

BANK OF MAHARASHTRA
Zonal Office Surat: 1st Floor, Mile Stone First, Near Mathuram Circle, L.P. Savani Road, Adajan, Surat - 395009, Tele: 0261-2730520.

Sale Notice for Sale of Movable/ Immovable Properties (Appendix-IV-A)

E-Auction Sale Notice for Sale of Movable/Immovable Assets under the Securitization 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(s) and Guarantor(s) that the below described immovable properties mortgaged/charged to the Bank of Maharashtra, the Physical Possession of which have been taken by the Authorized Officer of Bank of Maharashtra, will be sold on "As is where is", "As is what is" and "Whatever there is" basis of properties at serial 1 to 3 below on 16.07.2024 between 1:00 PM and 5:00 PM for recovery of the balance due to the Bank of Maharashtra from the Borrower(s) and Guarantor(s), as mentioned in the table. Details of Borrower(s) and Guarantor(s), amount due, short description of the immovable property and encumbrances known thereon, possession type, reserve price and earnest money deposit are also given as:

Sr. No.	Name of the Borrower/s/ Guarantor/s	Amount Due	Short Description of immovable property with known encumbrances	Reserve Price/Earnest Money Deposit (EMD)
1	Kolab Branch DESAI SANJANA KEVIN (Borrower) Car Loan A/C No. 6036096294	Ledger Balance of Rs. 584546.98 + Unapplied Interest Rs. 64373.38 + interest thereon at 10.55%	Maruti Suzuki Wagon R LXI (O) CNG, Colour - Superior White Body Type - Hatchback Month & Year of Mfg - July 2020 Reg. No. - GJ 15 CK 6888 Engine No. - K10BN838213 Chassis No. - MA3JMT31G31593	Reserve Price: Rs. 3,25,000/- (Rupees Three Lakh Twenty Five Thousand Only) EMD: Rs. 32,500/- (Rupees Thirty Two Thousand Five Hundred Only) Bid Increase Amount: Rs. 1,000/- (Rupees One Thousand Only)
2	Kolab Branch DESAI SANJANA KEVIN (Borrower) Car Loan A/C No. 60307310021	Ledger Balance of Rs. 213797/- + unapplied interest of Rs.19428.19 + interest thereon @ 7.25% p.a.	Renault Kwid RXL Colour - Ice Cool White Body Type - Hatchback Month & Year of Mfg - June 2019 Reg. No. - GJ 16 CN 2990 Engine No. - 112MN7468074 Chassis No. - MBHEW225K6F313659	Reserve Price: Rs. 1,00,000/- (Rupees One Lakh Only) EMD: Rs. 10,000/- (Rupees Ten Thousand Only) Bid Increase Amount: Rs. 1,000/- (Rupees One Thousand Only)
3	Bharuch Branch KRUNAL PRAVINCHANDRA MEHTA (Borrower) Car Loan A/C No. 6033863028	Ledger Balance Rs. 578135.89 + unapplied interest of Rs. 194628/- + interest thereon @ 9.10% p.a.	Maruti Suzuki Baleno Zeta Petrol Colour - Prme. Stargaze Blue Body Type - Hatchback Month & Year of Mfg - June 2019 Reg. No. - GJ 16 CN 2990 Engine No. - 112MN7468074 Chassis No. - MBHEW225K6F313659	Reserve Price: Rs. 3,00,000/- (Rupees Three Lakh Only) EMD: Rs. 30,000/- (Rupees Thirty Thousand Only) Bid Increase Amount: Rs. 1,000/- (Rupees One Thousand Only)

For detailed terms and conditions of the sale, please refer to the link "https://www.bankofmaharashtra.in/properties_for_sale/" provided on the Bank's website. For information in respect of the above properties, you may contact Mr. Pravin Latkar, Manager- Legal: 9767478725.

Date:- 24.06.2024
Place:- Surat

Sd/-, Authorized Officer,
Bank of Maharashtra

Note: In case of controversy English version will be considered

Vadad Branch, Masjid manji, Near Jama Masjid, Vadad Galteshwar, Kheda Gujarat 388250 Mail: vadad@bankofbaroda.com Web: www.bankofbaroda.com.in

E AUCTION SALE NOTICE FOR SALE OF CAR (PASSENGER VEHICLE)

Whereas the under mentioned vehicle which are in physical possession of the authorised officer of the bank will be sold by public e-auction on "As is where is", "As is what is" and "Whatever there is and without recourse basis" including encumbrance if any for recovery of our secured debts including interest, cost, charges. The auction will be online e-auction through website <http://bob.auctiontng.net> (Also on Auction tng Mobile App) Date and Time of E-auction: 26-07-2024 At 11.00 AM to 2.00PM (With unlimited extension of 5 minutes duration each).

DESCRIPTION OF THE VEHICLES AS UNDER

Name & Address of Borrower/ Directors & Guarantors	Dues Outstanding	Details of the Vehicles/ Authorised officer	RP & EMD Amt. of the Vehicle & Bid Increase amount
Borrower : Chandrikaben Ashokbhai Patel At Derolia, Ta : Galteshwar, Dist-Kheda, Gujarat 388250 Joint Holder: Kaushalkumar Ashokbhai Patel At Derolia, Ta : Galteshwar, Dist-Kheda, Gujarat 388250	Rs. 6,47,469.81 + Future interest+ other charges-less recovery up to date.	TATA ALTROZ XT 1 2 RTN BS6 (ARCADE GRAY) Reg No GJ-07-DE-2659 Year of Manufacture 2022 Engine-Chassis NoREVTRN108XKM30797 BODY COLOUR ARCADE GREY 1199 CK Encumbrance known to bank: BOB	RP Rs. 4,50,000.00 EMD Rs. 45,000/- Bid Inc Rs. 4,500/-

E-auction Date & Time: 26.07.2024 From 11.00 AM to 02.00 PM (with Unlimited Extension of 5 Minutes Duration Each)
* Ac No. Where EMD to be deposited : 16450015181869
Sarfaesi Auction Proceeds Coll Ac IFSC - BARBOVADKA (fifth digit zero)
LAST DATE OF DEPOSIT OF EMD & BID: 25-07-2024 up to 04.00 PM
VEHICLE INSPECTION DATE & TIME : 27-06-2024 to 25-07-2024 From 11.00 AM to 01.00 PM
Name of Authorise officer- Mr VIKAS SHARMA 9687672929

Terms & Conditions of E-auction sale available on Banks website: www.bankofbaroda.com.
All the taxes / GST as per Govt. rules applicable shall be payable by the purchaser on sale of vehicle. (1) For detailed terms & conditions of the Sale, please refer to the link provided in our bank's website at www.bankofbaroda.com. (2) The Auction sale will be Online e-auction / Bidding through website <https://bob.auctiontng.net>. (Details of vehicle also available on Auction tng mobile app) on date and time mentioned above with unlimited extension of 5 minutes duration each. (3) In case of technical assistance, bidders may contact Helpline No. 079 81200546/538/568/587/594/598/596/576 Helpline Email: gujarat@auctiontng.net, Website : <https://bob.auctiontng.net>

Date : 26.06.2024
Place : NADIAD

Authorized Officer, Chief Manager
Bank of Baroda

NOTICE

NOTICE is hereby given that the Certificate(s) for 1300 Equity Shares as detailed below, of MASTEK LIMITED standing in the name of R Ramakrishnan have been lost or mislaid and the undersigned has applied to the Company to issue Duplicate Certificate(s) for the said shares. Any person who has any claim in respect of the said shares should write to our Registrar, KFIN TECHNOLOGIES LIMITED, Selenium Tower B, Plot No. 31 & 32, Gachibowli, Financial District, Hyderabad 500 032 within one month from this date else the Company will proceed to issue Duplicate Certificate(s).

Company Name	Folio No	Cert No	Dist No From	Dist No to	Qty
MASTEK LIMITED	R000316	000423	000409791	000410190	400
MASTEK LIMITED	R000316	00001870	014717656	014718055	400
MASTEK LIMITED	R000616	000463	000441471	000441720	250
MASTEK LIMITED	R000616	00001718	014592064	014592313	250
Total					1300

Date: 26.06.2024
RAMAKRISHNAN RAMAMURTHI

PUBLIC NOTICE

We hereby inform publicly that property being Private Plot/ Duplex No. 68/1 having land area measuring 38 sq. yards and construction thereon of ground floor & first floor total measuring around 60 sq. yards, in the scheme "Chirag Park", constructed on Non-Agricultural land bearing Amalgamated Survey No. 121 Paiki (Survey No. 121, 122 and 123/1), situate, being and lying at Mouje Danilimda, Taluka Maninagar, in the Registration District Ahmedabad and Sub District Ahmedabad - 5 (Narol) is owned / possessed by Shaikh Mannan Latifbhai. Party has informed us that (i) Original sale deed no. 3301 dated 27.03.2008 executed by Hirabhai Naranbhai Patel Family Trust in favor of Farukhbhai A Kureshi with RR, (ii) Original sale deed no. 7237 dated 23.07.2008 executed by Farukhbhai A Kureshi in favor of Aman Nabibkash Shaikh with RR are misplaced by them. Therefore, we hereby informing publicly for chain title & the property that to all concern Peoples Private Persons Company, Government, Semi-Government, Judicial, Quasi-Judicial Authority that if any person or if any other heirs have an objection, right, interest, title, relation, encumbrance, maintenance then such objection should be raised with evidence in written within 10 days from the date of the publication of this notice. Pls. take note that if failed to object within 10 days then we will issue a No Objection certificate for this property.

LE EXPART ASSOCIATES - M. H. Bloch, Pallavi Kaushal Soni (Advocates)
Place : Ahmedabad G-812, Titanium City Centre, Anandnagar Main Road,
Date : 24.06.2024 Opp. Seema Hall, Ahmedabad. Mob. No. 9904022116

यूनियन बँक Union Bank
Regional Office, Union Bank Bhavan, 2nd Floor, Near Kala Ghoda Circle, Sayajiganj, Vadodara, Gujarat-390005

E-AUCTION NOTICE FOR SALE OF IMMOVABLE ASSETS

e-Auction Sale Notice for Sale of Immovable Assets under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with rule 8(6)(9)(1) of the Security Interest(Enforcement) Rule, 2002

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the Physical/Symbolic possession of which has been taken by the Authorized Officer of Union Bank of India (Secured Creditor), will be sold on "As is where is", "As is what is" and "Whatever there is" on the date mentioned below for recovery of dues as mentioned hereunder to Union Bank of India from the below-mentioned Borrower(s) & Guarantor(s). The Reserve Price and Earnest Money Deposit (EMD) are also mentioned hereunder.

DATE OF E-AUCTION: 12.07.2024 (Friday)
TIME OF E-AUCTION: From 12:00 PM to 05:00 PM

Branch-Ankleshwar-I, Near Panchayat Bhavan, Station Road, Ankleshwar, Dist. Bharuch, 393001
Branch Contact-Shri Dilip Chakravarty Mobile-9004229938

Sr. No.	Borrower Name	Property Details	Property Owner Name	Property Type Possession Type	Amt Outstanding as on 31.05.2024 (in Rs. Lacs)	Reserve Price in Rs. Lacs EMD in Rs. Lacs
1	Adarsh Paints	Flat No 301 on 2nd Floor & Flat No 301/A on 3rd Floor, Mooni Complex, Near Little Hut Chaukdi, Ankaleshwar, GIDC, 4Th E Road Moje Piraman Sub-District-Ankaleshwar District-Bharuch 393002. (Area-645.84 Sq Ft).	Adarsh Paints	Residential Physical	35.33 + Interest + Expenses	10.62 1.07

Branch: Bharuch I, Prithvinagar, Station Road, Bharuch, Gujarat, 392001,
Contact Person Name- Shri Satish Gautam, Mobile: 7043336630

2	Imamul Idadul Mondal & Nashim Imamul Mandal	Plot No.40, Fatema Park, Near Manubar Chawki & VCT Girls School, Manubar Road, Moje Dahegam Ta & Dist. Bharuch 392012. (Area-878.88 Sq Ft).	Imamul Idadul Mondal & Nashim Imamul Mandal	Residential Physical	27.95 + Interest + Expenses	16.26 1.63
---	---	---	---	----------------------	-----------------------------	---------------

Branch-Alkapuri, 14-15, 'I' Floor, National Plaza, R.C. Dutt Rd, Alkapuri, Vadodara, 390005
Branch Contact-Shri Ashok Poddar Mobile-7007459474

3	M/S Minal Electricals & Engineering Prop. Parikh Vikrambhai Visingbhai Anilaben S Parikh (Guarantor) J B Parikh (Guarantor)	Office No. 214/A, 2nd Floor, M/S Minal Plastic Products, Paradise Complex, Opp. M.S. University, Sayajigunj, Vadodara-390001 (Area-305.00 Sq Ft).	M/S Minal Plastic Products	Commercial Symbolic	22.65 + Interest + Expenses	15.25 1.53
---	---	---	----------------------------	---------------------	-----------------------------	---------------

Branch-Ankleshwar-II, First Floor, Kuber Plaza, Station Road, Ankleshwar-393001, District Bharuch.
Branch Contact-Shri Ashish Khandare Contact-9665991065

4	M/S Jiya Network Prop. Bhavnaben Nareshbhai Patel & Mohanbhai Govindbhai Patel (Guarantor)	Gram Panchayat Milkat No. 19, Patel Faliyu, Near Primary School, Moje-Naugama Tal-Mangrol Dist-Surat PIN 394110. (Area-1799.93 Sq Ft).	Bhavnaben Nareshbhai Patel	Residential Symbolic	24.14 + Interest + Expenses	23.06 2.31
---	--	--	----------------------------	----------------------	-----------------------------	---------------

Branch: Manjalpur-II, Address: Mahavir Complex, Opp: Lalbugh Co-Operative Bank, Near Jain Temple, Manjalpur-Main Road, Manjalpur, Vadodara-3900 011, Contact Person: Shri Praveen Deol, Mob: 8799117907

5	Sonavane Ajit Madhukar Archana Ajit Sonavane	All the pieces and parcel of property consisting of Unit No. 1 (Flat No.-3) in scheme name and style of Siddharth Complex on 2nd Floor, Mouje Village Babajipura City Survey Vibhaag-B, Tikka No.12/3, Consolidated CS No. 14/1B, area admeasuring 256.23 sq m, SBA-100.28 sq m, undivided land area admeasuring 28.174 sq m within the registration Dist Vadodara, Gujarat. (Area-1079 Sq Ft).	Sonavane Ajit Madhukar Archana Ajit Sonavane	Commercial Symbolic	15.62 + Interest + Expenses	28.70 2.87
---	--	---	--	---------------------	-----------------------------	---------------

Branch-Dabhoi Road, Arom. Ground Floor 29-35 Soma Talav Cross Road Dabhoi Road, PO Soma Talav, SD Baroda, 390025 Contact Person Name: Shri Jitendra Gupta, Mob: 9911943722

6	Firoz Chandbhai Shaikh Aamina F Shaikh	Flat No. 405, Forth Floor, Nabli Apartment, Near Tulsii Mandir, Opp. Hathikhana Kishanwadi, Vadodara (Area-485.86 Sq Ft).	Firoz Chandbhai Shaikh	Residential Physical	14.15 + Interest + Expenses	10.12 1.02
---	--	---	------------------------	----------------------	-----------------------------	---------------

Branch- Karelibaugh, BSNL Exchange Office, Near Pani Tanki Road, Karelibaugh
Branch Contact-Smt. Purnima Mandal Mobile-9755096361

7	Chirag I Kadia	Flat No. G-301, Tower-G, "Banyan City Phase II" Near Shreeji Villa, Sayajipura, Vadodara. (Area-480.07 Sq Ft).	Chirag Indravadanbhai Kadia & Dhaval Indravadanbhai Kadia	Residential Physical	12.63 + Interest + Expenses	9.55 0.96
---	----------------	--	---	----------------------	-----------------------------	--------------

Branch-Bodeli, Mr.Thakorji Complex, P.O. Bodeli Dist. Chhota Udepur, Allpura Road 391135
Branch Contact-Shri Mandep Kumar Mobile-7989475245

8	Nileshbhai Rameshbhai Rathod	Flat No-205 Second Floor, Harikrupa Complex, Shameshwari Nagar Society, Bodeli-Dabhoi Road, Tal Bodeli Dist Chhota Udepur. (Area-400 Sq Ft).	Nileshbhai Rameshbhai Rathod	Residential Symbolic	3.60 + Interest + Expenses	6.29 0.63
9	Sunilkumar Ramchandani Kishorbhai	Flat No 14 Third Floor Indira Complex Jamuna Park Society Bodeli Dist. Chhota Udepur. (Area-700 Sq Ft).	Sunilkumar Ramchandani Kishorbhai	Residential Symbolic	15.60 + Interest + Expenses	9.52 0.96
10	Kamalkumar Ramchandani	Flat No 504 Fifth Floor Indira Complex-3 Jamuna Park Society Bodeli Chhota Udepur. (Area-975 Sq Ft)	Kamalkumar Ramchandani Kishorbhai	Residential Symbolic	22.03 + Interest + Expenses	13.26 1.33
11	Dayasharan Mishrilal Kanojia	Flat No. 508, 5th Floor, Indira Complex-3, Jamuna Park, Bodeli Dist-Chhota Udepur PIN 391135. (Area-975 Sq Ft).	Dayasharan Mishrilal Kanojia	Residential Symbolic	12.81 + Interest + Expenses	13.26 1.33

Details of Encumbrances over the property as known to the bank: NIL
Contact Details: Shri Anuj Kumar Singh, Mobile No.: 9540440347

This may also be treated as statutory 30/15 days sale notice u/r 8(6)(9)(1) of Security Interest (Enforcement) Rules, 2002 to the borrower(s) & guarantor(s) of the above said loan(s), about the holding of E-Auction Sale on the above mentioned date.

Date & Time for Inspection of Properties: from 27.06.2024 to 11.07.2024 between 11:00 AM to 04:00PM

For Detailed Terms & Conditions of the sale, please refer to the link provided in <https://www.unionbankofindia.com.in> and <https://www.ibapi.in> for Registration and Login and bidding rules visit <https://www.msstccommerce.com/auctionhome/ibapi/index.jsp>

Note: Last Date to Deposit Earnest Money (EMD) is on or before 12.07.2024

Date : 26.06.2024 - Place : Vadodara
Authorized Officer - Union Bank Of India

Aadhar Housing Finance Ltd.
Corporate Office: Unit No. 802, Natraj Rustomjee, Western Express Highway and M.V. Road, Andheri (East), Mumbai - 400069.
Ahmedabad Branch: 301, 3rd Floor, ABC-3, Opp. Hotel Regenta, Near Girish Cold Drinks, Uma Shankar Joshi Marg, Off C.G. Road, Navrangpura, Ahmedabad - 380009 GJ

APPENDIX IV POSSESSION NOTICE (for immovable property)

Whereas, the undersigned being the Authorized Officer of Aadhar Housing Finance Limited (AHFL) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, Demand Notice(s) issued by the Authorized 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 provisions of sub section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of AHFL for an amount as mentioned herein under with interest thereon.

Sr. No.	Name of the Borrower(s)/ Co-Borrower(s) (Name of the Branch)	Description of Secured Asset (Immovable Property)	Demand Notice Date & Amount	Date of Possession
1	(Loan Code No. 03510000108 / Ahmedabad Branch) Sapan Parikh (Borrower) Maetrik Priteshbhai Parikh & Premilaben Priteshbhai Parikh (Co-Borrowers)	All that part & parcel of property bearing, City Survey No. 3727 Mota Nagarvada Kapdawanji Na Kapdawanj Kheda Gujarat - 387620 Boundaries : East - Open Road, West - Open Road, North - Property No. 3728, South - Property No. 3726	11-08-2023 ₹ 8,46,262/-	23-06-2024

Place : Gujarat
Date : 26-06-2024

Authorised Officer
Aadhar Housing Finance Limited

ABHYUDAYA CO-OP. BANK LTD. Mumbai Zone
1st Floor, Block B, Jay Mangal House, Nr.Gandhigram Railway Station, Ellisbridge, Ahmedabad - 380009
Telephone No.: 079-26581891/92 • E-mail : ahmedabadro@abhyudayabank.net

NOTICE BEFORE FINALIZING SALE UNDER PRIVATE TREATY

A notice of 15 days is given hereby for finalizing sale under Private Treaty of below mentioned Secured Asset to Borrowers, Guarantors & Public in General, under the provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and rules made thereunder:

Details of Property :-

Sr. No.	Name of the Borrower / Guarantors and Secured Debt to be recovered	Description of Property
1.	Borrower: M/s. Shree Ram Enterprise Prop. Mr. Mohan Shivaji Mali Guarantors: (1) Mr. Ramesh Mangilal Mali (Property Owner) (2) Mr. Bharat Dhirubhai Pandor Total Dues:- Rs. 51,67,465.07 plus Interest & charges from 01.06.2024	All that undivided piece & parcel of an immovable property bearing City Survey No. 62, adm. about 38-46-30 Sq. Mtrs. Situated at Dariapur Ward No. 1, Taluka City, District Ahmedabad and Sub-District Ahmedabad - 1 - City bearing Municipal Ten. No. 0128-23-0041-0001-F located at Punit Pole, Vadigan, Dariapur, Ahmedabad

• Despite of repeated demand for dues payable under Credit Facility Account No. CCARB-30077 at our Raipur Branch, above mentioned borrower & guarantors has not yet paid dues of the Bank. You are aware that earlier three auction for sale of secured asset with quoted Reserve Price were failed as no bidders had participated in auction.

• Now, Mr. Kalpesh Dilipbhai Dabgar has approached us for purchase of Secured Asset with offer of Rs. 13.22 Lakh which is equivalent/more than last reserve price quoted by the Bank in last auction. We have accepted the bid but not confirmed the sale yet.

• In this circumstances, above mentioned borrower & guarantors are arrange to pay the dues of the Bank within 15 days of publication of this notice and to close the account or bring a buyer for purchase of Secured Asset for the price more than the offer submitted by Mr. Kalpesh Dilipbhai Dabgar under Private Treaty.

• Please note that in case of your failure to close the above mentioned credit facility account or to bring the buyer as stated above within 15 days of publication of this notice, i.e. on or before 12.07.2024, the Bank will be compelled to go ahead with the offer made by Mr. Kalpesh Dilipbhai Dabgar under Private Treaty.

• It is clarified that content of above notice is without prejudice to any other rights that the bank has against you to be proceed under applicable laws.

Date : 26/06/2024
Place : Ahmedabad

Sd/-
Authorised Officer
Abhyudaya Co-op. Bank Ltd.

ABHYUDAYA CO-OPERATIVE BANK LTD. (MULTI-STATE SCHEDULED BANK)
1st Floor, Block B, Jay Mangal House, Nr.Gandhigram Railway Station, Ellisbridge, Ahmedabad - 380009
Telephone No.: 079-26581891/92 • E-mail : ahmedabadro@abhyudayabank.net

NOTICE BEFORE FINALIZING SALE UNDER PRIVATE TREATY

A notice of 15 days is given hereby for finalizing sale under Private Treaty of below mentioned Secured Asset to Borrowers, Guarantors & Public in General, under the provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and rules made thereunder:

Details of Property :-

Sr. No.	Name of the Borrower / Guarantors and Secured Debt to be recovered	Description of Property
1.	Borrower: M/s. Shree Ram Enterprise Prop. Mr. Mohan Shivaji Mali Guarantors: (1) Mr. Ramesh Mangilal Mali (Property Owner) (2) Mr. Bharat Dhirubhai Pandor Total Dues:- Rs. 51,67,465.07 plus Interest & charges from 01.06.2024	All that undivided piece & parcel of an immovable property bearing City Survey No. 62, adm. about 38-46-30 Sq. Mtrs. Situated at Dariapur Ward No. 1, Taluka City, District Ahmedabad and Sub-District Ahmedabad - 1 - City bearing Municipal Ten. No. 0128-23-0041-0001-F located at Punit Pole, Vadigan, Dariapur, Ahmedabad

• Despite of repeated demand for dues payable under Credit Facility Account No. CCARB-30077 at our Raipur Branch, above mentioned borrower & guarantors has not yet paid dues of the Bank. You are aware that earlier three auction for sale of secured asset with quoted Reserve Price were failed as no bidders had participated in auction.

• Now, Mr. Kalpesh Dilipbhai Dabgar has approached us for purchase of Secured Asset with offer of Rs. 13.22 Lakh which is equivalent/more than last reserve price quoted by the Bank in last auction. We have accepted the bid but not confirmed the sale yet.

• In this circumstances, above mentioned borrower & guarantors are arrange to pay the dues of the Bank within 15 days of publication of this notice and to close the account or bring a buyer for purchase of Secured Asset for the price more than the offer submitted by Mr. Kalpesh Dilipbhai Dabgar under Private Treaty.

• Please note that in case of your failure to close the above mentioned credit facility account or to bring the buyer as stated above within 15 days of publication of this notice, i.e. on or before 12.07.2024, the Bank will be compelled to go ahead with the offer made by Mr. Kalpesh Dilipbhai Dabgar under Private Treaty.

• It is clarified that content of above notice is without prejudice to any other rights that the bank has against you to be proceed under applicable laws.

Date : 26/06/2024
Place : Ahmedabad

Sd/-
Authorised Officer
Abhyudaya Co-op. Bank Ltd.

HERO HOUSING FINANCE LIMITED
Registered Office: 09, Community Centre, Basant Lok, Vasant Vihar, New Delhi-110057.
Branch Office: Office No. 309, Third Floor, Nishal Centre, Near Nishal Centre, Pal Road, Pal, Adajan, Surat - 395009.

PUBLIC NOTICE (E-AUCTION FOR SALE OF IMMOVABLE PROPERTY)
(UNDER RULE 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002)

NOTICE FOR SALE OF IMMOVABLE PROPERTY MORTGAGED WITH HERO HOUSING FINANCE LIMITED (SECURED CREDITOR) UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.

Notice is hereby given to the public in general and in particular to the borrower(s) and guarantor(s) or their legal heirs/representatives that the below described immovable properties mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of Hero Housing Finance Limited (Secured Creditor), will be sold on 16-Jul-2024 (E-Auction Date) on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis for recovery of outstanding dues from below mentioned Borrowers, Co-Borrowers or Guarantors. The Reserve Price and the Earnest Money Deposit is mentioned below. The EMD should be made through Demand Draft/RTGS/NEFT for participating in the Public E-Auction along with the Bid Form which shall be submitted to the Authorized Officer of the Hero Housing Finance Ltd On or before 15-Jul-2024 till 5 PM at Branch Office: 309, Third Floor, Nishal Centre, Near Nishal Centre, Pal Road, Pal, Adajan, Surat - 395009

Loan Account No.	Name of Borrower(s)/ Co-Borrower(s)/ Legal Guarantor(s) Legal Rep.	Date of Demand Notice	Type of Possession (Under Constructive/ Physical)	Reserve Price (Under Earnest Money)
HHSURH02 0000011663 & HHSURH02 00011669	UMESH SHYAMRAJ CHANDRA SARITA W/O UMESH CHANDRA	02/12/2021 Rs. 18,82,395/- as on 24/06/2024	Physical	Rs. 6,80,000/- Rs. 68,000/-

Description of property: All that piece and parcels of land bearing Plot no. 456 (according to K.J.P. it is given block no. 184/456) admeasuring about 04.19 sq.mt together with undivided proportionate share in Road and COP admeasuring about 24.59 sq.mt. of Shree Valabh Residency organized on land bearing revenue survey no. 146/2 and 149 and its block No. 170 and after re-survey new block no. 184 admeasuring about 37723 Sq. Mtr. of Haldharu, Sub District Kamrej District Surat, Gujarat-394310 with Common Amenities written in Title Document. Property Bounded By: North: Plot No-449; East: Plot No-455; West: Plot No-457; South: Society Internal Road;

Terms and condition: The E-auction will take place through portal <https://sarfaesi.auctiontng.net> on 16-Jul-2024 (E-Auction Date) After 2.00 PM with limited extension of 10 minutes each.

The Intending Purchasers / Bidders are required to deposit EMD amount either through RTGS / NEFT or by way of Demand Draft/RTGS/NEFT favouring the "HERO HOUSING FINANCE LTD". The EMD amount will be returned to the unsuccessful bidders after conclusion of the E-auction.

Terms and Conditions of the E-Auction: 1. E-Auction is being held on "As is where is Basis" & "As is what is Basis" & "whatever there is Basis" & "Without recourse Basis" and will be conducted "online". 2. Bid increment amount shall be Rs. 15,000/- (Rupees Fifteen Thousand Only). 3. The E-Auction will be conducted through M/s E-Procurement Technologies Ltd. (Helpline No(s): 07961200576/544/596/531/583/569, 6351896643 and E-mail on support@auctiontng.net/maulik.shrinani@auctiontng.net) at their web portal <https://sarfaesi.auctiontng.net>. 4. There is no encumbrance on the property which is in the knowledge of Secured Creditors. However, the intending bidders should make their own independent enquires regarding the encumbrances, title of property put on auction and claims/rights/dues affecting the property, prior to submitting their bids. In this regard, the E-Auction advertisement does not constitute and will not be deemed to constitute an commitment or any representation of Hero Housing Finance Limited. 5. The Authorized 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. The other terms and conditions of the E-Auction are published in the following website: www.herohousingfinance.com. 6. For property details and visit to property contact to Mr. Hari Rajawat / hari.rajawat@hero.hf.com / 9828677772. 7. The prospective bidders can inspect the property on 09-Jul-2024 between 11.00 AM and 2.00 PM with prior appointment.

15 DAYS SALE NOTICE TO THE BORROWER/GUARANTOR/MORTGAGOR

The above mentioned Borrower/Mortgagor/guarantors are hereby notified to pay the sum as mentioned in Demand Notice section 13(2) with as on date interest and expenses before the date of Auction failing which the property shall be auctioned and balance dues, if any, will be recovered with interest and cost from you.

For detailed terms and conditions of the sale, please refer to the link provided in https://uat.herohousingfinance.in/hero_housing/other-notice on Hero Housing Finance Limited (Secured Creditor's) website i.e. www.herohousingfinance.com

For Hero Housing Finance Ltd.
Authorized officer
Mr. Kushal Dinesh Dagla, Mob-8886346588
Email: assetdisposal@hero.hf.com

Date: 26/06/2024
Place: Surat

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED
CIN: U67100T2014PTC020363 Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028
Email: rajesh.jumber@omkaraarc.com/zuber.khan@omkaraarc.com
Tel.: 022-69231111 | Authorised Officer M.no.: +918657969233/+918657969231

[Appendix - IV-A] [See proviso to rule 8 (6) r/w 9(1)]
PUBLIC NOTICE FOR E-AUCTION SALE OF IMMOVABLE PROPERTY
Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorized Officer of Omkara Assets Reconstruction Pvt. Ltd. Further, Omkara Assets Reconstruction Pvt Ltd (OARPL) (acting in its capacity as Trustee of Omkara PS 30/2021-22 Trust) has acquired entire outstanding dues of the below accounts vide Assignment Agreement dated 30.09.2021 from Indusind Bank Ltd (Assignor Bank) along with underlying security from assignor bank. Accordingly, OARPL has stepped into the shoes of assignor bank and empowered to recover the dues and enforce the security. The Authorized Officer of OARPL took handover of the physical possession of the below mentioned secured property from the Borrower/Mortgagor/Co-Borrower. The Authorized Officer of OARPL, hereby intends to sell the below mentioned secured properties for recovery of dues and hence the tend