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

NOTICE FOR SALE OF IMMOVABLE E-Auction Sale Notice for Sale of 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)

Notice is hereby given to the public in general and to the Borrower/Co-borrower/Guarantor/ Mortgagor M/s. J.B. Diamonds Limited (In Liquidation) and Mr. Jivraj Parsottambhai Surani (Director/Guarantor), Mr. Virjibhai Kukadia (Director/Guarantor), Mr. Sureshbhai Valjibhai Kukadia (Director/Guarantor), Ms. Kalavantiben Surani (Guarantor), Mr. Vallabhbhai P. Surani (Director/Guarantor), Late Mr. Bhagwanbhai K. Kukadia (Guarantor) & Mr. Rajesh Surani (Director/Guarantor), Smt. Kahsiben Bhagwanbhai Kukadia (Guarantor), Smt. Kankuben Viiavbhai Kukadia (Guarantor) that the below described immovable properties mortgaged/charged/Hypothecated to the ENN ENN Capital Private Limited (Assignee of SBP, SBH, SBT, SBBJ & UCO Bank) as lead consortium member (Consortium consists of ENN ENN Capital Pvt Ltd., Areion Finserve Private Limited (Assignee of ICICI Bank & IndusInd Bank), Omkara Assets Reconstruction Private Limited (Assignee of Bank of Baroda) & HDFC Bank Ltd; the Physical possession of which has been taken on 02th September 2021 & 29th September, 2021 by Authorized officer of Invent ARC (Now with ENN ENN Capital Pvt Ltd) as Lead consortium member shall be sold on "As is where is", "As is what is", and "Whatever there is" and "Without recourse" basis on 06th May, 2025.

The details of secured assets, dues, description of the Immovable Properties, reserve price, auction date and time, the EMD lanceit and known ancumbrances (if any) are mentioned below

LOT	DESCRIPTION OF THE PROPERTY	Total dues (In Crores)	Reserve Price (In Lakhs)	EMD (In Lakhs)
1.	Unit No. 6B, 2nd floor unity house total admeasuring 2200 Sq Ft. (Built Up) near Roxy Cinemas new queens' road, opera house Charni Road, Mumbai - 400 004 Maharashtra Owned by J.B. Diamonds Ltd.	Total outstanding dues amounting to Rs.585.75 Crores (Rupees Five Hundred Eighty-Five Crores and Seventy-Five Lakh Only), "As per Schedule	679.00	67.90
2.	Office No. 418, 4th Floor, Prasad Chambers Co-Operative Society Ltd, total admeasuring 275 Sq Ft. (Built up) Near Roxy Cinemas, Tata Road No.2 Opera House, Charni Road Mumbai-400004 Maharashtra Owned by J.B. Diamonds Ltd		94.00	9.40
3.	Office No. 405 & 406, 4th floor prasad chambers co-operative society ltd total admeasuring 528 Sq. Ft. near roxy cinemas, tata road No.2 opera house, charni road Mumbai 400004 Maharashtra Owned by J.B. Diamonds Ltd		179.00	17.90
4.	Land admeasuring 2253 Sq Mtr. and Building admeasuring 86829 Sq Ft. (Built Up) - Plot No. 234, 235, 248, 249/a Nehru Nagar town planning No. 04 near Shridhar petrol pump Lambe hanuman mandir road Surat 395 006- Gujarat. Owned by J.B. Diamonds Ltd	A" below	2364.00	236.4
		Total	3316.00	331.6

Last date and time for submission of bid letter of participation/ KYC Document/Proof of EMD:	05th May 2025 up to 6:00 PM
Date of E- Auction	06th May 2025 at 2:00 pm to 4:00 PM
Lot No - 1 to 3 Inspection Date & Time	07th April 2025 at 1:00 pm to 5:00 pm
Lot No - 4 inspection Date & Time	08th April 2025 at 1:00 pm to 4:00 pm
Bid increment for Lot No. 1 to 3	Rs. 1,00,000/-
Bid increment for Lot No. 4	Rs. 5,00,000/-
Known Liabilities/Encumbrances	Not Known

This Publication is also a Thirty Days' notice to the Borrower/Co-borrower/Guarantor/Mortgagor 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 www.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, or Mr. Bhavik Pandya, Mobile: 8866682937 E mail- maharashtra@c1india.com and for any property related query contact Mr. Varun Dalal; the Authorized officer ENN ENN Capital Pvt Ltd. Mobile No.9099075996, mail: vdalal@ennenngroup.com At the time of submission of Bid, bidder should submit affidavit in the spirit of section 29A of Insolvency & Bankruptcy code. 2016

STATUTORY NOTICE FOR SALE UNDER RULE 8(6) READ WITH RULE 9(1) OF STATUTORY INTEREST (ENFORCEMENT) RULES, 2002.

This notice is also a mandatory Notice of not less than 'Thirty Days' to the Borrower(s) of the above loan account under Rule 8(6) read with Rule 9(1) of Security Interest (Enforcement) Rule, 2002 and provisions of The Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of auction/sale through e-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 cost & expenses. 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 as prescribed under Rule 8 (5) of Security Interest (Enforcement) Rule, 2002. Schedule A

Summary of Total dues of M/s J.B. Diamonds Limited (In Liquidation) from various SARFAESI Notices as below:

Sr. No.	Name of the Bankers/Financial Institutions	Total Dues for all Credit facilities O/s inclusive of Interest
	13(2) Notice dated 04.12.2010 issued by State Bank of India having total dues as on 31.10.2010	
1.	State Bank of Hyderabad (Now assigned to ENN ENN Capital Pvt Ltd)	73.79
2.	State Bank of Bikaner & Jaipur (Now assigned to ENN ENN Capital Pvt Ltd)	71.44
3.	State Bank of Patiala (Now assigned to ENN ENN Capital Pvt Ltd)	91.80
4.	State Bank of Travancore (Now assigned to ENN ENN Capital Pvt Ltd)	56.64
5.	UCO Bank (Now assigned to ENN ENN Capital Pvt Ltd)	55.17
6.	Bank of Baroda (e-Vijaya Bank) Now assigned to Omkara ARC	68.29
7.	ICICI Bank (Now assigned to Areion Finserve Private Limited)	61.19
	Total of Sr. No. 1 to 7	478.32
	13(2) Notice dated 01.01.2011 issued by IndusInd Bank having total dues as on 31.12.2010	
8.	IndusInd Bank (Now assigned to Areion Finserve Private Limited)	38.74
	13(2) Notice dated 20.12.2011 issued by HDFC Bank Ltd having total dues as on 31.11.2011	
9.	HDFC Bank Ltd.	68.69
	Total of Sr. No. 1 to 9	585.75
	e : 24-03-2025 Au ce : Surat For: ENN ENN Capital	thorized Officer Private Limited

Garden, Ellis bridge Ahmedabad - 380006.

Name of Borrower

Mortgager and Branch

Emerald Cars Private

Limited (Borrower)

Mr. Kanaiyo M. Thakkar

M/S PATEL HIRENKUMAR

LAXMANBHALAND CO.

SOLE PROPRIETOR MR.

PATEL HIRENBHAL

AXMANBHAI (APPLICANT)

MR. PATEL HIRENBHAI

LAXMANBHAL

PROPRIETOR/MORGAGOR)

MR. LAXMANBHAI VITHUL

SHALPATEL (GUARANTOR)

MORGAGOR) MRS. PREMILA BEN HIRENBHAI

PATEL (GUARANTOER/

MR. Bapuji Abhimanyu Rau

(Borrower)

Jayantimuni Harimuni

(Co-Borrower)

Khandekar Ashok Mahadee

Reshma Ashok Khandekar

(Co-Borrower)

Hiren Vinodbhai Ajmera

(Co-Borrower)

Rajesh Nandlalbhai Dabhi

(Borrower)

vavinaben Nantalbhai Dabhi

(Co-Borrower)

Nandalbhai Dharamshit

Dabhi (Co-Borrower)

Hapaliya Alpesh Narshibhai

Diptiben Ratifal Tala

(Co-Borrower)

web portal https://www.bankeauctions.com

Application filed before Debt Recovery Tribunal, If any.

ROPRIETORSHIP FIRM BY

TATA CAPITAL LIMITED

Registered Office: 12th Floor, Tower A. Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai 400013. CIN No.U67190MH2008PLC187552

DEMAND NOTICE

DEMAND NOTICE UNDER Sec 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

Whereas, vide Order dated 24th November 2023, the National Company Law Tribunal (NCLT) Mumbai has duly sanctioned the Scheme of Arrangement between Tata Capital Financial Services Limited ("TCFSL") as transferor and Tata Capital Limited ("TCL") as transferee under the provisions of Sections 230 to 232 r/w Section 66 and other applicable provisions of the Companies Act, 2013 ("said Scheme"). In terms thereof, TCFSL (Transferor Company) along with its Undertaking have merged with (the Transferee Company) Effective Date i.e. 1st January, 2024.

Whereas, the undersigned being the Authorized Officer of the Tata Capital Ltd. under the Securitization 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, has issued a Demand Notice as below calling upon the Borrowers/Co-borrowers/Obligors to repay the amount mentioned in the notice together with further interest applicable thereon more particularly mentioned in the respective demand notice within 60 days from the date of the said notice. If the said Borrowers/Co-borrowers/Obligors fails to make payments to Tata Capital Ltd. (TCL) as aforesaid, then TCL shall proceed against the secured asset(s)/Immovable property(ies) under Section 13(4) of the said act and the applicable rules entirely at the risk of the said Borrowers/Co-borrowers/Obligors as to the costs and consequences. The said Borrowers/Coborrowers/Obligors are barred from transferring the secured asset or creating any interest or rights by way of tenancy or license or any other rights whatsoever, in or over the secured asset, or otherwise dealing with the secured assets in any manner whatsoever to the prejudice of the interest of us, without obtaining our prior written consent and the same is also prohibited under sub-section (13) of section 13 of the said Act. It may also be noted that as per Section 29 of the Act, if any person contravenes or attempts to contravene or abets the contravention of the provisions of this Act or rules made there under, he shall be punishable with imprisonment for a term which may extend to one year, or with fine, or with both. The said Borrowers/Co-borrowers/Obligors kind attention is invited to provisions of sub-Section (8) of Section 13 of the SARFAESI Act where under you can tender the entire amount of outstanding dues together with all costs, charges and expenses incurred by the TCL only till the date of publication of the notice for sale of the secured asset(s) by public auction, by inviting quotations, tender from public or by private treaty. Please also note that if the entire amount of outstanding dues together with the costs, charges and expenses incurred by the TCL is not tendered before publication of notice for sale of the secured assets by public auction, by inviting quotations, tender from public or by private treaty, you may not be entitled to redeem the secured asset(s). Any person who intervenes or abets contravention of the provisions of the act or Rules made thereunder shall be liable for imprisonment and/or penalty as provided under the Act,

Loan	Name of Obligor(s)/ Legal Heir(s)/ Amount of		NPA	
A/c No.	Legal Representative(s) Demand Notice		Date	
8639947	 M/s Shreenath Free Sale Depo- Through its Proprietor Mukesh Borival, 2. Mukesh Jagdishbhai Boriwal, Minaben Mukeshbhai Boriwala, Jagadishchandra Pannalal Borival all having address at: B/27, Shop No.4, Shiv Krupa Society Amba Nagar, Majura, Surat, Gujarat 394210, Also at 193-B, Arun Uday Society, Near Laxmi Nagar, Bamroli Pandesara, Surat, Gujarat 394221, Also at: B- 113, Asha Nagar, B/H Hari Nagar -2, Udhna, Surat, Gujarat - 394210 	(Rupees Twenty Two Lakh Twenty Nine Thousand Four Hundred and Eighty Two Only) is due and payable in Loan Account No. 8639947	07-10-2020	

No.200 of Res. No. 137/1 O.P No.28 of Moje Bamroli (Gowalak) Surat District Choriyashi Sub District City Surat which has an area of 8094 sq.mtr. among the plots situated in the property known as "Arun Uday Housing Society" Paiki, Plot No. 193-B admeasuring approximately 12 by 36 square feet or 432 square feet or 40.13 square metres and having a margin of 12 by 4 square metres towards east 4.45 sq mtrs and 9.57 sq mtrs (total admeasuring 54.15 sq. mtrs.), unallocated plot including all related internal and external rights

Date: 01.04.2025 Sd/- Authorised Officer Place : Surat, Gujarat Tata Capital Limited



Suryoday Small Finance Bank Limited

Registered Office: & Corporate Office: 1101, Sharda Terrace, Plot 65, Sector 11, CBD Belapur, Navi Mumbai - 400614.

PUBLIC NOTICE E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES E-Auction Sale Notice of 30 days for sale of immovable Asset(s) under the Securitization and Reconstruction of Financial Assets & Enforcement of

Security Interest Act, 2002 read with proviso to rule 8 and 9 of the security interest (Enforcement) Rules, 2002. In exercise of powers contained in the Securitization and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002, the Authorized Officer of the Suryoday Small Finance Bank Ltd., (hereinafter referred to as the "Company") has taken the possession of under mentioned properties (hereinafter referred to as "Secured Asset") and held as security in respect of Home Loan / Loan Against Property facilities granted to below mentioned customers (hereinafter referred to as "Borrowers") and further It has been decided to sell the Secured Asset on "as is where is", "as is what is", "whatever there is" and "no recourse" basis/conditions by inviting sealed tenders from public in respect of the secured debt amounting to amount in below with further interest and expenses thereon till final payment of the overdue from Borrowers.

Sr. No.	Name of Borrower/s & LAN	Possession Type & Date	13(2) Demand Notice Date & Amount	Reserve Price	EMD
1	LAN No. 227040001723 1) MR. CHETANKUMAR JASHVANTBHAI PATEL 2) MRS.ALPABEN CHETANKUMAR PATEL 3) MR. MEET SANJAYKUMAR LAVINGIA	Physical Possession - 09-03-2025	13-12-2023 & Rs. 9,14,502.90/-	Rs. 9,26,100.00/-	Rs. 92,610/-

PROPERTY DETAILS: ALL THAT PIECE AND PARCEL OF NON-AGRICULTURE PLOT OF LAND IN MAUJE KASBA, VADODARA LYING BEING LAND BEARING VIBHAG 1, TIKA NO.4/4.C.S.NO.129. BLOCK NO.03.MUNI.SANSAS NO.383.TOTAL ADMEASURING 40.97.03 SQ.MTRS., PAIKKI FIRST FLOOR CONSTRUCTION TOTAL ADMEASURING 40.97.03 SQ.MTRS., UNDIVIDED SHARE OF LAND ADMEASURING 13.66 SQ.MTRS., AT REGISTRATION DISTRICT & SUB DISTRICT VADODARA & DISTRICT VADODARA, GUJARAT. BOUNDRIES: EAST: BY C.S.NO.130 HOUSE, WEST: BY C.S.NO.134 HOUSE, NORTH: BY C.S.NO.132, HOUSE, SOUTH: BY ROAD OF

nspection Date & Time: 07-APRIL-2025 & 11-APRIL-2025 at 10.00 AM to 05.00 PM. Auction Date: 25-APRIL-2025, 10.00 AM to 03.00 PM & Last date for Submission of Bid: 24-APRIL-2025.

details in the auction application form available on the site.

Outstanding Dues (in Rs.)

Rs.84,25,995/-

(Rupees Eighty-

our Lakh Twenty

Five Thousand

Nine Hundred

Ninety-Five Only as on 31.04.2021

Rs. 1,16,24,781/-

(Rupees One

Crore Sixteen

akh Twenty-Four

Thousand Seven

Hundred Eighty-

One Only) as on

Rs.23, 16,307/-

Rupees Twenty-

Three Lakh

Sixteen Thousand

Three Hundred

Seven Only) as on

03.03.2023

Rs.15.78.0704

(Rupees Fifteen

akh Seventy-Eight

Thousand One

Hundred Seventy

Only) as on 12,10,2023

Rs.40,35,171/-

(Rupees Forty

Lakh Thirty-So

Thousand One

lundred Seventy

One Only) as on

30.04.2023

Rs.11,93,214/-

(Rupees Eleven

Lakh Thirty

Thousand Six

Hundred One

Only) as on

11.01.2023

Rs.9,03,110/-

(Rupees Nine

Lakh Three

Thousand One

Hundred Ten

Only) as on

17.04.2021

Bid Incremental

In the multipl

of Rs. 80,000

(Rupees Eighty

Thousand

Only)

n the multiply

2,00,000/-

Rupees Two

Lakh Only)

In the multiply

Rupees Twenty

Thousand

of Rs. 10,000/

(Rupees Ten

Thousand

(Rupees Sixty

Thousand

Only)

In the multiply

of Rs. 10,000

(Rupees Ten

Thousand

in the multiply

(Rupees Ten

Thousand

Only)

of Rs. 10,000/

of Rs.20,000

Branch Office: Axis Bank Limited, Collection Center, First Floor, Unit No. 101 & 102 (Part) Balleshwar Avenue S G Highway Opp. Rajpath Club Bodakdev Ahmedabad Gujarat - 380 054. Corporate Office: Axis Bank Ltd., 3rd Floor, Gigaplex, NPC - 1, TTC Industrial Area, Mugalsan Road, Airoli, Navi Mumbai - 400 708. Registered Office: "Trishul", 3rd Floor Opp. Samartheshwar Temple Law

EMD Price And Inspection

Date and Time Rs.8,45,000/- (Rupees Eight

Lakh Forty-Five Thousand

Only).

Inspection Date:

21.04.2025

Rs. 20,35,300/-(Rupees

Twenty Lakh Thirty-Five

Thousand Three Hundred

Inspection Date:-

Timing: - 10.30 Am to 05.30

Rs. 1.68,544/- (Rupees One

Five Hundred Forty Four

Lakh Sorty-Eight Thousand

nspection Date: - 21.04.2025

Timing: ~ 10.30 Am to 05.30

Rs. 1,36,800/- (Rupees One

Eight Hundred Only).

Lakh Thirty-Sox Thousand

nspection Date: 21.04.2025

Timing: 10.30 Am to 05.30

Rs.6,91,893/- (Rupees Six

Lakh Ninety-One Thousand

espection Date: 21.04.2025

Timing: 10.30 Am to 05.30

Rs. 1,19,490/- (Rupees One

Lakh Nineteen-Thousand

Inspection Date: 21.04,2025

Timing: 10.30 Am to 05.30

Rs 96,000/- (Rupees Ninety-

spection Date : 21.04.2025

Timing: - 10.30 Am to 05.30

Six Thousand Only).

Four Hundred Ninety Only).

Eight Hundred Ninety Three of Rs.50,000

21.04.2025

Timing: ~ 10.30 Am to 05.30

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Assets under the Security Interest (Enforcement of Security Interest Act 2002 read with provise to Rule 8(6) 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 is mortgaged / charged to the secured creditor, the Physical Possession (as detailed

below) of which has been taken by the Authorized Officer of Secured Creditor will be sold on "As is where is", "As is what is" and "Whatever there is" and "No recourse basis" on 01-05-2025 between 11.00 A.M and 12.00 Noon and

Last Date and Time for submission of Bid is on 29-04-2025 till 4:00 PM for recovery of the amount (Shown below in respective column) due to the Axis Bank secured creditor from respective borrower(s) and Guarantor(s) shown

below. The Reserve Price and the Earnest Money deposit of respective properties as shown below in respective column for recovery of the amount (Shown below in respective column) due to the Axis Bank secured creditor from

(Rupees

Thousand

.03,53.000/-

Rupees Two

Thousand

16,85,440/-

(Rupees

Eighty-Five

Thousand

our Hundre

Forty Only).

. 13,68,000/-

hirtoen Lakh

Thousand

Sixty-Nine

Lakh

Eighteen

Thousand

line Hundred

Thirty Only).

11,94,900/-

(Rupees

9.60,000/-

Rupees Niru

or detailed terms and conditions of the sale, please refer to the link provided in the secured creditor's website i.e. https://www.axisbank.com/auction-retail and the Bank's approved service provider M/S C1 India Private Limited at their

The auction will be conducted online through the Bank's approved service provider M/s.C1 India Private Limited at their web portal https://www.bankeauctions.com/. Also note that the said sale is subject to outcome of Securitization

respective borrower(s) and Guarantor(s) shown below. The Reserve Price and the Earnest Money deposit of respective properties as shown below in respective column;

All That Pieces And Parcel Of Immovable Property Of Residential Flat No. 801, Adm. Rs.84,50,000

Description of Property / House / having Total Area about

217 Sq.Yrd. On Eight Floors Of Scheme As "Nirmal Shanti Tower Scheme-A" Of

own Planning Scheme No. 1/S Of Revenue Survey No. 333/P Of Mouje. Bodakdev,

a. Ghatlodiya, Dist.Ahmedabad. The Said Property is Bounded As Follow: East

Property:1 - Shop No. G - 69 & G- 70, All That Pieces And Parcel Of Non Agri

Commercial Shop Property Situated At Bearing Revenue Survey No. 10 (Old Revenue

Survey No. 343) On 1) Ground Floor Shop No. G-69 & G-70 Area Admeasuring I Agreegate About 24.667 Sq.Mtrs & 34.143 Sq.Mtrs Construction & 15.26 Sq.Mtrs

ndivided Share Totally 49,403 Sq.Mtrs Situated At " Bechar Alias Becharaji Tal.

Becharaji Dist, Mehsana Gujrat Owned By Mr. Laxmanbhai Vitthaldas Patel And Four

Boundries Of Said Properties Are As Under - Four Boundaries : Shop No. G -69

North: Road, South: G = 68, East: Shop No. G = 70, West: Passage. Shop No. G = 70: North: Road, South: Shop No. G = 73, East: Shop No. G = 71, West: Shop No. G =

69. Property: 2 - All That Pieces And Parcel Of Immovable Non Agri Farm House Purpose Na Property Situated At Bearing Revenue Survey No. 560 (Old Revenue Survey No. 183) Area Admeasuring In Agreegate About 5031.00 Sq.Mtrs Situated At Bechar Alias Becharaji Tal. Becharaji Dist. Mehsana North Gujrat Owned By Mr. Hirenbhai Laxmanbhai Patel And Four Boundries Of Said Property Is As Under - And

Bounded As Under: North: Land Of R. S. No. 559, South: Land Of R. S. No. 561,

East: Way, West: Land Of R. S. No. 572. Property: 3 - Shop No.G - 67 & G-68, All

That Pieces And Parcel Of Non Agricommercial Shop Property Situated At Bearing Revenue Survey No. 10 (Old Revenue Survey No. 343) On Ground Floor Shop No. G

Revenue Survey No. 10 (Old Revenue Survey No. 343) On Ground Floor Shop No. G - 67 & G-68 Area Admeasuring In Agreegate About 25,687 Sq. Mtrs & 42,212 Sq. Mtrs Construction & 15,26 Sq. Mtrs Undivided Share Totally 57,472 Sq. Mtrs Situated At Bechar Alias Becharaji Tal, Becharaji Dist, Mehsana Gujrat Woned By Mrs. Premiaben Hirenbhai Patel And Four Boundries Of Said Properties Are As Under - Four Boundaries: Shop No.G - 67: North: Shop No. G - 60, South: Road, East: Shop No. G - 74, West: Passage. Shop No.G - 68: North: Shop No. G - 69,70, South:

All THAT PIECES AND PARCEL OF AN IMMOVABLE PROPERTY COMPRISING OF FLAT

NO, 403 OF TOWER "A" SITUATED ON4TH FLOOR IN THE BUILDING KNOWN AS

"RIDDHI FLATES" HAVING BUILT UP AREA ADMEASURING 85.13 sQ. MTS, OF PLOT

NO. 179 AND 180 CONSTRUCTE ON NA LAND AREA ADMEASURING 2469.58 SQ.

MTS. SITAUTED AND LYING ON REVENUE SURVYE NO. 89, 90 AND 104 AFTER

AMALAGAMTION THESURVYE NO. ISB90FVILLAGETARSALIOFSUBDIS.ANDDIS.

VADODARA, SURROUNDINGS: NORTH: OPEN TO SKY, SOUTH: FLAT NO-404,

ALL THAT PIECES AND PARCELS OF TOWER B, BLOCK-C, FLAT NO. C/401, 4TH

NO. 1, FINAL PLOT NO. 106, VILLAGE: VEMALI, SAMA SAVALI, VADODARA-390008

HAVING BOUNDARIES AS UNDER: SURROUNDINGS: EAST: ADJ PLOT, WEST: 18.00

Built Up Area Admeasuring 236 Sq. Yards On 4th Floor Of Block No.A In The Building

Sq.Mts. Situated And Lying On Revenue Survey No.266 Which Is More Identifies As

Of Dis. Ahmedabad In The State Of Gujarat Having Boundaries As Under:

Surroundings: East: Flat No.402, West: Society Road, North: Flat No.401, South:

All The Piece And Parcel Of The Immovable Property In The Form Of Flat No. 202.

Having Built Up Area Admeasuring 569.29 Sq. Ft. 1.E. 52.89 Sq. Mtrs. On 2nd Floor Of

Building No. B/7 Paiki (As Per Site Building No. A/4) Along With Undivided Proportionate Share Of 36.65 Sq. Mtrs In Land Of Road & C. O. P. In Residential

Complex Known As *Om Township Part-3" Situated And Standing On Land Bearing

Pasodara, Taluka Kamrej, District Surat. Bounded As Under:- East : Open Land, West :

ALL THE PIECE AND PARCEL OF FLAT NO. 205, ON SECOND FLOOR OF WING - D IN

RESIDENTIAL SCHEME KNOWN AS "AAGMAN CITY" HAVING BUILT UP AREA ADM.

AND BEING AT MOUJE VILLAGE - VAVDI, REGISTRATION SUB DISTRICT &

REGISTRATION DISTRICT - RAJKOT, SURROUNDING : NORTH: COMMON PASSAGE,

For any other assistance, the intending bidders may contact authorized officers between 11:30 a.m. to 3:00 p.m. The bid is not transferable.

29-71 SQ. MTR. ON NA LAND BEARING REVENUE SURVEY NO. 10 PAIKI 1, LYING

evenue Survey No. 176, Old Block No. 177, New Block No. 226 Of Moje Village

Known As "Shanti Pujay Homes" Constructed On Na Land Area Admeasuring 1031

All That Pieces And Parcels Of Immovable Residential Property Bearing Flat No.403 Rs.69,16,930

LOOR, SAAKAR SPLENDORA-II, REV SUR NO. 385, BLOCK NO.227, T.P SCHEME

Shop No. G - 67, East: Shop No. G - 73, West: Passage

EAST: OPEN TO SKY, WEST: FLAT NO 402

MTR WIDE ROAD, NORTH: ROAD, SOUTH: ADJ PLOT.

GEETA HIRENBHAI AJMERA T.P.S.No.45 Of F.P.No. 80 Of Village Chandlodiya Of Sub Dis. Ahmedabad – 8 (Sola)

Passage And Stair, North : Flat No-201, South : Building.

SOUTH: OPEN TO SKY, EAST: FLAT NO-204, WEST: FLAT NO 206

assage Area, West: Open Space, North: Other Property, South: Open Space

hreeshanti Owners Association, Lying And Situated At Final Plot No. 215/ Paiki Of

Place of Sale: Online

Terms & Conditions of public auction: 1. The properties will be sold by e-Auction through the Bank's approved service provider M/s.C1 India (P) Ltd., under the supervision of the Bank. 2. E-Auction Tender Document containing online e-Auction bid form, declaration, general terms and conditions of online auction sale are available on website www.bankeauctions.com 3. Bids in the prescribed formats given in the Tender Document shall be submitted "online" through the portal of https://www.bankeauctions.com. Bids submitted otherwise shall not be eligible for consideration. 4. The EMD and other deposits shall be remitted through EFT/NEFT/RTGS to the bank account as specified above. 5. Bid form without EMD shall be rejected summarily. 6. The Bid increment / multiplier shall be at Rs. 10000/-. 7. Online auction sale will start automatically on and at the time as mentioned above. Auction / bidding time will initially be for a period of one hour with auto time extension of five minutes each till the sale is concluded. 8. Auction / bidding will be only online bidding through the portal provided by M/s.C1India (P) Ltd., 9. Demo e-Auction process will be conducted by M/s.C1India (P) Ltd., for familiarization and allocation of user Name / password to eligible prospective bidders for access to the e-Auction at the specified date and time. 10. The properties shall be sold to the highest bidder. The successful bidder shall deposit 25% of the bid amount (less the EMD) immediately on the sale being confirmed in his/her favour and the balance money within 15 days from the date of auction sale. 11. The sale certificate will be issued in the name of the successful bidder(s) / Application(s) only, after payment of the entire bid amount and other charges, if any. 12. The successful bidder should bear the charges/fee payable for conveyance such as registration fee, stamp duty, etc, as applicable as per law. 13. The Authorised Officer has the absolute right to accept or reject the bid or postpone or cancel the sale, as the case may be. 14. The properties are generally sold on 'as is where is basis' and 'as is what is basis' condition. The purchasers should make their own enquiries regarding any statutory, liabilities, arrears of property tax, electricity dues, etc, of the borrower by themselves before participating in the auction. 15. EMD of the unsuccessful bidders will be returned through EFT/NEFT/ RTGS to the bank account details provided by them in the bid form and intimated via their email id. 16. The prospective bidders can inspect the properties on the date and time mentioned above. 17. The intending purchaser / bidder is required to submit amount of EMD and register their name at https://www.bankeauctions.com and get user ID and password and get training on E-Auction from M/s. C1 India (P) Ltd. Haryana (+91-7291981124 /25 /26) Bidders are required for participating in the E-Auction to hold digital signature certificate and also to furnish the

For further details regarding other conditions of sale, the intending bidders may contact The Authorised Officer, Suryoday Small Finance Bank Ltd., CBD Belapur. Mobile. Mr. Ajaz Shaikh - 9373350501 or the Bank's approved service provider M/s. C1 India (P) Ltd, Phone / Mobile No. +91-7418281709, (or) through email: support@bankeauctions.com || tn@c1india.com.

Contact Person

Name:-Mr.Parakramsinh Jhala

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Ermail (D:-

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avinkumar1.sharma@axisbank.con

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Mobile No:- (+91) 9824383632

Email ID:-Nirav.Zaveri@axisbank.co

Place: Gujarat, Date: 01/04/2025 Sd/- Authorised Officer, For Suryoday Small Finance Bank Limited

sun

Sun Petrochemicals Private Limited [SunPetro]

8th, 9th & 10th Floor, ATL Corporate Park, Saki Vihar Road, Chandivali, Andheri (E), Mumbai-400072 | 022-69325300 CIN: U24219GJ1995PTC028519

Invitation to Bid (ITB) SunPetro invites Bids against upcoming tenders for SunPetro sites and Oil & Gas

Fields in Gujarat as follows: Hiring of Light Commercial Vehicles for SunPetro's Oil & Gas Fields in Gujarat.

2. Design, Engineering, Supply, Installation and Commissioning of High-Pressure Natural Gas Compression and DPCU Facility with all accessories & auxiliaries for Bhaskar-1 field near Khambhat of Gujarat, India.

3. Hiring of Operation & Maintenance (O&M) Services for SunPetro's Oil & Gas fields in Gujarat.

Interested parties may visit website: http://sunpetro.com for further details of tender/Invitation to Bid.

CAPITAL

PROTECTING INVESTING FINANCING ADVISING

Registered Office: Indian Rayon Compound, Veraval, Gujarat-362266 Corporate Office: R-Tech Park, 10 Floor, Nirlon Complex, off Western Expressway,

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 under section 13(2) of the SARFAESI Act, 2002 dated 02.08.2024 calling upon the Borrower Co-Borrower's and the Mortgagor i.e. Dilip Bhagwanbhai Patel, Shakti Infrastructure Yaminiben Dilipbhai Patel and Nancy Enterprise to repay the amount mentioned in the notice being Rs. 7,38,23,990.03 (Rupees Seven Crore Thirty-Eight Lakhs Twenty-Three Thousand Nine Hundred Ninety and paise Three Only) due and payable as on 31.07.2024

The Borrower, Co-Borrower's and the Mortgagor having failed to repay the amount, notice is hereby given to the Borrower, Co-Borrower's and the Mortgagor and the public in general that the undersigned has taken physical 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

The Borrower, Co-Borrower's and the Mortgagor 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 Aditya Birla Finance Limited for an amount Rs. 7,38,23,990.03 (Rupees Seven Crore Thirty-Eight Lakhs Twenty-Three Thousand Nine Hundred Ninety and paise Three Only) and interest thereon due and payable as on 31.07.2024

(8) of section 13 of the said Act, in respect of time available, to redeem the secured assets.

Description of the Immovable Property

Scheme No. 01, F.P. No. 448 adm. 3311 sq. mtrs. of mouje Naroda, Naroda- Dehgam

. On or towards the East by : Building Parking Space

. On or towards the West by : Building Margin Space . On or towards the North by : Shop No. 4

Shop No. 04 . On or towards the East by : Passage

On or towards the West by : Building Margin Land
 On or towards the North by : Passage, Staircase and Lift

On or towards the West by : Building Margin Lanc

On or towards the North by : Building Margin Land

 On or towards the South by : Passage, Staircase and Lift Shop No. 06

. On or towards the North by : Building Margin Space On or towards the South by : Passage Space

. On or towards the East by : Shop No. 12 and 8 . On or towards the West by : Shop No. 5

. On or towards the North by : Passage Space . On or towards the South by : Passage Space

. On or towards the East by : Shop No. 10

On or towards the West by : Shop No. 08

. On or towards the South by : Building Parking Space

 On or towards the East by : Passage . On or towards the West by : Shop No. 9

. On or towards the South by : Building Parking Space

. On or towards the East by : Passage . On or towards the West by : Shop No. 8

. On or towards the North by : Shop No. 12. . On or towards the South by : Shop No. 9 and 10. Shop No. 12

. On or towards the East by : Passage

. On or towards the North by : Passage

Shop No. 13 . On or towards the East by : Shop No. 14

. On or towards the North by : Building Margin Land On or towards the South by : Passage

Shop No. 14 . On or towards the East by : Shop No. 15

. On or towards the West by : Shop No. 13

. On or towards the South by : Passage Shop No. 15

. On or towards the East by : Shop No. 16 . On or towards the West by : Shop No. 14 and passage

. On or towards the North by : Building Margin Land . On or towards the South by : Shop No. 33

On or towards the West by : Shop No. 15
 On or towards the North by : Building Margin Land

Together with easements attached thereto and together with all other buildings and structures standing and to be constructed thereon and all fittings, fixtures, plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future.

DATE: 30.03.2025 PLACE: Ahmedabad

Authorised Officer (Aditya Birla Finance Limited)

CAPRI GLOBAL

Capri Global Capital Limited

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.

POSSESSION NOTICE (for immovable Properties)

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 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 "CGCL" for an amount as mentioned herein under with interest thereon.

Name of the Borrower/	Description of Secured Asset	Demand Notice	Date of
Guarantor	(Immovable Properties)	Date & Amount	Possession
Loan Account No. LNMEMEH000069364 (OLD)/ 80400005673189 (New) Mehsana Branch), Mr. Hirenbhai Laxmanbhai Patel C/o 30 Market Yad Mrs. Premilaben Hirenbhai Patel	Property No. 1:- All Piece and Parcel of Property bearing Shop No. V-2, Block No. 5, First Floor, adm. about 18 Sq. Mtrs. i.e., 21.53 Sq. Mtrs. Carpet Area (33.66 Sq. Mtrs. Built up Area) and undivided share of land 17.95 Sq. Mtrs., in the scheme known as Shakti Arcade, situated on land bearing Survey/Block No. 958 (Old Survey No. 98 Paiki), Near Rajdhani Hotel, Opp. Bharat Petrol Pump, Becharji Road, Mouje Vitthalpur, Taluka Mandal, Ahmedabad, Gujarat - 382120. Bounded by:- North: Shop No. V-3 on first floor, South: Shop No. V-1 on first floor, East: Staircase of First Floor, West: Open Space.	13.08.2024 	29.03.2025 (Physical)

Property No. 2 :- All Piece and Parcel of Property bearing Shop No. V-3, Block No. 5, First Floor, admeasuring about 22.5 Sq. Mtrs. i.e., 26.92 Sq. Mtrs. Carpet Area (33.66 Sq. Mtrs. Built up Area) and undivided share of land 17.95 Sq. Mtrs., in the scheme known as Shakti Arcade, situated on land bearing Survey/Block No. 958 (Old Survey No. 98 Paiki) Near Rajdhani Hotel, Opp. Bharat Petrol Pump, Becharji Road, Mouje Vitthalpur, Taluka Mandal, Ahmedabad, Gujarat - 382120. Bounded by :- North : Shop No. V-4 on first floor, South : Shop No. V-2 on first floor, East: Shop No. X-3 on first floor, West: Open Space.

Property No. 3:- All Piece and Parcel of Property bearing Shop No. V-4, Block No. 5, First Floor, admeasuring about 22.5 Sq. Mtrs. i.e., 26.92 Sq. Mtrs. Carpet Area (33.66 Sq. Mtrs. Built up Area) and undivided share of land 17.95 Sq. Mtrs., in the scheme known as Shakti Arcade, situated on land bearing Survey/Block No. 958 (Old Survey No. 98 Paiki) Near Rajdhani Hotel, Opp. Bharat Petrol Pump, Becharji Road, Mouje Vitthalpur, Taluka Mandal, Ahmedabad, Gujarat - 382120. Bounded by :- North : Shop No. V-5 on first floor, South : Shop No. V-3 on first floor, East: Shop No. X-4 on first floor, West: Open Space.

Property No. 4:- All Piece and Parcel of Property bearing Shop No. V-5, Block No. 5, First Floor, admeasuring about 22.5 Sq. Mtrs. i.e., 26.92 Sq. Mtrs. Carpet Area (33.66 Sq. Mtrs. Built up Area) and undivided share of land 17.95 Sq. Mtrs., in the scheme known as Shakti Arcade, situated on land bearing Survey/Block No. 958 (Old Survey No. 98 Paiki) Near Rajdhani Hotel, Opp. Bharat Petrol Pump, Becharji Road, Mouje Vitthalpur, Taluka Mandal, Ahmedabad, Gujarat - 382120. Bounded by :- North : Shop No. V-6 on first floor, South : Shop No. V-4 on first floor, East: Shop No. X-5 on first floor, West: Open Space.

Property No. 1 :- All that piece and parcel of Property having land and

building bearing Non-Agricultural and Residential Plot No. 12, plot area

Loan Account No. LNMEGND000086828 (Old 80400005620424 (New) Gandhidham Branch), Mr. Khimji Jakhu Jaru Mrs. Shantiben Khimji Jaru

Mr. Laxman Khimji Jaru

Date: 01.04.2025, Place: Gujarat

adm. 167.17 Sq. Mts. comprised in Revenue Survey No. 01, with present and future construction, Village Jaru, Taluka-Anjar, District Kachchh, Gujarat - 370110. Bounded by : East : 6.10 Mts. Internal Road, West : 3.05 Mts. Internal Road, North: Plot No. 13, South: Plot No. 11.

Property No. 2 :- All that Piece and Parcel of Property having land and building bearing Shree Zaru Gram Panchayat Property No. 2/16 (plot area admeasuring about 167.22 Sq. Mts.) and Gram Panchayat Property No. 3/54 (plot area admeasuring 167.22 Sq. Mts.), with present and future construction, Village Jaru, Taluka-Anjar, District Kachchh, Gujarat 370110. Property No. 2/16 Bounded as :- East : Property of Samat Rana Jaru, West: Property of Rava Aala Jaru, North: Property of Shambu Mahadev Jaru, South: Temple. Property No. 3/54 Bounded as:- East: Road, West: Property of Arjun Rama Zaru, North: Property of Naran Jhaku Zaru, South: Property of Shamji Jhaku Zaru.

16.08.2024 30.03.2025 (Physical) 20,40,346/-

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

Date: 01.04.2025, Place: Gujarat

Authorised Officer, Axis Bank Ltd.

financialexp.epapr.in

Ahmedabad

ADITYA BIRLA FINANCE LIMITED

Goregoan East, Mumbai- 400063.

POSSESSION NOTICE [Under Rule 8(1) of Security Interest (Enforcement) Rules, 2002]

The undersigned being the authorized officer of Aditya Birla Finance Limited under the within 60 days from the date of the said notice.

8 of the said rules 2002 on this 30"day of March of the year 2025.

The Borrower, Co-Borrower's and the Mortgagor attention is invited to provisions of sub-section

Exclusive Charge on: Commercial properties at Shop Nos. 3 to 7 and 9 to 16, Ground Floor, Sureel Business House, Behind Naroda Muktidham constructed on Old Survey No. 568/1 paikki, T.P.

Road, Ahmedabad- 382330 Said property is bounded by: Shop No. 03

. On or towards the South by : Shop No. 2

. On or towards the South by : Shop No. 3 . On or towards the East by : Shop No. 7 and 6

. On or towards the East by : Common Toilet . On or towards the West by : Shop No. 5

Shop No. 07

Shop No. 09

. On or towards the North by : Shop No. 11 Shop No. 10

. On or towards the North by : Shop No. 11

 On or towards the West by : Shop No. 7 . On or towards the South by : Shop No. 8 and 11

. On or towards the West by : Common Toilet

. On or towards the North by : Building Margin Land

. On or towards the East by : Building Parking

. On or towards the South by : Shop No. 17