## **FINANCIAL EXPRESS**

इंडियन बेंक 👪 Indian Bank

🛕 इलाहाबाद ALLAHABAD

PARVAT PATIYA BRANCH

DEMAND NOTICE Notice under Sec. 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

M/s Aaradhya Creation, Partner(s) Mr. Jayeshbhai Vallabhbhai Patel and Mrs. Kinjal Mineshbhai Patel (Borrower/Partnership Firm) Add: Plot No. 45, Ground Floor, DVF Industrial Estate, Patel Nagar Road,

Varachha, Surat, Gujarat-395008. Mr. Jayeshbhai Vallabhbhai Patel (Partner/Guarantor/Mortgagor) Add-1: 399, Hans Society, Beside Krishna Township, Mota Varachha, Surat

City, Surat, Gujarat-394101 Add-2: Flat No. 403, 4th Floor, Building No. D, "Madhuram Residency" Opp. Kavari Habitat near Shivnath Palace, V. T. Nagar Road at Simda Taluka Puna, Surat, Gujrat - 382415.

Mrs. Kinjal Mineshbhai Patel (Partner/Guarantor/Mortgagor) Add-1: W/o Mineshbhai Patel, Plot No. 116-117, 1st Floor, Yamuna Nagar, Near

Momai Mandir, Anjana Farm, Surat, Gujarat-394101. Mrs. Gitaben Vallabhbhai Patel (Guarantor/Mortgagor)

Add-1: W/o Vallabhbhai Patel, C-9 Manohar Villa, Nikol - Naroda Road, Naroda, Ahmedabad City, Ahmedabad, Gujarat-382415.

Add-2: Flat No. 403, 4th Floor, Building No. D, "Madhuram Residency" Opp. Kavari Habitat near Shivnath Palace, V. T. Nagar Road at Simda Taluka Puna, Surat, Guirat - 382415.

Sub: loan account/s M/s Aaradhya Creation, Partner(s) Mr. Jayeshbhai Vallabhbha Patel and Mrs. Kinjal Mineshbhai Patelwith Indian Bank Parvat Patiya branch - Reg.

You committed default in repayment of loans to the tune of Rs. 33,30,150.25 (Rupees Thirty-Three Lakhs Thirty Thousand One Hundred Fifty and Paisa Twenty-Five Only) with further interest at the agreed rate from 17/09/2024till date of repayment.

The Bank, issued notice under the Act on 17/09/2024calling upon you to repay the outstanding amount of Rs. 33,30,150.25 (Rupees Thirty-Three Lakhs Thirty Thousand One Hundred Fifty and Paisa Twenty-Five Only) as on 16/09/2024. The notice was sent to you by speed post has been returned unserved.

You are called upon to pay Rs. 33,30,150.25 (Rupees Thirty-Three Lakhs Thirty Thousand One Hundred Fifty and Paisa Twenty-Five Only))together with interest from 17/09/2024till date of payment within 60 days from the date of this notice failing which Bank, will be constrained to exercise rights of enforcement of security interest as against the secured assets given in the schedule hereunder. This Notice is without prejudice to any other right / remedy available to the Secured Creditor.

"We draw attention to the provisions of Section 13(8) of the SARFAESI Act and the Rules framed there under which deals with your rights of redemption over the securities".

This Notice is without prejudice to any other remedy available to the SecuredCreditorincluding its right to proceed with the proceedings presently pending before DRT/RO of DRT/DRAT/Court and proceed with the execution of order/decree obtained/to be obtained.

### SCHEDULE: The specific details of the assets in which security interest is created are enumerated hereunder:

mmovable assets :- All that Piece and Parcel of Residential Flat No. 403, 4th Floor Building No. D, "Madhuram Residency" bearing R.S No. 31, Block No. 63, T.P.S No. 21, Sarthana Simda, F.P. No. 17, Opp Kavari Habitat near Shivnath Palace, V. T. Nagar Road at Simda Taluka Puna, Surat, Gujrat in the name of Mrs. Gitaben Vallabhbhai Patel and Mr. Jayeshbhai Vallabhbhai Patel. Bounded By :- North : Adj. Society Mall, South : Adj. Society Internal Road, East: Adj. Wing E, West: Adj. Wing C

High Speed flat computerized embroidery machine with Twin Sequin, High Speed Cording, Trimmer, Thread Lock and standard accessories Model 1223 Flat + Twin Sequin + Cording Head interval

Date: 17.09.2024 Place: Surat

Borrower(s)/

Co-Borrower(s)

Guarantor(s)

Mr. Vidharam

Vanna

2. Mrs.Kusumber

Vanma

3. Vidharam

(Prospect No

IL10242339)

rovided at the website: www.iiflonehome.com

Demand Notice

Date and Amount

09-Aug-2023

Rs. 9.50.040/-

Rs. 20,000/-

Support Helpline Numbers: @1800 2672 499.

Place: Ahmedabad; Date: 07-10-2024

between Monday to Friday or write to email: - care@iiflonehome.com

dispute in tender/Auction, the decision of AO of IIFL-HFL will be final.

amounts within 60 days from the date of receipt of the said Notices.

mentioned against each account hereinbelow:

Sr. Name of the Name of the

Branch

Surat. Gujarat

Surat.

Gujarat

Date: 07/10/2024

Place: Surat

respect of time available, to redeem the secured assets.

Account

Mr. Kunal

Rajubhai

Thakkar

Mr. Mahesh

Harshad

Maniar

Per Site Bungalow No B/207) South: Plot No 21 (As Per Site Bungalow No B/205).

under: East: Flat No 201 West: Open Margin North: Open Margin South: Flat No 203.

using link of the property/ Secured Asset you intend to buy vide public auction.

For Balance Payment - Login https://www.iiflonehome.com>My Bid>Pay Balance Amount.

towards EMD, copy of the KYC and PAN card at the above mentioned Branch Office.

of the closing time of the auction, the closing time will automatically get extended for 5 minutes.

and all other incidental costs, charges including all taxes and rates outgoings relating to the property.

the amount already paid will be forfeited (including EMD) and the property will be again put to sale.

Public Notice For E-Auction For Sale Of Immovable Properties

Sale of Immovable property mortgaged to IFL Home Finance Limited (Formerly known as India Infoline Housing Finance Ltd.) (IIFL-HFL) Corporate Office a

Plot No. 98, Udyog Vihar, Phase-IV, Gurgaon-122015 (Haryana) and Branch Office at "Ahmadabad Commerce House, 4th Floor, Commerc House 4, Nr.

Shell Petrol Pump, Anandnagar Road, Prahladnagar, Ahmedabad - 380051" under the Securitisation and Reconstruction of Financial Assets and

Enforcement of Security Interest Act, 2002 (hereinafter "Act"). Whereas the Auhorized Officer ("AO") of IIFL-HFL had taken the possession of the following propertylies pursuant to the notice issued 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 IIFL-HFL's dues, The Sale will be done by the undersigned through e-auction platform

Mode Of Payment: - EMD payments are to be made vide online mode only. To make payments you have to visit https://www.iifionehome.com and

pay through link available for the property/ Secured Asset only. Note: Payment link for each property/ Secured Asset is different. Ensure you are

Terms and Conditions:-

For participating in e-auction, Intending bidders required to register their details with the Service Provider https://www.infonehome.com.well 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

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

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

Bidders are advised to go through the website https://www.ificom/home-loans/properties-for-auction for detailed

For details, help procedure and online training on e-auction prospective bidders may contact the service provider E-mail ID:- care@iffonehome.com,

For any query related to Property details, Inspection of Property and Online bid etc. call IIFL HFL toll free no.: 1800 2672 499 from 69:30 hrs to 18:00 hrs

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

10. 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. I. 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

12. AO reserves the rights to postpone/caricel or vary the terms and condition of tender/auction without assigning any reason thereof. In case of any

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

Zonal Office: Rupa Sapphire, 17th Floor, Plot No.12, Sector 18, Opp. Sanpada Rly. Station, Vashi, Navi Mumbai-400 705. Registered Office: Utkarsh Tower, NH - 31 (Airport Road), Sehmalpur, Kazi Sarai, Harhua, Varanasi, UP-221 105.

POSSESSION NOTICE FOR IMMOVABLE PROPERTY

Notice is hereby given under the Securitization and Reconstruction of Financial Assets and Enforcement (Security) Interest Act, 2002 and in exercise of powers conferred under Section 13(12) read with Rule 3 of Security Interest (Enforcement) Rule, 2002, the Authorised Officer issued Demand Notices on the dates mentioned against each account calling upon the borrowers to repay the

The borrowers having failed to repay the amounts, notices are hereby given to the under-noted borrowers and the public in general that the undersigned has taken Possession of the properties described hereinbelow in exercise of powers conferred on him/her

The borrowers in particular and the public in general are hereby cautioned not to deal with the properties and any dealing with the properties will be subject to the charge of UTKARSH SMALL FINANCE BANK LIMITED for the amounts and interests thereon

The attention of the borrowers detailed hereunder is invited to the provisions of subsection (8) of the Section 13 of the Act, in

Description Of Property/les: All that piece & parcel of Immovable property bearing As Per Passing Plot Plot No 20 As Per KJP Block/Survey No 267/20 (as Per Promulgation New Survey No 1037) admeasuring 437.15 Sq Mts (as per Site Bunglow No B/206) admeasuring 90.88 Sq Mts along with 149.296 Sq Mts along with undivivded share in the land of Road & COP in the scheme known as "GREEN PARADISE" situated at Block/Survey No 267 admeasuring 22713 Sq Mts of Moje Villega Parujan, Ta-Jalalpore Dist-Navsari Bounded as under: East: Plot No 07 (as Per Site Bungalow No B/191) West: Adjoining Internal Road North: Plot No 19 (As

Description Of Property/ies: All that piece & parcel of Non-Agricultural Plot of Land in Mauje Vankala. Surat Lying being land

bearing R.S No 41, Block No 49/A, admeasuring 25344.00 Sq Mts, Paikki 2.18 Sq Mtrs, Road aliment reduced after admeastring

25341.82 Sq Mts, Sub Plot No 2, Total admeasuring 13184.77 Sq Mtrs, Sub Plot No 2, Total admeasuring 13184.77 Sq Mtrs

known as "VAISHNAVDEVI TOWNSHIP" Type- B, Building-G, First Floor Flat No 204, Super Built up area admeasuring 95.35 Sq Mts

i.e1026.00 Sq Fts, Built up area admeasuring 69.76 Sq Mtrs, Carpet area admeasuring 58.14 Sq Mtrs, i.e625.58 Sq Fts along with

undivided share of land admeasuring 32.78 Sq Mts at Registration District & Sub District Choryasi & District Surat. Bounded as

Date of

Demand

Notice

02/07/2024

Date of

Possession

Notice

03/10/2024

02/07/2024 | 03/10/2024 |

under Section 13(4) of the said Act read with Rule 8 of the said Rules on the dates mentioned against each account.

Name of the Borrower/

Guarantor

(Owner of the Property)

Mr. Kunal Rajubhai Thakkar

(Borrower/Mortgagor) &

Mrs. Daxaben Rajeshbhai Thakkar (Co-Borrower)

Mr. Mahesh Harshad Maniar

(Borrower/Mortgagor) &

Mr. Harshad Chandulal Maniar (Co-Borrower)

Utkarsh Small Finance Bank

Aapki Ummeed Ka Khaata (A Scheduled Commercial Bank)

terms and conditions of auction sale & auction application form before submitting their Bids for taking part in the e-auction sale proceedings.

The purchaser has to pay TDS application to the transaction/payment of sale amount and submit the TDS certificate with IIFL HFL.

possession within 7 days, otherwise IIFL-HFL shall not be responsible for any loss of property under the circumstances.

Tender/Auction, failing which the property will be auctioned/sold and balance dues if any will be recovered with interest and cost.

Date of Physical

Possession

22-Sep-2024

**Total Outstanding** 

Date 05-Sep-2024

Rs. 9,95,392 /-

(Rupees Nine Lakh

inety Five Thousand

Three Hundred And

Ninety Two Only)

Description of the Immovable

property/ Secured Asset

All that part and parcel of the property

bearing Flat No. B-207 on Secon

Niwas situated at Plot no. 15 . 17 . 94

Mouie Vatwa, T.P.S. 84 , Vatva

Ahmedabad, Gujarat Pincode

Rupees Nine Lakh Fifty Floor, Carpet Area Ad Measuring 312

Thousand Forty Only) | Sq. Ft., Of Block B , Omshanti Raj

Bid Increase Amount | of Survey number 24, 26, 27,1479 of

#### PUBLIC NOTICE FOR DCB BANK KADODARA BRANCH RELOCATION

DCB Bank Limited hereby informs customers and public at large of the change of address for the Kadodara Branch

**Existing Address New Address** Saibaba Society, Kadodara Char Ground Floor, Chhatrala Business Rasta, Near Bus Stand, Kadodara, Center, Kadodara - Bardoli Road, District - Surat, Gujarat - 394327 Kadodara, Taluka Palsana, District - Surat, Gujarat - 394327

The existing branch shall remain operational up to Saturday, 14th December 2024, till the close of business day and will begin to operate at the new address the next working day. All the existing services and facilities shall remain unchanged and will continue at the new address from 16th December 2024. For clarification kindly contact Mr. Jimikumar Thakorbhai Patel - Branch Service Operations Manager landline 8657995308, cellphone 9879296859 or email jimikumarp@dcbbank.com or DCB Customer Care at

DCB Bank Limited

MKARA OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED Registered Office: No. 9, M.P. Nagar, First Street, Kongu Nagar, Extension, Trupur - 641607. Corporate Office: Kohinoor Square, 47th Floor, N. C. Kelkar Marg, R. G. Gadkari Chowk,

Dadar West, Mumbai - 400 028. Tel.: 022 6923 1111 / 9173670406

customercare@dcbbank.com

#### [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 Anupkuman Kananbhai Kotai and co-borrower Supriya Anupkumar Kotai that the below described mmovable property mortgaged/charged to the Secured Creditor, the possession of which has een taken by the Authorised Officer of Omkara Assets Reconstruction Private Limited (OARPL) Secured Creditor, on 09/11/2023, will be sold on "As is where is", "As is what is", "Whatever there

s" and "without recourse basis" on 22/10/2024 between 01.00 pm to 2.00 pm (last date and time or submission of bids is 21/10/2024 by 6.00 PM), for recovery of Rs. 6,52,925/- (Rupees Six Lakhs Fifty Two Thousand Nine Hundred Twenrty Five Only) as on 01.01.2021 Plus Interest and Expenses w.e.f. 02.01.2021 due to the M/s Omkara Assets Reconstruction Private Limited ecured Creditor from above mentioned borrower and co-borrower. The Omkara Assets Reconstruction Pvt Ltd (acting in its capacity as Trustee of Omkara PS 22/2020-21 Trust) has acquired entire outstanding debts lying against above said

borrower/guarantors vide Assignment Agreement dated 26/02/2021 along with underlying security from Fullerton India Credit Company Limited. The description of the Immovable Properties, reserve price and the earnest money deposit and

DESCRIPTION OF THE PROPERTY	Reserve Price	EMD
All that Piece and Parcel Property Bearing Flat No. A-203, Panvar Apartment, A Wing, Sundaram Society, Airforce 2 Road, Ptot No. 19.2021 22, Rev sur No. 1465, New sur No. 5897/1/19 of sheet no.814, Jamnagar, Gujarat, 361005 Boundaries- North: Flat no. A-202 is situated. South: Open to sky and flat no. B-202 are situated East: Open to sky and entrance of flat are situated. West: Public road is situated.		Rs. 60,000/-

Minimum Bid Increment Amount : Rs. 10,000/- (Rupees Ten Thousand only) Last date and time for submission of bid letter of participation/KYC Document/Proof of

EMD: 21/10/2024 by 6:00 pm Date of Inspection: 14/10/2024 between 1.00 pm to 2.00 pm (only on prior confirmation)

Known Liabilities: Not Known This Publication is also a 'Thirty Days' notice to the aforementioned 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 Rajendra Dewarde 9324546651 and Email Id rajendra.dewarde@omkaraarc.com, Also at Gehna Balwani :9173670406 and Email- gehna.balwani@omkaararc.com Bidder may also visit the website http://www.bankeauction.com or contact service provider M/s. C1 India Pvt. td", Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankeauctions.com, Mr. Bhavik Pandya, Mobile :88666 82937 Email -Maharashtra@c1india.com. Intending bidders shall comply and give declaration under section 29A of insolvency and bankruptcy code 2016.

Authorized Officer, Omkara Assets Reconstruction Pvt Ltd. Date: 07.10.2024 (Acting in its capacity as a Trustee of Omkara PS 22/2020-21 Trust) Place: Jamnagar

Date of Inspection

of property

08-Nov-2024

1100 hrs -1400 hrs

**EMD Last Date** 

11-Nov-2024

till 5 pm.

Date/Time of E Auction

13-Nov-2024

1100 hrs.-1300 hrs.

Reserve Price

Rs. 9,98,000/-

Ninety Eight Thousand Only)

**Earnest Money** 

Deposit (EMD)

Rs. 99,800/-

Rupees Ninety Nine

Thousand Eight

Hundred Only)

Sd/-; Authorised Officer, For IIFL Home Finance Ltd.

Amount Outstanding

as on the date of

Demand Notice

₹ 41.48.865.35/-

₹ 28.56.468.97/-

Rupees Nine Lakh

# SBI STATE BANK OF INDIA

RACPC East, Modi Arcade, Opp, Railway Station, Maninagar, Ahmedabad.

# APPENDIX-IV [Rule-8(1)] POSSESSION NOTICE (For Immovable Property)

Whereas, The undersigned being the authorized officer of the State Bank of ndia, RACPC East, Modi Arcade, Opp. Railway Station, Maninagar, Ahmedabad under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act No. 54 of 2002) and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 06.07.2024 calling upon the Mr. Sandip Gopinath Duragavli & Mr. Dhanraj Sandip Duragavli to repay the amount mentioned in the notice being Rs. 22.45.246/- (Rupees Twenty Two Lakhs Forty Five Thousand Two Hundred Forty Six Only) with further interest w.e.f. 06.07.2024.

The Borrower having failed to repay the amount, notice is hereby given to the Borrower / Guarantor and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under section 13(4) of the said Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 04.10.2024 (04" Day of October of the year 2024).

The Borrower / 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 State Bank of India, RACPC East, Modi Arcade, Opp. Railway Station, Maninagar, Ahmedabad for an amount Rs. 22,45,246/- (Rupees Iwenty Two Lakhs Forty Five Thousand Two Hundred Forty Six Only) with further interest w.e.f. 06.07.2024

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.

### DESCRIPTION OF THE IMMOVABLE PROPERTY

C/402, C - Block, 4th Floor, "RASHMI PEARL", Opp. Shri Hari Residency, Near Karanavati-2 Aslali Road, Narol, Ahmedabad, of Block "C", Total Carpet Area Admeasuring 65.09 Sq. mtrs. In a project Scheme known as "RASHMI PEARL" on land bearing Revenue Survey No. 574, Final Plot No. 56/1 and T P Scheme No. 58 of Mouje - Vatva, Aslali, District of Ahmedabad. Bounded by :- North : Block No. D. East: Common Garden, West: Flat No. C/401, South: Lift & Flat No. C/403. Date: 04.10.2024, Place: Ahmedabad Authorised Officer, State Bank of India

**■** OMKARA OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED

Registered Office: No. 9, M.P. Nagar, First Street, Kongu Nagar, Extension, Tirupur - 641607, Corporate Office: Kohinoor Square, 47th Floor, N. C. Kelkar Marg, R. G. Gadkari Chowk,

Dadar West, Mumbai - 400 028. Tel.: 022 6923 1111 / 9173670406

Sale notice for sale of immovable properties

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

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

votice is hereby given to the public in general and in particular to the Borrows

Rakesh Maganbhai Thakur and co-borrower Sapana Rakesh Thakur that the below described

immovable property mortgaged/charged to the Secured Creditor, the physical possession of

which has been taken by the Authorised Officer of Omkara Assets Reconstruction Private Limited

OARPL) Secured Creditor, on 12th April 2022, will be sold on "As is where is", "As is what is"

Whatever there is and "without recourse basis" on 22/10/2024 at 1.00 pm to 2.00 pm (last date

and time for submission of bids is 21/10/2024 by 6.00 PM), for recovery of Rs. 6,25,836.97/-

(Rupees Six Lacs Twenty Five Thousand Eight Hundred Thirty-Six and Ninety Seven Paise

Only) as on 12.09.2019 Plus Interest and Expenses w.e.f. 13.09.2019 due to the M/s Omkara Assets

econstruction 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

22/2020-21 Trust) has acquired entire outstanding debts lying against above said

borrower/guarantors vide Assignment Agreement dated 26/02/2021 along with underlying

The description of the Immovable Properties, reserve price and the earnest money deposit and

security from Fullerton India Housing Finance Company Limited.

DESCRIPTION OF THE PROPERTY

All that piece and parcel of Property Bearing Flat No. N/402

admeasuring 36.00 Sq. Yards i.e 30.10 Sq. Mts. With applicable

undivided share in the land of scheme, Fourth Floor, Thereor

"Suramya Apartment Co. Op Housing Society Ltd," of Land

bearing Survey No. 197, Final Plot No.62, of T.P Scheme No. 46

(Ghodasar-1), Mou(e(Sim) Ghodasar, Ta. Maninagar, in the

Registration District Ahmedabad and sub District Ahmedabad-5

(Narol), surrounded by the boundaries:- East:- Society Road West:

Date of E-Auction: 22/10/2024 between 1.00 pm to 2.00 pm

with rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

under section 29A of insolvency and bankruptcy code 2016.

Minimum Bid Increment Amount : Rs. 10,000/- (Rupees Ten Thousand only)

Last date and time for submission of bid letter of participation/KYC Document/Proof of

Date of Inspection: 10/10/2024 between 12.00 pm to 1.00 pm (Only on prior confirmation)

This Publication is also a Fifteen Days' notice to the borrowers/co-borrower under Rule 8(6) read

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 Rajendra Dewarde 9324546651 and Email ld rajendra.dewarde@omkaraarc.com,

Also at Gehna Balwani :9173670406 and Email gehna.balwani@omkaraarc.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 :8866682937

Email-Maharashtra@c1india.com. Intending bidders shall comply and give declaration

Place : Ahmedabad (Acting in its capacity as a Trustee of Omkara PS 22/2020-21 Trust)

Block M Terrace North:-Flat No N/401 South:-Flat No N/403

EMD: 21/10/2024 by 6:00 pm

Known Liabilities: Not Known

own encumbrances (if any) are as under:

proviso to Rule 8 (6) read with Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002

यूनियन वैक 🕜 Union Bank

equitas

Tilak Road Branch: LIC Jeevan Prakash Building. Relief Road, Ahmedabad

POSSESSION NOTICE [Rule-8(1)] (For Immovable Property)

Whereas, the undersigned being the Authorised Officer of Union Bank of India Tilak Road Branch. Lic Jeevan Prakesh Building, Relief Road, Ahmedabad unde the Securitization and Reconstruction of Financial Assets and Enforcement Security Interest (Second) Act, 2002 (Act No. 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 dated 12.01.2024 calling upon the Borrowers of Mr. Panchal Sureshbha Dahyabhai and Mrs. Hinaben Sureshbhai Panchal to repay the amount mentioned in the notice being Rs.3,42,567.00/- (in words Rupees Three Lakh Forty Two Thousand Five Hundred Sixty-seven only) within 60 days from the date of receipt of the said notice. The borrower having failed to repay the full amount, notice is hereby given

to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under Section13(4) of the said Act read with Rule 8 of the said rules on this 05th Day of October the year 2024. The borrower in particular and the public in general is hereby cautioned not to deal

with the properties and any dealings with the properties will be subject to the charge of the Union Bank of India, for the amounts Rs.3,42,567.00/- (in words Rupees Three Lakh Forty Two Thousand Five Hundred Sixty-seven only) and interest thereon. The Borrower attention is invited to provisions of sub-section (8) of Section 13 of the said Act, in respect of time available to redeem the secured assets.

### DESCRIPTION OF IMMOVABLE PROPERTIES

All that undivided share in the piece and parcel of free hold N.A. land on sub plot no revenue survey no. 814, 815/2,836/1 and 837/2 united survey no. 814 paiki town planning scheme 114 fp 53/2 + 54/2 + 66/1 of 48188 square meter admeasuring land paiki sub plot no 1 of its 31322 sq na land and constructed by madhav homes a scheme known as madhav homes of block no. F 3rd floor flat no 304 its ad measuring area 38.10 sq. mt. constructed area and 20.82sq mt. undivided portion of the land along with of mouje - vastral taluka city east in the registration district and sub district of Ahmedabad-12 nikol belongs to Shri Sureshbhai Dahyabhai Panchai. Situated which is bounded as under (as per actual) Flat no.304, Madhay homes, block no. F 3rd floor, East: Society Road, West: Passage and flat no. F-303, North: Society Road, South: Flat no. F-305 Date: 05.10.2024 **Authorized Officer** Place: Ahmedabad Union Bank of India

**Equitas Small Finance Bank Ltd** 

(FORMERLY KNOWN AS EQUITAS FINANCE LTD)

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

### **POSSESSION NOTICE** Loan / Facility Account No's 700007312637 / EMFMHSNA0054444 & 700007266504 / ELPMHSNA0054445

Whereas, The Authorized Officer Of The Equitas Small Finance Bank Limited Ltd A Banking Company Incorporated Under The Companies Act, 1956 And Carrying On The Banking Business Under The Banking Regulation Act, 1949 Having Its Registered Office At 4th Floor, Phase – II, Spencer Plaza, 769, Anna Salai, Chennai, Tamil Nadu – 600002, State Office At Equitas Small Finance Bank Limited 305-306, 3rd Floor, Abhishree Adroit, Near Sunrise Mall, Mansi Circle, Judges Bunglow Road, Bodakdev, Ahmedabad, Gujarat – 380015, 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 a demand notice dated **31/01/2024** Calling Upon Applicant /Borrower/ Co-Applicant/Co-Borrower/Guarantors/Mortgagors (1) Mr. Patel Chiragkumar Dhanjibhai S/o Mr. Dhanjibhai (Applicant /Borrower & Mortgagor) (2) Mrs. Kajal Arvindbhai Patel **D/o Mr. Arvindbhai (Co- Applicant/ Co-Borrower & Mortgagor)** to repay the amount mentioned in the notice being Rs. 30,88,655/- (Rupees Thirty Lakhs Eighty Eight Thousand Six Hundred Fifty Five Only) due as on 29/01/2024 With subsequent interest, penal interest, charges, costs etc as per the agreement(s) within 60 days from the date of receipt

The Applicant / Borrower/ Co-Applicant/Co-Borrower/Guarantors/ Mortgagors, having failed to repay the amount, notice is hereby given to the Applicant/Borrower/ Co-Applicant/ Co-Borrower/ Guarantors/ Mortgagors in particular and the public in general that pursuant to the Order of Addl. Chief Judicial Magistrate, Siddhpur, passed on 16.07.2024 the undersigned authorized officer through court commissioner has taken possession of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002, on this the 3rd day of October of the year 2024. The Applicant / Borrower/ Co-Applicant/Co-Borrower/Guarantors/ Mortgagors II

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 Equitas Small Finance Bank Limited For The Amount Of Rs. 30,88,655/-(Rupees Thirty Lakhs Eighty Eight Thousand Six Hundred Fifty Five Only) due as on 29/01/2024 and interest thereon

The Applicant / Borrower/ Co-Applicant/Co-Borrower/Guarantors/ Mortgagors attention is invited to provisions of sub-section (8) of Section 13 of the said Act, in respect of time available, to redeem the secured assets.

#### SCHEDULE OF THE SECURITY (S) RESIDENTIAL PROPERTY OWNED BY PATEL CHIRAGKUMAR DHANIIBHAI & KAIAL **ARVINDBHAI PATEL**

All that piece and parcel of immovable property bearing Plot No.143, 144,145,146, 147, Vila No.27, which is situated in OLD Block/Survey No.323 p3/p3 and New Block/Survey No.919, Khata No.718, Total Admeasuring 226.12 Sq. Mtrs. of Tavadiya Sim, Ta. Siddhpur, Dist. Patan. Four corners of said property :- North : Plot No. 148 & 152, South : Plot No.136 to 142, East: Internal Road, West: Plot No. 127 to 131

Date - 03.10.2024 **Authorized officer Equitas Small Finance Bank Ltd** Place - Ahmedabad

# युनियन बैंक 🕼 Union Bank

भारत सरकार का उपक्रम

Date: 07.10.2024

Union Bank Bhavan, Race Course Road, Regional Office Rajkot. E Mail: crld.rorajkot@unionbankofindia.bank

**Authorized Officer** 

EMD

56,500/-

Reserve Price

5,65,000/-

### MEGA E - AUCTION **SALE NOTICE** (For sale of Immovable/Movable Properties)

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 provision to Rule 6(2) or 8(6) of Security Interest (Enforcement) Rules, 2002.

Omkara Assets Reconstruction Pvt Ltd.

Notice is hereby given to the public in general and in particular to the Borrower/s and Guarantor/s, that the below described movable/immovable property mortgaged / charged to Union Bank Of India (secured creditor), possession of which has been taken by the Authorized Officers of Union Bank of India, will be sold on "AS IS WHERE IS", "AS IS WHAT IS", and "WHATEVER THERE IS" basis, for recovery of respective dues mentioned hereunder against the secured assets mortgaged/charged to Union Bank of India, from respective borrower(s) and guarantor(s). The reserve price and earnest money deposit is shown there against each secured asset. The sale will be done by the undersigned through e-auction platform provided here under

Sr. No.	Name of the Borrower/Guarantor and Branch Details	Description of the properties	Amount to be Recovered	Type of Possession	Reserve Price/ EMD/ Bid increase amount in Rs
01	Borrower : Mr. Yogendra Rameshbhai Makadia Guarantor : Mr. Ramesh Ramjbhai Makadia Branch : Bhaktinagar (E-AB) Cheif Manager : Mr. Aditya Kumar Contact : M. 77830 00167	Residential Property situated at Flat No. 303, Third Floor, Wing A, Heaven Heights, Motamava, B/H Khirsara Palace, Motamava, Kalavad Road, Tal.: Lodhika, At: Motamava, R. S. No. 29 P2 & 29 P4, Plot No. 1,2,23,24, Plot No. 10 to 21 of Area known as Shyam Residency, Rajkot-360 021, Area: 90.24 Sq. Mtr., (Property description as specified in the Sale Deed Regn. No. 0195 Dated 25.01.2016), Boundaries: North: Margin Than Wing B, South: Flat No. 302, East: Stair And Passage, West: Margin Than 7.05 Mt. Road	Rs. 14,57,000 with further interest, cost and expenses	Physical	Rs. 6.30 Lakh EMD 10% Bid Increase 1%
02	Upendra H. Girgilani, Branch : Gandhidham (KFTZ) Branch Head : Krishna Kant Vyas Contact : M. 93169 13714	All that Piece and Parcel of Residential Plot No. 66, Survey No. 729P, Vil.: Varsamedi, Taluka : Anjar, Dist.: Kutch - 370 110, admeasuring 41.825 Sq. Mtrs. (Property description as specified in the Sale Deed No. 2700 Dated 25.04.2017) Bounded: On the North by: Plot No. 24/A, On the South by: Plot No. 23/A, On the East by: Plot No. 22/B, On the West by: 7.50 Mtrs. Road	Rs. 9,60,000 with further interest, cost and expenses	Physical	Rs. 6.06 Lakh EMD 10% Bid Increase 1%
03	Mrs. Kapilaben Pratapgiri Gosvami Branch : Gandhidham (KFTZ) Branch Head : Mr. Krishna Kant Vyas Contact : M. 93169 13714	All that Piece and Parcel of House at Plot No. 23-B, Ambaji Nagar - 2, Survey No. 890/19, Village: Varsamedi, Taluka: Anjar, Kutch - 370 110 admeasuring 41.825 Sq. Mtrs. (Property description as specified in the Sale Deed No. 2700 Dated 25.04.2017) Bounded: On the North by: Plot No. 24/A, On the South by: Plot No. 23/A, On the East by: Plot No. 22/B, On the West by: 7.50 Mtrs. Road	Rs. 8,46,000 with further interest, cost and expenses	Symbolic	Rs. 5.31 Lakh EMD 10% Bid Increase 1%
04	Borrowers: Mr. Subhan Dharmesh Gogoi, S/o Dharmesh Gogoi, Guarantor: Mr. Anil Ashok Varma, S/o Mr. Ashok Lalchand Varma Branch: Gandhidham Branch (E-CB) Branch Head: Vipin Kumar Gaur Contact: M. 93846 39331	All that Land & Building situated at Plot No. 282, area admeasuring 60.35 Sq. Mtr., in Revenue Survey No. 123, Apna Nagar, Village: Kidana, Sub Registration District: Gandhidham, Dist.: Kutch. (as per Sale Deed No. 29 Dated 02.01.2016 Registered at Sub-Registrar Gandhidham) Four Boundaries are as follows: East: Internal Road, West: Plot No. 341, North: Plot No. 283, South: Plot No. 281	Rs. 15,65,000 with further interest, cost and expenses	Physical	Rs. 6.95 Lakh EMD 10% Bid Increase 1%
05	Mr. Nirajkumar Shivcharan Panjabi Branch : Gandhidham (KFTZ) Branch Manager : Vyas Krishna Kant Contact : M. 94279 22525	Residential Flat No. S - 101 At Second Floor, Main Plot No. S - 3 and S - 4, Survey No. 85/1 Paiki 1 Near Khatu Shyam Mandir, Golden City, Village: Meghpar Kumbhardi, Taluka: Anjar, Dist.: Kutch Gujrat 370110 Admeasuring 42.13 Sq. Mtrs. Bounded: North: Open Space of This Complex, South: Passage, East: Open Space For Flat No. S - 102, West: Passage & Plot No. S - 2	Rs. 11,03,000 with further interest, cost and expenses	Physical	Rs. 5.95 Lakh EMD 10% Bid Increase 1%
06	M/s. Mann Industries Prop. Naynaben Rajeshbhai Kaila Branch : Morvi Branch Branch Manager : Mr. Hetal Gohel Contact : M.75750 92907	Industrial Land With Allied Civil Construction Work Halwad Rev. Sur. No. 2580/ Paiki 1 & 2581/1 Amalgamated Rev. Sur. No. 2580 Paiki 1, Plot No. 23 Area 348.72 Sq Mtr, C/o. "Mann Industries", Sardar Patel Estate Area Near Pooja Industries & Tulsi PVC Pipe Units Behind To Trufill Polymers, Ahead Of Sanidev Temple Off. Halwad Maliya Highway / Ahmedabad Highway At: Halwad, Taluka: Halwad, District: Morbi. Boundaries: East: Road, West: Sr. No. 2579, North: Plot No. 22, South: Road	Rs. 32,02,000 with further interest, cost and expenses	Physical	Rs. 14.33 Lakh EMD 10% Bid Increase 1%
07	Rudhi Huja Rabari W/O Mr Huja Rabari, Mr. Rabari Huja Bachubhai, S/O Mr. Bachubhai Rabari, Mr. Lakhsmirbhai Budhabhai Rabari, Branch: Gandhidham Branch (e CB) Branch Manager: Vipinkumar Gaur Contact: M. 93846 39331	Residential Property situated at Plot No. 307, Admeasuring 54.43 Sq. Meters, R. S. No. 116/4 Aditya Nagar, Village: Meghpar Khumbardi, Tehsil Anjar, District: Kachchh, Gujarat, Pin Code 370110. Owner: Rabari Rudiben W/o Rabari Huja. Boundaries: North: Plot No. 306, South: Plot No. 308, East: Internal Road, West: Plot No. 256	Rs. 5,64,000 with further interest, cost and expenses	Symbolic	Rs. 7.30 Lakh EMD 10% Bid Increase 1%
08	Shaileshbhai Khimchandbhai Gaglani, Mrs. Sonalben Shaileshbhai Gaglani Panchavati Branch : Branch Head : Mr. Atulkumar Aghara Contact : M. 99247 60035	Residential Flat No. 104, 1st Floor, Shreeji Residency, Wing-A, B/h. Popatpara, Near Govardhan Avenue, Opp. Radhika Complex, Rail Nagar, Rajkot, Plot No. 1 & 2, R. S. No. 579/P, C. S. No. 2274/1. Area: 30.48 Sq. Mtr. Bounded: North: Lift thereafter Flat No. 105, South: Flat No. 203, West: Parking space, East: Flat No. 101	Rs. 21,11,000.00 with further interest, cost and expenses	Physical	Rs. 7.40 Lakhs EMD 10% Bid Increase 1%

## Date and time of Auction: 29.10.2024 from 12.00 NOON to 5.00 PM (UNLIMITED EXTENSION OF 10 MINUTES) Property Inspection (BY TAKING PRIOR APPOINTMENT) Inspection Date: 19.10.2024, Time: 11.00 AM to 4.00 PM

. For detailed Terms and Conditions of Sale, Please refer to the link provided in https://www.unionbankofindia.co.in/auction-property/view-auction-property.aspx & https://ebkray.in Perspective bidders may contact for more details to Mr. M. R. Jadeja - Mob.: 98252 89952 and Mr. Parveen Verma - Mob: 70158 94944.

GST/TDS shall be payable as per applicable Government Rules by purchaser on sale of Movable/Immovable Assets.

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

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

(In The Event Of Any Discrepancy Between The English Version And Any Other Language Version Of This Auction Notice, The English Version Shall Prevail)

Authorised Officer Union Bank of India

Scan here For detailed

Terms & Conditions

Ahmedabad

Utkarsh Small Finance Bank Ltd.

(Authorized Officer)

financialexp.epapr.in

Date: 07.10.2024,

Place: Rajkot