Oct-2023		EMD Last Date
 Sawariya Cycle Store Mrs. Seema Kamlesh 		measuring Carpet Area 38.284 Sq. Mt., Built Up Area 42.221 Sq.	THE RESERVE OF THE PROPERTY OF THE PARTY OF	Earnest Money Deposit (EMD)	20-Nov-2023, till 5pm
Khatik	Bid Increase Amount	Mt., Suman Sangini, Magob - Dumbhal, Surat, 395010,	Thirty One Thousand	Rs. 48,000/- (Rupees	Date/Time of E-Auction
(Prospect No 838308)					22-Nov-2023 1100 hrs-1300 hrs.

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 vid

For balance payment, upon successful bid, has to pay through RTGS/NEFT. The accounts details are as follows: a) Name of the Account:- IIFL Home Finance Ltd., b) Name of the Bank:- Standard Chartered Bank, c) Account No:-9902879xxxxxx followed by Prospect Number, d) IFSC Code:-SCBL0036001, e) Bank Address: Standard Chartered Bank, 90 M.G. Road, Fort, Mumbal-400001.

For participating in e-auction, Intending bidders required to register their details with the Service Provider https://www.ilflonehome.com.weil 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. 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:-auction.hi@iffl.com, Suppor

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: - auction.hl@iff.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 IFL-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. (0. 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 IIFL-HFL will be final. STATUTARY 30 DAYS SALE NOTICE UNDER RULE 8 (6) OF THE 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 Tenderi Auction. failing which the property will be auctioned/sold and balance dues if any will be recovered with interest and cost Place : Surat, Date : 21.10.2023 Sd/- Authorised Officer, For IFL Home Finance Ltd.

CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED

Chola Corporate Office: Chola Crest, Super B, C54 & C55, 4, Thiru Vi Ka Industrial Estate, Guindy, Chennai–600 032, T. N. **DEMAND NOTICE**

UNDER THE PROVISIONS OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("the Act") AND THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("the Rules" The undersigned being the Authorized Officer of Cholamandalam Investment and Finance Company Ltd. (the Secured Creditor) under the Act and in exercise of the powers conferred under Section 13(12) of the Act read with 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 borrower(s) is/are avoiding the service of the Demand Notice(s), therefore the service of notice is being affected by affixation and publication as per Rules. The contents of Demand Notice(s) are extracted herein below :-

Sr.	Name & Address of the Borrower/s	Loan	Dt. of Demand	Description of the Property / Secured Asset
No.	& Co-Borrower/s	Amt.	Notice & O/s. Amt.	
1.	Loan A/c. No(s).: X0HLSTR00002005414 1. Bharatbhai Vashrambhai Bhalala 2. Shardaben Bharatbhai Bhalala 3. Ravi Bharatbhai Bhalala Both are R/o.:- Plot No. 43, Kum Kum Residency, Kamrej, Surat, Gujarat-394 185; Also at:- Plot No. 128, Jay Villa-2, Kamrej, Surat, Gujarat-394 185.	===	₹ 20,11,970/- (Rs. Twenty Lakhs Eleven Thousand Nine Hundred Seventy Only) as on	All the piece & parcel of Immovable Proper bearing F type, Plot No.128 admeasuring 44.6 Sq. Mts. along with 21.18 Sq. Mts. undivide Share in Land of Road and C. O. P. in "Jay Villa-2 situated at Survey No. 43, Block No. 42, Kha No. 1603 Admeasuring 13081 Sq. Mts. of Mo Village: Kamrej, Tal. Kamrej, Dist. Surat, Gujara with constuction on it.

The borrower(s) are hereby advised to comply with the Demand Notice(s) and to pay the demand amount mentioned therei and hereinabove within 60 days from the date of this publication together with applicable interest, additional interest, bounce charges, cost and expenses till the date of realization of payment. The borrower(s) may note that Cholamandalam Investmen and Finance Company Ltd. is a secured creditor and the loan facility availed by the Borrower(s) is a secured debt against the immovable property / properties being the secured asset(s) mortgaged by the borrower(s). In the event borrower(s) are failed to discharge their liabilities in full within the stipulated time, The Secured Creditor shall be entitled to exercise all the rights under section 13(4) of the Act to take possession of the secured assets(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 and realize payment. The Secured Creditor is also empowered to ATTACH AND / OR SEAL the secured assets(s) before enforcing the right to sale or transfer. Subsequent to the Sale of the secured assets(s), the Secured Creditor also has a right to initiate separate legal proceedings to recover the balance dues, in case the value of the mortgaged properties is insufficient to cover the dues payable to the Secured Creditor This remedy is in addition and independent of all the other remedies available to the Secured Creditor 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 assets and further to Section 13(13) of the Act, whereby the borrower(s) are restrained / prohibited from disposing of or dealing with the secured asset(s) or transferring by way of sale, lease or otherwise (other than in the ordinary course of business) any of the secured asset(s), without prior written consent of the Secured Creditor and non-compliance with the above is an offence punishable under Section 29 of the said Act. The copy of the Demand Notice is available with the undersigned and the borrower(s) may, if they so desire, can collect the same from the undersigned on any working day during normal office hours Place: Surat, Gujarat Authorized Officer

Date: 16.10.2023

For Cholamandalam Investment and Finance Company Limited

YES BANK LIMITED

YES BANK Registered & Corporate Office: YES BANK LIMITED, YES BANK House, Off Western Express Highway, Santacruz East, Mumbai-400055. CIN: L65190MH2003PLC143249, E-mail: communications@yesbank.in, Website: www.yesbank.in PUBLICATION OF NOTICE U/S 13 (2) OF THE SARFAESI ACT

Notice is hereby given that the under mentioned borrower(s)/ guarantor(s)/mortgagor(s) who have defaulted in the repayment of principal and interest of the Overdraft facilities obtained by them from the Bank and whose facility account has been classified as Non-Performing Assets (NPA). The notices were issued to them under Section 13(2) of the Securitization and Re-construction of Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI Act) on their last known

Sr.	Agreement	Type of	Name of Borrowers,	O/s. As per 13(2) Notice	NPA	13(2) Notice
No	No.	Loan	Co-borrowers, Mortgagors		Date	Date
1	AFH000901246057 & AFH000901291275	AFHL	1.Bhatt Kashyapkumar Anilkumar (Borrower and Mortgagor), 2. Bhatt Belaben Kashyapkumar (Co-borrower and Mortgagor)	Rs. 27,02,053.42/- (Rupees Twenty Seven Lakh(s) Two Thousand Fifty Three and Paise Forty Two Only) as on 22-09-2023	13.08.2023	22.09.2023

addresses but they have been returned un-served and as such they are hereby informed by way of this public notice.

Details of secured asset: All the piece and parcel of Property Bearing Duplex No.80 admeasuring 85.88 sq.mtrs along with undivided share of land adm. 37.91 sq.mtrs total adm.123.79 sq.mtrs, Ground & first floor carpet area 77.09 sq.mtrs balcon, adm.3.31 sq.mtrs total carpet area adm. 80.40 sq.mtrs known as "Shreem Shaligram" in the Revenue survey no.850 & 851 moje karjan Registration Sub District Karjan and District Vadodara and Bounded as under:- East : Plot No. 81, West : Plot No. 79, North: Road, South: Plot No. 75

2	10128890 0000102 & MOR0726 00652984	LAP DOD & MOR	I Mr Parth Manninhai Mirani (Rorrower) 2 Mr Parth	Rs.60,00,178.07/- (Rupees Sixty Lacs One Hundred Seventy-Eight and seven paisa Only) as on 22-09-2023	0.0000000000000000000000000000000000000	22.09.2023
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Details of secured asset: All the piece and parcel of the Property bearing Plot No.7 Paiki Western Side land admeasuring 83-613 sq.mtrs i.e 900 sq.fts with construction thereon of Revenue survey no.999 paiki area known as Avenue Park-3 of Village Vajepar, Ta. and District Morbi Bounded as under:- East: Plot No.7/Paiki, West: Voklu, North: Road, South: Plot No.6

1 Nirahhai Mehuma Kathat Re 14 28 478 6/- /Re Fourteen

3	AFH053300650757 & AFH053300658409	AFHL	(Borrower and Mortgagor), 2.Kousarbanu Nirabhai Kathat (Co-Borrower and Mortgagor)	Lakh(s) Twenty Eight Thousand Four Hundred Seventy Eight and Paise Sixty Only) as on 26-09-2023		26.09.2023
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Details of secured asset: All piece and parcel of immovable of property bearing Sub Plot No.61/5 of amalgamated Plot No.61 admeasuring 52.95 sq.mtrs known as "Jayhari Park-2" lying and situated at revenue survey no.956 paiki-4 Registration sub district and district Jamnagar, and Bounded as under:- East: Road, West: Plot No.34 & 35, North: Sub Plot No.61/6, South: Sub Plot No.61/4,

4	AFH00980 1225475	AFHL	Sabir Hossan Mondal (Borrower), Mampi Khatun (Co-Borrower and Mortgagor)	Rs.12,23,237.15/- (Rupees Twelve Lakh(s) Twenty Three Thousand Two Hundred Thirty Seven and Paise Fifteen Only) as on 26-09-2023	02.03.2023	26.09.2023
De	tails of secu	red ass	et: All piece and parcel of immova	ble of property bearing Flat No.B-203 admea	suring 32.	72 sq.mtrs

build up area & 27.91sq.mtrs Carpet area on building known as Shree Amrut Villa Apartment, Constructed over land of City survey no.3946/B/37 to 46 in city survey ward no.13/2 Registration sub district and district Raikot, and Bounded as under:-East: Passage, West: Margin & Road, North: Flat No. 204, South: Wing A of Flat no. 201 The above borrowers and /or their guarantor(s)/mortgagor(s) (whenever applicable) are hereby called upon to make payment

of outstanding amount within 60 days from the date of publication of this notice, failing which further steps will be taken after expiry of said 60 days under sub-section (4) of Section 13 of SARFAESI Act. Furthermore, this is to bring to your attention that under Section 13 (8) of the SARFAESI Act, in case our dues together with all costs, charges and expenses incurred by us are tendered at any time before the date fixed for sale or transfer, the secured asset

shall not be sold or transferred by us, and no further step shall be taken by us for transfer or sale of that secured asset. Date: 21-10-2023 Authorised Officer - Kalpesh Rawal Place: Gujarat For YES BANK Limited

Ahmedabad

financialexp.epapr.in