Reliance Asset Reconstruction Company Ltd. ReLIANCE Corporate Office: 11th Floor, North Side, R-Tech Park,

Western Express Highway, Goregaon (East), Mumbai 400 063

POSSESSION NOTICE [(Appendix IV) Rule 8(1)]

Whereas, Relance Asset Reconstruction Company Ltd [RARC 059 (RHDFC HL) TRUST] has acquired the financial assets from Religare Housing Development Finance Corporation Limited vide Assignment Agreement dated 29.03.2019. The Authorised Officer of Religare Housing Development Finance Corporation 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(2) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued demand notice dated 28.04.2021 calling upon. SANDIPKUMAR CHAUDHARI SIO ARVINDBHAI CHAUDHARI RIO C-265, BALAJI NAGAR SOCIETY, PALSANA, KADODARA, VARELI, SURAT, GUJARAT-394327, ALSO AT: GATE NO. 1 SHOP NO. 01, VIDHATA INDUSTRIES, HIRIPURA VILLAGE KADODARA ROAD, SURAT, GUJARAT-394327, 2. SUNDARBEN SANDIP CHAUDHARI R/O C-265, BALAJI NAGAR SOCIETY PALSANA, KADODARA, VARELI, SURAT, GUJARAT-394327, 3. HRIDAYESH KUMAR PODDAR R/O VILLAGE-BHOJEJAYRAM, POST-BHOJEJAYRAM, PS-KHANPUR, DISTRICT-SAMASTIPUR, KHANPUR, BIHAR-848236, ALSO AT: D-103, SAI RESIDENCY, NEAR CHALTHAN SUGAR FACTORY, AT PO: CHALTHAN, PALSANA, SURAT, GUJARAT-394305, to repay the amount mentioned in the notice being Rs.8,89,333.3/- along with interest from 21.04.2021 within 60 days from the date of receipt of the said notice. "The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property through Court Commissioner, Kathor Court, u/s 14 order, Case No. CRMAJ/2452/2023. Dated: 16/01/2024, which passed by Hon'ble Addi. Chief Judicial Magistrate, Kathor, Surat, described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest Enforcement) Rules, 2002 on this the 7th day of April 2024. The borrower 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 * RARC * for an amount Rs.8.89,333.3/- and interest other charges thereon 21.04.2021. "The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, If the borrower clears the dues of the "RARC" together with all costs, charges and expenses incurred, at any time before the date fixed for sale or transfer, the secured assets shall not be sold or transferred by "RARC" and no further step shall be taken by "RARC" for transfer or sale of the secured assets.

SCHEDULE OF PROPERTY:-ALL THAT PIECE & PARCEL OF FLAT NO. B-302, ON THE 3RD FLOOR, WHICH SUPER BUILT-UP AREA ADMEASURING 577.4 SQ; FT. I.E. 51.80 SQ. MTRS. AND BUILT-UP AREA ADMEASURING 341.00 SQ. FT. I.E. 31.69 SQ. MTRS., ALONGWITH UNDIVIDED SHARE IN UNDERNEATH LAND ADMEASURING 9,50 SQ. MTS. AND ITS RELATED ALL INTERNAL AND EXTERNAL RIGHTS. CONSTRUCTED ON THE LAND KNOWN AS "RIDDHI SIDDHI COMPLEX", BEARING BLOCK NO. 137/PAIKI, REVENUE SURVEY NO. 133/25/A, PLOT NO. 42 AND 43, TOTAL LAND AREA ADMEASURING 334.44 SQ. MTRS., SITUATED AT NON-AGRICULTURE LAND OF MOJE VILLAGE: KADODARA, SUB-DIST: PALSANA, DIST: SURAT. EAST: PLOT NO. 102, WEST: PLOT NO. 12 AND 13, NORTH: ROAD, SOUTH: PLOT NO. 41,

PLACE: Kadodara, Palsana, Surat. DATE: 09.04.2024

Authorized Officer Reliance Asset Reconstruction Company Ltd.



OMKARA

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED

[Appendix - IV-A] [See proviso to rule 8 (6) r/w rule 9 (1)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) read with Rule 9(1) of the Security Interest (Enforcement) Rules, 2002 (Borrower) and Sushmarani Manoj Goenka and Manoj Kumar Goenka (Co

be sold on "As is where is", "As is what is", and "Whatever there is" and without recourse basis on 26.04.2024 at 11.00 am (last date and time for submission of bids is 25.04.2024 by 6.00 PM). for recovery of Rs. 37,66,599/- /- (Rupees Thirty-Seven Lacs Sixty Six Thousand Five Hundred Ninety-Nine and Only) as on July 20, 2020, plus accrued interest/unrealized interest at the contractual rate(s) together with incidental expenses, costs, charges, etc. The description of the Immovable Properties, the reserve price, earnest money deposit, and

DESCRIPTION OF THE PROPERTY: Residential flat Block No. 8, Flat No. 303, 3rd Floor, Aman (India Colony), Opp. Radhe Upvan, near Bagh-one Restaurant, Opp. Swaminarayan Gurukul, Opp. Shraddha Pioneer, Mahemdabad Road, Hatthijan, Ahmedabad- 382445. Built area Sq.ft.1664.25(154.68 sq.mt). Reserve Price: Rs.28,31,000/-, EMD: Rs.2,83,100/-,

Minimum Bid Increment Amount:- Rs. 25,000/- (Rupees Twenty-Five Thousand only). Last date and time for submission of bid letter of participation/KYC Document/ Proof of EMD:- 25.04.2024 by 6:00 pm Date of Inspection:- 22.04.2024 between 01.00 pm to 04.00 pm. Known Liabilities:- Not Known

8(6) r/w rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

STATUTORY INTEREST (ENFORCEMENT) RULES, 2002 This notice is also a mandatory Notice of fifteen (15) days to the Borrower/Guarantors of the above loan account under Rule 8(6) & 9(1) of Security Interest (Enforcement) Rules, 2002 and provisions of Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of sale through Public Auction on the above referred date and time with the advice to redeem the assets if so desired by them, by paying the outstanding dues as mentioned herein above along with further interest, cost & expenses till the date of payment. In case of default in payment, the property shall at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes

Date: 09.04.2024 Place: Ahmedabac



Dadar West, Mumbai - 400028. Contact No-9773406175.

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Notice is hereby given to the public in general and in particular to the Yuvatex Packaging Applicant/Proprietor) that the below-described immovable property which is mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Omkara Assets Reconstruction Private Limited. OARPL is a Company incorporated under the Companies Act, 1956 and registered with Reserve Bank of India as an Asset Reconstruction Company and having its registered office at 9, M.P Nagar, 1st Street, Kongu Nagar Extn. Tirupur – 641607 and Corporate office at Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkan Chowk, Dadar (West), Mumbai - 400028. 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 the said borrower/guarantors vide Assignment Agreement dated 15.06.2020 along with inderlying security from ECL Finance Limited. Accordingly, OARPL is entitled to recover dues and enforce the securities. The Secured asset will

known encumbrances (if any) are as follows:

Date of E- Auction: - 26.04.2024 at 11.00 A.M to 2.00 P.M

This publication is also a fifteen-days notice to the borrowers/co-borrowers under Rules

For detailed terms and conditions of the sale please refer to the link provided in the secured creditor website i.e., http://omkaraarc.com/auction.php. and the contact details of authorized 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 Email -Maharashtra@ctindia.com. Intending bidders shall comply and give a declaration under section 29Aof the Insolvency and Bankruptcy Code 2016. STATUTORY NOTICE FOR SALE UNDER Rule 8(6) read with Rule 9(1) OF

as prescribed under Rule 8 (5) of Security Interest (Enforcement) Rules, 2002.

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



Ujjivan Small Finance Bank

Registered Office: Grape Garden, No.27, 3rd "A" Cross, 18th Main, 6th Block, Koramangala, Bengaluru-560095, Karnataka. Regional Office: 7th Floor, Almonte IT Park, Sr.No. 8, Kharadi-Mundhwa Bypass, Village Kharadi, Pune - 411014.

POSSESSION NOTICE

WHEREAS, the authorized officer of Ujjivan Small Finance Bank, under the Securitization 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 notices to the borrower(s)/ Coborrower (s) calling upon the borrowers to repay the amount mentioned against the respective names together with interest thereon at the applicable rates as mentioned in the said notices within 60 days from the date of receipt of the said notices, along with future interest as applicable, incidental expenses, costs, charges etc incurred till the date of payment and/or realisation.

Si. No	Loan No	Name of Borrower/ Co-Borrower / Guarantor/ Mortgagor	13(2) Notice Date/ Outstanding Due (in Rs.) As on	Type of Possession
1	44632100 30000015	1) Ganpatbhai Rameshbhai Gohel 2) Gohel Chandrikaben Ganpatbhai Both are residing at F H No. 221 No, 591 Kanera, Sarasa, Kheda, Gujarat - 387120 And also at Kakarkhad Parti, Taluka Nadiad, District Kheda, Revenue Survey No. 2408, 2406, 2410/A Paikee Block No.18, House No.313, Ground Floor & First Floor, City Survey No.663, Csvv No.2, Sheet No.16/79, Nadiad Nagarpalika House No. 1157, Ward No.5(1), Nadiad 391430. 1) also at Sabarmatri Ashram, Gaushala, Bidaj Form, P.O. Lali, Kheda, Gujarat - 387120.	05.12.2023 / Rs. 7,96,215.53 as on 01.12.2023	04.04.2024 / Symbolic Possession

Description of the Immovable Property: Residential Property Situated At Kakarkhad Parti, At And Taluka Nadiad, District Kheda Bearing Revenue Survey No.2408, 2406 2410/A Paikee Block No.18, House No.313 Whose Ground Floor And First Floor in City Survey No.663, C.s.v.v. No.2, Sheet No. 16/79, Nadiad Nagarpalika House No.1157 Ward No.5(1) At And Post Nadiad Boundary As Follow- East: Open Road And Land, West: Tenament No.314, North: Open Land And Road, South: Tenament No.312 which is owned by Gohel Chandrikaben Ganpatbhai and Gohel Ganpatbhau Rameshbhai

*30000003	1) Maikulal Rampyare Gupta, 2) 2) Rambabu Kalicharan Nishad (Guarantor), both are residing at House No. 1169, Shakti Nagar, Old GIDC, Gundlav, Valsad, Gujarat- 396035 and also at Plot No. 54, House No. 1169, Shakti Nagar, Near Gundlav Old GIDC, R.S. No. 175, Gundlav, Valsad- 396035. 1) Also at 905, 1169, 54- Shaki Nagar, Gundlav, Valsad, Gujarat-396035.2) also at House No. 3301, Dayalnagar, Gundlav, Valsad, Gujarat-396035.	24.08.2023 / Rs.4,89,181.77 as on 19.08.2023	05.04.2024 / Symbolic Possession
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Description of the Immovable Property: Plot No. 54 admeasuring about 69.67 Sq.Mtrs. Organized on land bearing Revenue Survey No. 175 admeasuring about 14265 Sq.Mtrs. Of Village: Gundlay, Sub District- Valsad, District- Valsad, Gujarat Bounded as: On East- Adjoining Plot No.45; On West- 15 Ft. wide Road; On South-Adjoinung Survey No. 53; On North-Adjoining Survey No. 55

Whereas the Borrower's/Co-Borrower's/Guarantor's/ Mortgagors, mentioned herein above have failed to repay the amounts due, notice is hereby given to the Borrower's mentioned herein above in particular and to the Public in general that the authorised officer of Ujjivan Small Finance Bank has taken possession of the properties/secured assets described herein above in exercise of powers conferred on him under Section 13(4) of the said act read with Rule 8 of the said rules on the dates mentioned above. The Borrower's and Co-Borrower's/Mortgagor'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. The Borrower's/Co-Borrower's/Guarantor's/ Mortgagors mentioned herein above in particular and the Public in general are hereby cautioned not to deal with the aforesaid properties/Secured Assets and any dealings with the said properties/ Secured assets will be subject to the charge of Ujjivan Small Finance Bank.

Place : Gujarat, Date: 04.04.2024 & 05.04.2024

Sd/- Authorised Officer. Ujjivan Small Finance Bank

Home First Finance Company India Limited

CIN: L65990MH2010PLC240703 Website: homefirstindia.com

Phone No.: 180030008425

Email ID: loanfirst@homefirstindia.com

SALE OF MOVABLE ASSETS (INVENTORY) E-Auction Sale Notice for Sale of Movable Assets under the Security Interest (Enforcement)

Rules, 2002 Notice is hereby given to the public in general and in particular to the Borrower (s) and Co-Borrower (s) as per column (ii) that the below described immovable properties as per column (iii) mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Home First Finance Company India Limited for realization of its dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(12) of the said Act proposes to realize dues by sale of the said property/ies and it will be sold on "As is what is", and "Whatever there is" as described hereunder. The auction will be conducted "On Line", for the recovery of amount due from Borrower (s) and Co-Borrower (s) as per column (i), due to Home First Finance Company India Limited, Increment Amount - Rs. 1,000/-.

	Name Borrower(s) and Co-Borrower (s)	PROPERTY ADDRESS	Details of Inventory	Date of Demand Notice	Demand Notice Amount	Date of Possession	Reserve Price Amount	EMD Amount	Date and Time of Auction	Last Date & Time of Submission Of Emd & Documents	Number of Authorised officer
1.	Dipak Randhir Dongardive, Dongare Savita	28, , Aradhana Sky Park Part - 2, , Block No-350,Opp. Kejriwal Geotech Pvt. Ltd.,Nr. Dastan Village,Kareli,Surat, SURAT, Gujarat, 394130	Steel Water Pot, Kitchen Ware (including All), Clothes, Bag	03-08-2023	9,49,573	21-02-2024	1,500	150	17-04-2024 (11am-2pm)	15-04-2024 (upto 5pm)	8238994548

Dongare Sav	ta Ltd., Nr. Dastan Village, Kareli, Surat, SURAT, Gujarat, 394130	City, Ovolies, day		(11am-zpm)	(upio opin)
E-Auction Service Provider		E-Auction Website/For Details, Other terms & conditions	A/c No: for depositing EMD/other amount	Branch IFSC Code	Name of Beneficiary
Help Line No .:07 Contact Person :	e-Procurement Technologies Ltd. (Auction Tiger). 9-35022160 / 149 / 182 Ram Sharma -8000023297 sad@auctiontiger.net and support@auctiontiger.net	http://www.homefirstindia.com https://homefirst.auctiontiger.net	912020036268117- Home First Finance Company India Limited - Axis Bank Ltd., MIDC, Andheri East.	UTIB0000395	Authorized Officer, Home First Finance Company India Limited

TERMS & CONDITIONS:

The E-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS" and will be conducted "On Line". The action will be conducted through HOME FIRST's approved service provider M/s E-Procurement Technologies Ltd -Auction Tiger, at the web Portal: https://sarfaesi.auctiontiger.net, E-Auction Tender Document containing online e-auction bid form, declaration. General Terms & Conditions of online auction sale are available at Portal Site. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute any commitment or any representation of HOME FIRST. The property is being

sold with all the existing and future encumbrances whether known or unknown to HOME FIRST. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues. The sale shall be subject to rules/conditions prescribed under the securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, Other terms & conditions of the e-auction are published in the following websites.

STATUTORY SALE NOTICE UNDER THE SARFAESI ACT, 2002

The borrower/ guarantors are hereby notified to pay the sum as mentioned and take their belongings before the date of e-Auction, failing which the Inventory will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost. Date: 09-04-2024 Signed by Authorized Officer, Place: Surat Home First Finance Company India Limited

Capri Global Capital Limited CAPRI GLOBAL

01. http://www.homefirstindia.com, 02. https://sarfaesi.auctiontiger.net,

Registered & Corporate Office: 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai-400013.

Office Address: 9th Floor, BBC Tower, Opposite Law Garden, Near Axis Bank, Ahmedabad-380006. (for immovable Properties) POSSESSION NOTICE

Whereas the undersigned being the Authorized Officer of Capri Global Capital Limited (CGCL) under the Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rule, 2002, Demand Notice(s) issued by the Authorised Officer of the company to the Borrower(s), Guarantor(s) mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said Notice. The Borrower having failed to repay the amount, notice is hereby given to the borrower(s)/ Guarantor(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 the section 13 of the said Act read with Rule 8 of the Security Interest Enforcement rules, 2002. "The Borrower's attention is invited to provision of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets." The Borrower in particular

Sr. No.	Name of the Borrower/ Guarantor	Description of Secured Asset (Immovable Properties)	Demand Notice Date & Amount	Date of Possession
1.	(Loan Account No. LNMEJUN000077967, Junagadh Branch) Mr. Chimanbhai Tarachand Alwani C/o M/s Bhagvati Rollpress Mrs. Shitalben Tarachand Alwani Alias Shilaben Tarachand Alwani	All that piece and parcel of Property being Residential House constructed on Sub Plot No. 45/B, Plot No. 45 Paiki, land admeasuring 65-22 Sq. Mtrs., Revenue Survey No. 86 Paiki land admeasuring Ac. 8-19 Guthas of Timbavadi, known as Devyani Park, Neel Avenue Street, Madhuram, Junagadh, Gujarat - 362001. Bounded by :- East: Property of Plot No. 45 Paiki (Sub Plot No. 45/C), West: Property of Plot No. 45 Paiki, 44 Paiki (Sub Plot No. 45/A, 44/C), North: Property of Plot No. 42, South: 6.00 Mtrs. Wide Road.	27.01.2024 Rs. 20,23,540/-	05.04.2024 Symbolic Possession
2.	(Loan Account No. LNMEJAM000046437 & LNMEJAM000036688 Jamnagar Branch) Mr. Pareshbhai Lavjibhai Pate C/o M/s Hari Enterprises C/o Mamu's Den Mrs. Nishaben Pareshbhai Munc C/o M/s Sahjanand Enterprises C/o	Jamnagar have sanctioned the lay-out plan and the Collector Jamnagar have converted in to non agricultural land and as per the layout plan this land is	23.01.2024 	04.04.2024 Symbolic Possession

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

Out of these plots, Plot No. 19 and 22 were amalgamated and given New Plot No. 19 and new Plot No. 19 was sub plotted into 7 sub plots, sub plot no. 19/1 to 19/7 by the order of Jamnagar Municipal Corporation.

Out of these sub plots, Sub Plot No. 19/7 area admeasuring 66.77 Sq. Mts., together with construction, bearing City Survey No. 5900-1-19/7, in Sheet No. 387, Ward No. 15, Oswal - 4, Opp. Air Force-2 Road, Opp. National Computer College, Near Under Bridge, Jamnagar- 361008. Bounded by :- East : Plot No. 43 is situated, West : Road is situated, North : Sub Plot No. 19/6 is situated,

Property No. 2:- All that Piece and Parcel of Flat No. 1, Ground Floor, Welcome Tower, admeasuring carpet area 20.51 Sq. Mts. (As per sale deed) and Shop admeasuring 23.29 Sq. Mts. (As per Certificate of regularization issued by Jamnagar Municipal Corporation), lying, being and constructed on land bearing Old City Survey No. F/5/14/Paiki (admeasuring 278.70 Sq. Mts.), bearing New City Survey No. 674, Sheet No. 181, of Ward No. 12, located on Bedi-Bunder Road, Opposite Dhanvantri Ground, Jamnagar, Gujarat - 361008. Bounded by :- East : OTS and Parking, West : Road, North : Property bearing CTS No. F/5/14, South : Common Passage, Parking and Flat No. 2.

Date: 09.04.2024, Place: Gujarat

Sd/- (Authorized Officer), For, Capri Global Capital Limited

FASTTRACK HOUSING FINANCE LIMITED

FASTTRACK HOUSING FINANCE LIMITED

(formerly known as Fasttrack Housing Finance Private Limited) CIN No.: U65993MH2005PCL158168

ITI House, 36 Dr. R. K. Shirodkar Marg, Behind Bata Showroom, Opp. HDFC House Parel, Mumbai-400 012

WITHOUT PREJUDICE

Notice under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 The below mentioned borrowers have defaulted in repayment of installments and as on date mention in table and some amount is still outstanding from them to the FHFL Company towards the loan amount with interest. As they have committed repeated defaults in observing the financial discipline under the said loan, these accounts have been classified and declared as Non Performing Asset (NPA) on mentioned dates (in table) in accordance with the directions and the guidelines issued by the Reserve Bank of India from time to time They are aware that the said Business loan is secured by a mortgage over the property owned by them which is detailed in below (MORTAGED PROPERTY ADDRESS) table. We hereby call upon these borrowers to discharge their liabilities in full to us within a period of 60 (sixty) days from the date of issue of this notice, failing which we shall be exercising the powers under section 13 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter called as "Securitization Act"), agains the secured assets mentioned below. The powers available to us under section 13 of the Securitization Act, interalia, includes (i) power to take possession of the secured asset including the right to transfer by way of lease, assignment or sale for realizing the secured asset (ii take over the management of the secured assets including the right to transfer by way of lease, assignment or sale and realize the secured asset and any transfer of secured asset by us shall vest in the transferee all rights in or in relation to the secured asset transferred as if the transfer had been made by you. The amount realized from exercising the powers mentioned above, shall first be applied in payment of all costs (including legal costs and lawyers fees and expenses), charges and expenses which in our opinion have been properly incurred by us or any expenses incidental thereto, and secondly applied in discharge of our dues, as mentioned above with contractual interest from the date of this notice till the date of actual realization and the residue of the money if any shall be paid to you. Please take note that after the date of issue of this notice you shall not transfer or part with possession by way of sale, lease or otherwise the secured asset referred to in this notice, or any part or right thereof, without our prior written consent. We also inform you that if our dues are not fully satisfied with the sale proceeds of the said secured asset, we reserve our right to proceed against you (jointly and severally) before an appropriate Court, for recovery of the balance amount due from you. Kindly note that the below mentioned amounts are due as on date mention in table and we reserve the right to recover the same from the borrowers (jointly and severally) along with costs and interest as may be applicable from time to time till the date of full and final payment.

S. N.	NAME OF THE BORROWERS	MORTGAGE PROPERTY ADDRESS	NPA DATE	SANCTIONED AMT. & DATE	FC AMOUNT & DATE
1	I. DIVYABEN SANJAYBHAI VAGHASIYA (Borrower) 2. SANJAYBHAI KANUBHAI VAGHASIYA (Co-Borrower), Both Add.: 010, Shyam Villa Row House, Near Abhinandan Low Rise, Jakatnaka, Sarthana Jakatnaka, Surat, Gujrat 395006 Loan Account Number: LXSUR00417-180000389 2. SAFIYA MOHD RAFIQ KHAN (Co-Borrower), 3. KHAN DAUD ABDUL RAHAMAN (Guarantor) S.No. 3 Add.: PL 270 S No 74 83, Govind Nagar Limbayat Surat, Maruti Chowk Surat GJ 395006 S.No. 18 2 Add.: B/75 Padmavati Society, Kuba Masjid, Limbayat, Nr SMC School Surat GJ 394210 Loan Account Number: LHSUR03518-190000922		14/10/2020	Rs. 7,00,000/- & 17/10/2017	Rs. 14,99,972/- å 29/03/2024
2			10/04/2021	Rs. 12,00,000/- & 15/11/2018	Rs. 20,55,745/- & 29/03/2024
3	1. LAKHIBEN SURESHBHAI HARIJAN (Borrower), 2. VIPUL SURESHBHAI HARIJAN (Co-Borrower) Both Add.: R/o 82, Parshwanath Society, Near Mini Virpurdham, Palanpurgram, Surat, Gujarat- 395009 Loan Account Number: LHSUR00118-190000978.	The property bearng Plot No 97 City Survey No 4835/97, as per passing admeasuring 44.61 Sq Mts & as per site admeasuring 44.59 Sq Mts, along with 21.98 Sq Mts undivided share in land of Road& Cop, Totally admeasuring 66.59 Sq Mts, in "ALAKH RESIDENCY", Situated at Khata No 1984, Revenue Survey No 34/2, Block No 35, City Survey No 4835/1 To 4835/246 of Moje Village Olpad, Ta, Olpad, Dist Surat All the piece and parcel of land is Bounded as follows: On or towards the East-Society Road, On or towards the West- Plot No. 90, On or towards the South-Plot No. 98, On or towards the North- Plot No. 96	05/02/2024	Rs. 15,00,000/- & 26/12/2018	Rs. 9.83,585/- & 29/03/2024

MEASUREMENT PROPERTY OWNED BY Authorised Officer - For Fasttrack Housing Finance Ltd.

FINANCE LIMIT HEAD OFFICE: #40-1-144, Corporate Centre, M.G.Road, Vijayawada 520 010.

Email ID of the Bank: auctions@ikffinapp.com, Phone No.: 0866-2474633. SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

APPENDIX-IV-A [See provision to rule 6(2) & 8(6)]

of Security Interest Act, 2002 read with provision 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 Guaranton's that the below described immovable properties mortgaged/ charged to The IKF Finance Ltd. The Physical possession of which have been taken by the Authorized Officer of IKF Finance Ltd. will be sold on "As is where is", "As is what is" and "Whatever there is" basis in e-auction for recovery of the balance due to The IKF Finance Ltd from the Borrowers And Guarantors, as mentioned in the table. Details of Borrowers and Guarantors, amount due, Short Description of the immovable property and encumbrances known thereon, possession type, reserve price and earnest money deposit, Date and Time of Auction are also given as:

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement

Name of Borrowers/Co-Borrowers/Guarantors/Mortgagers: (1) Vishwas Contractor Rep., by its Proprietor Vishwasbhai Yashawantray Maheta, Ph.: 7874232378 (2) Vishwasbhai Yashawantray Maheta S/o Yashvantrai Mohanlal Maheta, Ph.: 7874232378 (3) Mehta Poornima rishwas W/o Vishwasbhai Yashawantray Maheta, Ph; 78/42323/8. SI.No.1,2.3 are R/o : Mahavir Bhuyan, Parek Street, Green Chow Morvi, Rajkot - 363641. Gujarat State. (4) Birnal Sureshbhai Ashar Sío Sureshbhai Ashar, Río Parekh Street, Near Soni Vadi, Gokal Doshi Barvi, Morvi, Rajkot - 363641. Ph: 9725000628.

TOTAL DUE: Rs. 8,82,411/- (Rupees Eight Lakhs Eighty Two Thousand Four Hundred Eleven Only) further interest and other chargers

All that the pieces and parcels of immovable property comprising of Commercial Shop No. 105 Built-up area about 20:25 Sq. Mtrs & Shop No. 106 Built-up area about 18:38 Sq. Mtrs (Total Built-up area about 38:63 Sq. Mtrs) at First Floor in the Commercial Building constructed land adm about

DESCRIPTION OF PROPERTIES

461.95 Sq. Mtrs. of Plot No. 1 Paiki of Revenue Survey No. 1288 Paiki of Village Vajepar, Taluka and Dist. Morbi in the state of Gujarat. The said. property's boundaries as under Shop No. 105's boundaries as under: By North : Shop No. 116, By South : Passage, By East : Shop No. 106 By West: Passage, Shop No. 106's boundaries as under: By North: Shop No. 115, By South: Passage, By East: Shop No. 107, By West: Reserve Price: Rs.12,00,000/-; Earnest Money Deposit (EMD): Rs.1,20,000/-

Date & Time of E-Auction: Date 21.05.2024 & Time: 10.00 a.m to 12.00 p.m Earnest Money Deposit Details (EMD) Details: EMD amount to be deposited by way of RTGS/ NEFT to the account details mentioned herei below: A/c No.: 11520200015059, IFSC: FDRL0001152, Bank Name: The Federal Bank Limited, Branch: Governorpet Vijayawada - 520 002,

Bid Increment Amount: Rs.25,000/-; EMD deposit on or before: 20.05.2024

No LIEN A/C (Office Account). Contact Person and Inspection date: Sri Maulik Bodiwala, Mobile No. 9426424148. Any working day Grom 22.04.2024 to 30.04.2024 between 11.00 a.m to 4.00 p.m. For detailed terms and conditions of the sale, please refer to the link http://auctions@ikffinapp.com provided in he IKF Finance Ltd website

Date: 08.04.2024, Place: Gujarat Sd/- Authorised Officer, IKF Finance Limited

Status of possession (Constructive /Physical): Physical Possession

NAKODA LIMITED (IN LIQUIDATION)

CIN: L17111GJ1984PLC045995

(The Company) Registered Office:Block No 1 & 12 to 16 Village-Karanj Tal Mndvi Dist-Surat Gujarat-394110

Sale of Assets of Company under the provisions of the Insolvency and Bankruptcy Code, 2016 Notice is hereby given to the public in general that the e-auction process of Sale of Nakoda Limited - in Liquidation' (Corporate Debtor) as "Assets on Standalone basis" under the provisions of Insolvency and Bankruptcy Code, 2016 and Regulations there under, is scheduled to take place on 06th May 2024. The E-Auction will be conducted on "AS IS WHERE IS BASIS, AS IS WHAT IS BASIS, WHATEVER THERE IS BASIS AND NO RECOURSE BASIS."

The Auction will be conducted by the undersigned through -Auction service provider, E-Procurement Technologies Ltd through its website https://ncltauction.auctiontiger.net(With the unlimited extension of 5 minutes each).

Option A: The following assets available for sale in e-auction as per Regulation 32(a) of the Insolvency and Bankruptcy Board of India(Liquidation Process) Regulations, 2016 Date and Time of E- Auction: 06.05.2024 from 12:00 Noon to 01:00 PM

Sr. No	Asset Description	Reserve Price (In Rs Lakhs)	Earnest Money Deposit (In Rs Lakhs)	BidIncremental Value (In Rs Lakhs)
1	Entire Surat Plant Comprising of Phase 1 & Phase	20,618.8	2,060	20
	ðu -	OR	10	0C-

Option A1 & A2: The following assets available for sale in e-auction as per Regulation 32(a) of the Insolvency and Bankruptcy Board of India(Liquidation Process) Regulations, 2016 (in case no bids received for Auction under Option -A, then bids under Option A1 & A2 will be considered) Date and Time of E-Auction: 06.05.2024 from 01:00 PM to 02.00 PM

Sr. No	Asset Description	(In Rs Lakhs)	Earnest Money Deposit (In Rs Lakhs)	BidIncremental Value (In Rs Lakhs)
	Surat Plant Comprising of Phase-1 (Land measuring 33,303 sq. meters including building, Plant & Machinery thereupon)	6,525.77	652	6.5
A2	Surat Plant Comprising of Phase-2 (Land measuring 30,632 sq. meters including building, Plant & Machinery thereupon	14,092.41	1,409	14

The following assets available for sale in e-auction as per Regulation 32(a) of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016 Date and Time of E- Auction: 06.05.2024 from 01:00 PM to 02:00 PM

Reserve Price | Earnest Money Deposit | BidIncremental Value **Asset Description** No (In Rs Lakhs) (In Rs Lakhs) (In Rs Lakhs) B Flat at Surat 13.77 1.38 0.15 C Nine Windmills at Tamil Nadu 641.99 64

Terms and Condition of the E-auction are as under: E-Auction will be conducted on "AS IS WHERE IS*"AS IS WHAT IS* "WHATEVER THERE IS* and "AND NO RECOURSE BASIS" through approved service provider E-Procurement Technologies Ltd through its website https://ncltauction.auctiontiger.net

2. The Complete E-Auction process document containing details of the Assets, online e-auction Bid Form, Declaration and Undertaking Form, General Terms and Condition of online auction sale are available on the website of M/s e-Procurement Technologies Limited -Auction Tiger https://ncltauction.auctiontiger.net or can be obtained through an email at liquidation.nakoda@gmail.com 3. The Liquidator has right to accept or cancel or extend or modify, etc. any terms and conditions of E-Auction at any time. He has right to reject any of the bids without giving any reasons.

4. Last Date for Submission of Eligibility Documents: April 23rd2024. Please note any delay of submission in the interest and eligibility documents will not be considered in the list of prospective bidders. 5. Last Date for Submission of EMD: May 3rd, 2024.

6. The Applicability of taxes including stamp duty on Land & Building shall be governed by the prevalent laws of India or respective State and plant and machinery, stock, inventory & consumables of respective plant shall be sold after levying applicable GST. 7. The intending bidders, prior to submitting their bid, should make their independent inquiries and conduct their independent due

diligence at their own expenses and satisfy themselves. 8. The properties mentioned above can be inspected by the prospective bidders only after submission of Eligibility Documents i.e. post April 23rd 2024 with an email request for prior appointment relating to the visit.

9. The properties of the Corporate Debtor are being attached by the Enforcement Directorate for which a matter is sub-judice before the Hon'ble High Court, Gujarat. Also, the matter relating to release of the attached properties by the Enforcement Directorate is also subjudice before the Hon'ble NCLT, Ahmedabad. The intending bidders should conduct their independent due diligence at their own

For Further information, the intending Applicant may contact the undersigned through an email at liquidation.nakoda@gmail.com.

It is hereby informed to all interested parties that in case any successful bid is achieved for Option A thereby announcing a successful bidder, the remaining Option A1 &A2 shall stand cancelled automatically.



Place: Ahmedabad 09.04.2024

M/s Nakoda Limited IBBI Reg. No. IBBI/IPA-001/IP-P-02019/2020-2021/13098 Registered Address: Eden I- 807, SG Highway, Godrej Garden City Jagatpura, Ahmedabad-382470

Email: ravindra1960_goyal@yahoo.co.in, liquidation.nakoda@gmail.com Communication Address: - Mavent Restructuring Services LLP, B-29, LGF, Lajpat Nagar-III, Delhi 110024



