

**VASTU HOUSING FINANCE CORPORATION LTD**  
Unit 203 & 204, 2nd Floor, "A" Wing, Navbharat Estate,  
Zakaria Bunder Road, Sewri (West), Mumbai 400015,  
Maharashtra. CIN No. : U65922MH2005PLC272501

**POSSESSION NOTICE (For Immovable Property)**

Whereas, the undersigned being the Authorized Officer of Vastu Housing Finance Corporation Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred to him under section 13(12) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002, issued a Demand Notice dated 20-Apr-24 calling upon the borrower Mr/Mrs. Sunil Pandit (Applicant), Mr/Mrs. Rekha Devi (Co-ApPLICANT) to repay the amount mentioned in the demand notice bearing account number H0000000136969 being loan of Rs.1567829/- (Rupees Fifteen Lac Sixty Seven Thousand Eight Hundred Twenty Nine Only) as on 16-Apr-24 within 60 days from the date of receipt of the said notices.

The borrowers having failed to repay the amount, notice is hereby given to the borrower, guarantor and the public in general that the undersigned has taken Physical possession of the property described herein below in exercise of powers conferred on me under Section 13(4) of the said Act read with Rule 9 of the said rules on this 10-10-2024.

The borrower and guarantor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Vastu Housing Finance Corporation Limited (Surat Branch) for an amount of Rs.1567829/- (Rupees Fifteen Lac Sixty Seven Thousand Eight Hundred Twenty Nine Only) and interest thereon, costs etc.

**Description of Immoveable property**  
Plot No.254, sandhya Developers Revenue Survey No. 92, Block No. 111 (resurvey New Block No. 117), of Moje Village Palod, Mangrol, Surat, Gujarat, 394110, Area of Property: 420 Sq.ft.

Date : 12.10.2024  
Place : Surat

Authorised officer  
Vastu Housing Finance Corporation Ltd

**Union Bank of India**  
Jai shree Talkies Road  
Kitecha Commercial Complex, Junagadh  
E-mail - ubin0826278@unionbankofindia.bank

**[Rule- 8 (1)] POSSESSION NOTICE (For Immoveable property)**

Whereas the undersigned being the authorized officer of Union Bank of India, jai shree Talkies Road, Branch Junagadh (362001) under the Securitisation 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-29.06.2024 calling upon Borrower/Guarantor M/s Armaan Fiber Glass Prop. Vanot Ismailbhai Sulemanbhai Borrower, Mr. Vanot Ismailbhai Sulemanbhai, Mr. Vanot. Mamadabhai Sulemanbhai (Co-Obligate) to repay the amount mentioned in the notice being Rs. 23,75,799.23 (Rupees Twenty Three Lakhs Seventy-Five Thousand Seven Hundred Ninety-nine and Twenty-Three Paise Only) interest and other charges thereafter thereon within 60 days from the date of receipt of the said notice.

The borrower/Guarantor 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 of the said Act read with rule 3 of the said rules on this 10<sup>th</sup> day of October of 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 Union Bank of India for an amount of Rs. 23,75,799.23 (Rupees Twenty Three Lakhs Seventy-Five Thousand Seven Hundred Ninety-nine and Twenty-Three Paise Only) interest and other charges thereafter thereon within 60 days from the date of receipt of the said notice.

The borrower's attention is invited to provisions of sub-section (B) of section 13 of the Act, in respect of time available to the borrower to redeem the secured assets.

**Description of Immoveable Property**  
All that piece and parcel of Shri. Ismailbhai Sulemanbhai Vanot owner of the property an open land Sq. Mtrs. 3642-00 of N.A. R.S. No.1370 paiki situated at Mangrol Dist. Junagadh Gujarat (362225) within limits of Mangrol municipality and Hounded as follows: North N.A. Land of S.No. 1370 paiki owned by Sonika ice cold storage. South Govt Waste land East Public Road West:Govt waste land

Date: 10.10.2024  
Place: Mangrol (Junagadh)

Authorised Officer  
UNION BANK OF INDIA

**Kogta Financial (India) Limited**  
CIN No. U67120RJ1999PC011406 Corporate Office: S-1 Gopabari, Near Ajmer Pulia, Opp. Metro Piliar No. 143, Japur - 302001, Rajasthan, India. Tel: +91 141 6767067. Registered Office: Kogta House, Azad Mohalla, Bikanagar - 305624, Rajasthan, India | Email: info@kogta.in | www.kogta.in

**APPENDIX IV [See Rule 8(1)] POSSESSION NOTICE**

Whereas, the undersigned being the Authorized Officer of the Kogta Financial (India) Limited, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of Powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice dated 25.07.2024 calling upon the Borrowers/Guarantor/Mortgagor MR. SAHIL HABIBHAI BHATTI S/O MR. HABIBHAI MUBARAKHAI BHATTI (Applicant) Mrs. MUMTAJEN HABIBHAI BHATTI D/O MR. GAFFARBHAI VALIVBHAI KHURSHI W/O MR. HABIBHAI MUBARAKHAI BHAI BHATTI (Co-Aplicant) MR. HABIBHAI MUBARAKHAI BHATTI S/O MR. MUBARAKHAI KARIMBHAI BHATTI, MR. SIRAJUBHAI HABIBHAI BHATTI S/O MR. HABIBHAI MUBARAKHAI BHAI BHATTI (Co-Aplicant) Loan Account No. 0000138834 to repay the amount mentioned in the notice being Rs. 22,32,777/- (Rupees Twenty Two Lakh Thirty Two Thousand Seven Hundred and Seventy Seven Only) as on 23/07/2024 payable with further interest and other legal charges until payment in full within 60 days from the date of notice/date of receipt of the said notice. The borrower/mortgagor having failed to repay the amount, notice is hereby given to the borrower/mortgagor 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 said Rules on this 08th of OCT. of the year 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. The borrower/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 Kogta Financial (India) Limited for an amount of being Rs. 22,32,777/- (Rupees Twenty Two Lakh Thirty Two Thousand Seven Hundred and Seventy Seven Only) as on 23/07/2024 payable with further interest and other legal charges and interest & expenses thereon until full payment.

**Description of Immoveable Property**  
Mortgaged Property No. 1 All that Piece and Parcel of Immoveable property being Commercial Shop bearing No.11 having area measuring 13.20 Sq. Meters on Ground Floor constructed on land measuring 376-00 Sq. Meters of Plot No. 1 area known as "Riddhi Siddhi Arcade and Industrial Estate" lying & situated at Revenue Survey No. 1606 paiki of Malviya Highway Road, mauje Halvad of Halvad Taluka & Morbi District in the State Gujarat owned by Sahilbhai Habibbhai Bhatti.  
Mortgaged Property No. 2 All that Piece and Parcel of Immoveable property being Commercial Shop bearing No.11 having area measuring 24.40 Sq. Meters on Ground Floor constructed on land measuring 376-00 Sq. Meters of Plot No. 1 area known as "Riddhi Siddhi Arcade and Industrial Estate" lying & situated at Revenue Survey No. 1606 paiki of Malviya Highway Road, mauje Halvad of Halvad Taluka & Morbi District in the State Gujarat owned by Sahilbhai Habibbhai Bhatti.  
Mortgaged Property No. 3 All that Piece and Parcel of Immoveable property being Commercial Shop bearing No.22 having area measuring 24.40 Sq. Meters on First Floor constructed on land measuring 376-00 Sq. Meters of Plot No. 1 area known as "Riddhi Siddhi Arcade and Industrial Estate" lying & situated at Revenue Survey No. 1606 paiki of Malviya Highway Road, mauje Halvad of Halvad Taluka & Morbi District in the State Gujarat owned by Sahilbhai Habibbhai Bhatti.  
Mortgaged Property No. 4 All that Piece and Parcel of Immoveable property being Commercial Shop bearing No.23 having area measuring 24.40 Sq. Meters on First Floor constructed on land measuring 376-00 Sq. Meters of Plot No. 1 area known as "Riddhi Siddhi Arcade and Industrial Estate" lying & situated at Revenue Survey No. 1606 paiki of Malviya Highway Road, mauje Halvad of Halvad Taluka & Morbi District in the State Gujarat owned by Sahilbhai Habibbhai Bhatti.

Date: 08-10-24, Place: Halvad, Morbi Authorised Officer, Kogta Financial (India) Limited

**Encore Asset Reconstruction Company Private Limited (Encore Arc)**  
Encore ARC Corporate Office Address: 5TH FLOOR, PLOT NO. 137, SECTOR 44, GURUGRAM - 122 002, HARYANA

**E-AUCTION SALE NOTICE**

E-Auction Sale Notice for Sale of Immoveable Asset 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 (Rules). Notice is hereby given to the public in general and in particular to the Borrower and Guarantor(s) that the below described immovable property mortgaged/charged to the Bajaj Finance Limited (BFL) Bank to secure the outstanding dues in the loan account since assigned to Encore Asset Reconstruction Company Private Limited, acting in its capacity as the trustee of EARC -EOT- 001 -Trust ("Secured Creditor"), which is under Physical Possession of the Authorized Officer of the Secured Creditor, will be sold on "AS IS WHERE IS", "AS IS WHAT IS", and "WHATEVER THERE IS" basis on 29.10.2024 for recovery of Rs. 1,75,51,228/- (Rupees One Crore Seventy Five Lakhs Fifty One Thousand Two Hundred Twenty Eight Only) as on 31.07.2024 and further interest at contractual rate till recovery and other costs, charges etc. after adjustment of recovery/realization, if any, due to the Secured Creditor from borrower Mrs. Indrajit Refrigeration Represented through its Prop. Mr. Aji Anandraj Dnyar (Deceased) through its legal heirs (Borrower) and (1) Mr. Aji Anandraj Dnyar through its legal heirs (2) Mrs. Subhadra Aji Dnyar (3) Mrs. Subhaxmi Appliances (Co-borrowers & Guarantor's).

The description of the property, Reserve Price (RP) for the secured asset & the Earnest Money Deposit (EMD) is as under:

Description of the Immoveable Secured Asset	RP (In Rs.)	EMD (In Rs.)
The Immoveable property bearing Plot No. 4, Dhaybar Colony, paiki property measuring 254.40 sq. mtrs. on southern side (as per Raja Chitthi No. 3672/2/B) having construction of 106 sq. mtrs. on ground floor and 80.74 sq. mtrs. on first floor situated on Revenue Survey No. 401/1/1, C.S. No. 2672/2 adjoining 412.11 sq. mtrs. in Vadodra Kasba area District & Sub District Vadodra said property is bounded as under: On the East- Internal road of Ajitnagar Society and C.S. No. 3672/4, On the West-Property of Mr. Harshid Dnyar, On the North-Property of Mr. Amarsingh Dnyar, On the South- Property of Mr. Rajendra Dnyar, i.e. C.S.No. 3672/2/A.	Rs. 97,20,000/-	Rs. 9,72,000/-

In case the e-auction date is declared public holiday then the date will be automatically extended to the next working day.

For detailed terms & conditions please refer to the link provided in the secured creditor's website i.e., <http://www.encorearc.com/>

For any clarification/information, interested parties may contact the Authorized Officer of the Secured Creditor on mobile no. 9930171113 / 9712668557 or email at dharendra.maurya@encorearc.com

Sd/-  
Date: 11.10.2024  
Place: Mumbai  
Authorized Officer  
Encore Asset Reconstruction Company Pvt. Ltd.

**Canara Bank**  
Regional Office: Gandhinagar,  
Plot No. 322 to 325, Samrudhi Complex,  
Gandhinagar

**SYMBOLIC POSSESSION NOTICE**

Whereas, the undersigned being the Authorized Officer of the Canara Bank under Securitization And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act 54 of 2002) and in exercise of powers conferred under Section 13(12) read with Rule 8 of the Security Interest (Enforcement) Rules, 2002, issued a Demand Notice dated 08.08.2024, calling upon the borrower Mr Rameshbhai Tribhuvanbhai Vaghela to repay the amount mentioned in the notice, being Rs. 7,61,507.00 (Seven lakh sixty one thousand five hundred seven rupees only) as on 26.06.2024 + further interest and charges thereon within 60 days from the date of receipt of the said notice.

The borrower and guarantors having failed to repay the amount, notice is hereby given to the borrower, guarantors and the public in general, that the undersigned has taken Symbolic 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 & 9 of the Security Interest Enforcement Rules, 2002, on this 11th day of October of the year 2024.

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 the Canara Bank for an amount of Rs. 7,61,507.00 (Seven lakh sixty one thousand five hundred seven rupees only) as on 26.06.2024 + further interest and charges thereon.

The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

**DESCRIPTION OF THE IMMOVABLE PROPERTY**  
All the part and parcel of the Residential Property Bearing City Survey no-502, Survey no-804, Bayad Nagar Palika Property no--11/18/16, Plot no-16, Ayodhya Nagar Society, Total admt 130.60 Sq Meter, Ayodhya Nagar Society, Taluka- Bayad, District- Aravali.

Asset Id-200020603087, Sec.int Id-400020647732  
East- Way- West- Plot no-11, North-Plot no-15, South- Way

Date : 11.10.2024, Place:Aravali Sd/- Authorised Officer, Canara Bank

**Bank of Baroda**  
Jubilee Market Branch :  
Opp. Rajkot Nagrik Sahakari Bank,  
Dhebarbhai Road, Rajkot - 360 001

Appendix IV (See Rule 8 (1))  
**POSSESSION NOTICE (For Immoveable Property)**

Whereas the undersigned being the Authorized Officer of the Bank of Baroda 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 issued a Demand Notice Dated 02.07.2024 calling upon the Borrower / Guarantor / Mortgagor M/s Shree Amrut Beverage, 1, Mr. Sureshbhai Shamjibhai Pansuriya, 2, Mrs. Aartiben Jagdishbhai Rangani, 3, Mrs. Jyotiben Maheshbhai Sekhaliya, 4, Mr. Jagdishbhai Nagjibhai Rangani, 5, Mr. Maheshbhai Vallabhbhai Sekhaliya to repay the amount mentioned in the notice being Rs. 44,04,193.32/- (Rupees Four Four Lakhs Four Thousand One Hundred Ninety Three and paise Thirty Two Only) as on 02.07.2024 (including interest up to 31.03.2024) payable with further interest and expenses until payment in full, within 60 days from the date of receipt of the said notice.

The Borrowers / Guarantor / Mortgagor having failed to repay the amount, notice is hereby given to the Borrowers / Guarantor / Mortgagor and the Public in general that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on me under Section 13(4) of the said Act read with Rule 8 of the said Rules on this 05.10.2024.

The Borrowers 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 Borrowers / Guarantor / 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 Bank of Baroda for an amount of being Rs. 44,04,193.32/- (Rupees Forty Four Lakhs Four Thousand One Hundred Ninety Three and paise Thirty Two Only) as on 02.07.2024 (including interest up to 31.03.2024) payable with further interest and expenses until payments / realization in full.

**Description of The Immoveable / Movable Property**  
1. Industrial Shed located at Plot No. 8, Shreeji Industrial Area, Opp. Lalit Casting, Tirupali nearby from Engimech Unit, Opp. To Piplana, 66 K.V. Sub Station, Rajkot Road, Off. Khokhaidad - Kotda Sangani Road, At: Piplana, Ta. - Kotasangan, Dist. / Rajkot  
2. Hypothecation of Existing Plant and Machinery of M/s Shree Amrut Beverages  
Date : 05.10.2024 Chief Manager & Authorised Officer,  
Place : Piplana Bank of Baroda

**Encore Asset Reconstruction Company Private Limited (Encore Arc)**  
Encore ARC Corporate Office Address: 5TH FLOOR, PLOT NO. 137, SECTOR 44, GURUGRAM - 122 002, HARYANA

**E-AUCTION SALE NOTICE**

E-Auction Sale Notice for Sale of Immoveable Asset 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 (Rules). Notice is hereby given to the public in general and in particular to the Borrower and Guarantor(s) that the below described immovable property mortgaged/charged to the India Infoline Finance Limited (IFFL) Bank to secure the outstanding dues in the loan account since assigned to Encore Asset Reconstruction Company Private Limited, acting in its capacity as the trustee of EARC -EOT- 001 -Trust ("Secured Creditor"), which is under Physical Possession of the Authorized Officer of the Secured Creditor, will be sold on "AS IS WHERE IS", "AS IS WHAT IS", and "WHATEVER THERE IS" basis on 29.10.2024 for recovery of Rs. 1,41,20,331/- (Rupees One Crore Forty One Lakhs Twenty Three Hundred Thirty One Only) as on 30.04.2024 and further interest at contractual rate till recovery and other costs, charges etc. after adjustment of recovery/realization, if any, due to the Secured creditor from borrower Mr. Shaileshbhai Chovaiya (Borrower) and (1) Mr. Vira Shaileshbhai Chovaiya (2) Mr. Savdas Chovaiya (Deceased) through its legal heirs (Hereinafter collectively referred as Co-Borrower)

The description of the property, Reserve Price (RP) for the secured asset & the Earnest Money Deposit (EMD) is as under:

Description of the Immoveable Secured Asset	RP (In Rs.)	EMD (In Rs.)
Constructed Residential House No. 3 situated on the land admt. Sq. Mtrs. 75-48 of Sub-Plot No. 33/B+2+3 paikka of Plot No. 33/B of Revenue Survey No. 78 paikka of village Rajya, District Rajkot.	Rs. 76,50,000/-	Rs. 7,65,000/-

In case the e-auction date is declared public holiday then the date will be automatically extended to the next working day.

For detailed terms & conditions please refer to the link provided in the secured creditor's website i.e., <http://www.encorearc.com/>

For any clarification/information, interested parties may contact the Authorized Officer of the Secured Creditor on mobile no. 9930171113 / 9712668557 or email at dharendra.maurya@encorearc.com

Sd/-  
Date: 11.10.2024  
Place: Mumbai  
Authorized Officer  
Encore Asset Reconstruction Company Pvt. Ltd.

**OMKARA OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED**  
Registered Office: No. 9, M.P. Nagar, First Street, Kogru Nagar, Extension, Talpur - 641607.  
Corporate Office: Kohnoor Square, 47th Floor, N. C. Kekar Marg, R. G. Gadkari Chowk, Dadar West, Mumbai - 400 028. Tel: 022 8922 1111 / 917870405

**[Appendix - IV-A] [See proviso to rule 8 (6) r/w rule 9(1)]  
Sale notice for sale of immovable properties**

E-Auction Sale Notice for Sale of Immoveable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002 (Rules). Notice is hereby given to the public in general and in particular to the Borrower Kamlesh Dineshbhai Khunt and co-borrower Vipul Dineshbhai Khunt, Bhauben Dineshbhai Khunt that the below described immovable property mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of Fullerton India Credit Company Ltd., the original Secured Creditor, will be sold on "As is where is", "As is what is", "Whatever there is" and "without recourse basis" on 23/10/2024 at 10.00 pm to 200 pm (last date and time for submission of bids is 22/10/2024 by 6.00 PM), for recovery of Rs. 18,95,362.77/- (Rupees Eighteen Lakhs Ninety Five Thousand Three Hundred Sixty Two and Seventy Seven Paise Only) Plus expenses and all future interest i.e. 05.05.2019 due to the M/s Omkara Assets Reconstruction Private Limited Secured Creditor from above mentioned borrower and co-borrower. The Omkara Assets Reconstruction Pvt Ltd (acting in its capacity as Trustee of Omkara PS 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 Immoveable Properties, reserve price and the earnest money deposit and known encumbrances (if any) are as under:

DESCRIPTION OF THE PROPERTY	Reserve Price	EMD
All that piece and parcel Non-Agricultural land bearing plot no 79, measuring 98.61 sq. mts, along with 11.26 sq. mts, undivided share in the land of road & Cop. total admt. 109.87 sq. mts. Shilakh Residency situated at block no. 118 adjoining 15884 sq. mtrs. Of Moje vilage, Utiyadara, Taluka, Ankleshwar Dist. Bharuch, Gujarat Bounded with - North: Agricultural Land South: Plot no 80 East: Plot no. 78 West: Agricultural Land	Rs. 7,00,000/-	Rs. 70,000/-

Date of E-Auction : 29/10/2024, From 01.00 pm to 2.00 pm  
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: 28/10/2024 by 6:00 pm  
Date of Inspection : 17/10/2024 between 1.00 pm to 02.00 pm (only on prior confirmation)  
Known Liabilities : Not Known

This Publication is also a "Fifteen Days" notice to the borrowers/co-borrower under Rule 8(6) r/w Rule 9(1) 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://omkaraassets.com/auction.php>, and the contact details of authorized officer: Rajendra Dewara 9324548651 and Email id rajendra.dewara@omkaraassets.com, Also at Neha Bawani 91737670408 and Email gheha.bawani@omkaraassets.com. Bidder may also visit the website <http://www.bankauction.com> or contact service provider Mrs. C1 India Pvt. Ltd., Tel. Helpline: +91 7291981124/2526, Helpline E-mail ID: support@bankauction.com, Mr. Bhavik Pandya, Mobile : 8866682937 Email : maharashtra@icdia.com. Intending bidders shall comply and give declaration under section 29A of insolvency and bankruptcy code 2016.

Sd/-  
Date: 12.10.2024  
Place : Bharuch  
Authorized Officer  
Omkara Assets Reconstruction Pvt Ltd.  
(Acting in its capacity as a Trustee of Omkara PS 22/2020-21 Trust)

**Central Bank of India**  
Amroli Road Branch: Near Post Office,  
Luhar Falia, Amroli, Surat - 394107.  
Email: bmsuro514@centralbank.co.in

**POSSESSION NOTICE**

**APPENDIX-IV (Rule 8(1)) (For Immoveable property)**

Whereas, the undersigned, being the Authorised Officer of Central Bank of India, Amroli Branch, Surat under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (Act), 2002 (54 of 2002) and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 03/05/2024 calling upon the borrower/Guarantor Mr. Tukaram Mansaram Mali & Mrs. Ramila Tukaram Mali and Mrs. Vilas Ramdas Borase (Guarantor) to repay the amount mentioned in the notice being Rs.15,03,449.96/- (Rupees Fifteen lakh Three Thousand Four Hundred Forty Nine and Ninety Six Paise Only) + Interest and expenses within 60 days from the date of receipt of the said notice.

The Borrower having failed to pay the said amount, notice is hereby given to the Borrower/Guarantors and the public in general that the undersigned has taken Symbolic Possession of the property described herein below in exercise of powers conferred on him/her under Sub-section (4) of Act read with rule 8 of the Security Enforcement Rules, 2002, on this 08 day of October 2024.

The Borrower, in particular and the public, in general, is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Central Bank of India for an amount of being Rs. 15,03,449.96/- (Rupees Fifteen lakh Three Thousand Four Hundred Forty Nine and Ninety Six Paise Only) together with further interest at the contractual rate on the aforesaid amount and incidental expenses, costs, charges thereon with effect from 30/04/2024.

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.

**DESCRIPTION OF THE IMMOVABLE PROPERTY**  
All that piece and parcel of the immovable property Bearing Plot No. 91 (adm.51.00sq. Yards i.e.42.25 sq.mtrs. Along-with undivided proportionate share adm. 17.97 sq.mtr. In the common roads and cop in the Housing estate known and named as Shree residency constructing the land bearing Block No. 153/B adm. 14667Sq.mtrs.(R.S.No. 85) N.A land of Village sanki situated in the Palsana Area of Surat, Sub Dist. Surat

Bounded by : •North : Plot No. 90 •South : Plot No. 92  
•East : Common Plot •West : Society Road Sd/-  
Date : 08.10.2024 Authorised Officer,  
Place : Surat. Central Bank of India

**Central Bank of India**  
सेन्ट्रल बँक ऑफ इंडिया  
1911 से आपके लिए "केवल" CENTRAL TO YOU SINCE 1911

**BRANCH OFFICE : PORBANDAR BRANCH**

Ref.No.BR/ PORBANDAR/2024-25/ Date: 20.05.2024  
By Regd. Post A.D. / Hand delivery

To,  
1. Mrs. Jaisben Sanjaybhai Damania (Borrower & Mortgagor)  
2. Mr. Sanjaybhai Merubhai Damania (Borrower)  
Address : Shree Lalnagar, R.S.No.118/2/paiki 1, Plot No. 10 paiki, Part No.13, Bokhira, Dist. Porbandar

**NOTICE US 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT-2002**

1. We had, granted the following credit limits on your request for an aggregate amount of Rs. 8,00,000.00/- (Rupees Eight Lakh Only) through our Porbandar Branch and we give below full details of various credit facilities granted by us.

Type of Loan	Account No.	Loan Amount	RATE OF INTEREST (@ Monthly rests) at the time of sanction
PMAY EWS & LIG	4010264190	Rs. 8,00,000/-	8.30% (RBLR+0.0%)
Total		Rs. 8,00,000/-	

You availed the aforesaid loan amount as per sanctioned terms.

2. We inform you that a total amount of Rs. 7,47,543.00/- (Rupees Seven Lakh Forty Seven Thousand Five Hundred Forty Three Only) is due to us as on 20.05.2024 plus uncharged interest w.e.f. 21.05.2024 at the rate specified below with monthly rests to be calculated thereafter till date of recovery.

Type of Loan	Account No.	Loan Amount	RATE OF INTEREST (@ Monthly rests)
1	2	3	4
PMAY EWS & LIG	4010264190	Rs. 8,00,000/-	8.75%
5	6	7	(5+6+7)
PRICIPAL OUTSTANDING AMOUNT AS ON 20.05.2024	Amount of Uncharged Accrued Interest	Penal Interest	Total Due Amount As On 20.05.2024
Rs. 7,23,553.00/-	Rs. 23,968.00/-	22.00	Rs. 7,47,543.00/-
Total Rs. 7,23,553.00/-			Total Rs. 7,47,543.00/-

You have defaulted in repayment of entire amount of Rs. 7,47,543.00/- (Rupees Seven Lakh Forty Seven Thousand Five Hundred Forty Three Only) which represents the principal plus interest due on the date of this notice) plus uncharged interest thereon from 21.05.2024.

3. As you have defaulted in repayment of your full liabilities/violation of terms and condition of sanction, your account has been as Non-Performing Asset on 30.04.2024 in accordance with the guidelines of the Bank/ directions and/ or guidelines issued by the Reserve Bank of India. We also inform you that in spite of our repeated demand notices and oral requests for repayment of the entire amount due as mentioned above to us; you have not so far paid the same.

4. Being borrower/mortgagor you the above named persons have failed to repay the due amount of Rs. 7,47,543.00/- (Rupees Seven Lakh Forty Seven Thousand Five Hundred Forty Three Only) plus uncharged interest at the rate specified above with monthly rests. Despite our repeated requests/demand for payment we hereby U/Section 13(2) of the SARFAESI Act, demand the above amount i.e. Rs. 7,47,543.00/- (Rupees Seven Lakh Forty Seven Thousand Five Hundred Forty Three Only) plus uncharged interest at the rate specified above with monthly rests from 21.05.2024.

5. You are aware that the above limit granted by us is secured by the following assets/ security agreements (secured assets):-

Sr. No.	DESCRIPTION OF THE SECURED ASSETS/ IMMOVABLE PROPERTY/MOVABLE PROPERTY	DETAILS OF HYPOTHECATION / DOCUMENTS
1	Captioned Property situated in Village : Khapal, under Porbandar Taluka, Property Part and Partial of Revenue Survey No. 118/2/p1, converted for Residential Purpose, area known as Shri Lalnagar, paiki Plot No. 6 to 10, its total land measuring 691-42 Sq. Mtrs., Paiki Plot No. 10 paiki, Block No. 13, its land measuring 32-68 Sq. Mtrs., With existing structure thereon and Bounded as under : East : Land of Revenue Survey No. 118/1, north : 5-00 Mtrs. Common Passage, North : Property of Plot No. 10 paiki Portion - 14, South : Property of Plot No. 6 paiki & 7 paiki Portion - 12	Mortgage Deed Dated : 27.02.2018

6. For the reasons stated above, we hereby call upon you to discharge in full your liabilities i.e. Rs. 7,47,543.00/- (Rupees Seven Lakh Forty Seven Thousand Five Hundred Forty Three Only) plus uncharged interest at the rate specified above with monthly rests from 21.05.2024 to us within a period of 60 days from the receipt of this notice, failing which we will be exercising the powers under section 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, against the secured assets mentioned above. The powers available to us under section 13 of the Act, interalia, includes power to (i) take possession of the secured assets of the borrower including the right to transfer by way of lease, assignment or sale for realizing the secured assets, (ii) take over the management of business of the borrower including the right to transfer by way of lease, assignment or sale and realize the secured assets, (iii) Appoint any person as manager to manage the secured assets the possession of which has been taken over by us (Secured creditor), and any transfer of secured asset by us shall vest in the transferee all rights in, or in relation to, the secured asset transferred as if the transfer had been made by you, (iv) require at any time by notice in writing, any person who has acquired any of the secured assets from you and from whom any money is due or may become due to you, to pay to us (Secured creditor), so much of the money as is sufficient to pay the secured debt.

7. The amount realized from the exercising of the powers mentioned above, will first be applied in payment of all costs, charges and expenses which in our opinion have been properly incurred by us or any expenses incidental thereto, and secondly applied in discharge of the dues of the bank as mentioned above with contractual interest from the date of this notice till the date of actual realization, and the residue of the money, if any, shall be paid to the person entitled there to in accordance with his right and interest, if no person is entitled to receive such amount, shall be paid to you.

8. Please take note that after receipt of this notice, as per sub section 13 of section 13 of the Act, you shall not transfer by way of sale, lease or otherwise any of the secured assets referred to in this notice, without prior written consent of the secured creditor. We draw your attention to the section 29 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 which awards imprisonment upto 1 year, or fine, or with both, if you contravene the provision of the act.

9. We also inform you that, notwithstanding our action or proceedings under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 we reserve our right either (i) to simultaneously file, proceed and pursue suits/ applications/ cases against you and or guarantors before Debts Recovery Tribunal / Courts as the case may be, to realize the outstanding dues from you and or guarantors, and (ii) to proceed against you and or guarantors before Debts Recovery Tribunal / Courts for recovery of the balance amount due to our Bank, if the entire outstanding amount together with the contractual rate of interest is fully satisfied with the sale proceeds of the secured assets (iii) to proceed against you and or guarantors/ for initiating Criminal action for the acts of commission or omission committed by you under the provision of Law.

10. 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.

11. Please note that the demand notices issued earlier by the Authorized Officer of the Bank u/s 13(2) of the SARFAESI Act stands withdrawn with immediate effect, if any.

Date : 20.05.2024, Place : Porbandar  
Authorized Officer,  
Central Bank of India

**Bank of Baroda**  
BEDIPARA BRANCH : Near Deluxe  
Cinema, Kuvadva Road, Rajkot - 360003.  
Ph. : 0281-2456526

**POSSESSION NOTICE [See Rule 8(1)] (For Immoveable Property)**

Whereas the undersigned being the Authorised Officer of Bank of Baroda under the Securitisation and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice Dated 13.06.2024 calling upon the Borrower M/s Anmol Hides Prop. Mr. Garfahbhai Musabhai Bavanaka, Address : Juna Morbi Chandiya Para, Bih City Station, Lati Plot, Rajkot-360 003, Gujarat to repay the amount mentioned in the notices aggregating Rs. 19,83,651.59 (Rupees Nineteen Lakhs Eighty Three Thousand Six Hundred Fifty One and Fifty Nine Paise Only) as on 12.06.2024 and interest thereon together with further interest thereon at the contractual rate plus costs, charges and expenses till date of payment with less recovery within 60 days from receipt of the said notice.

The Borrower having failed to repay the amount, notice is hereby given to the Borrower and the Public in general that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on him under Sub Section (4) of Section 13 of Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 under section 14 of the said Act on this 10th day of Month October of the year 2024.

The Borrower / Partners / Guarantors / Mortgagors 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 Bank of Baroda for an amount of Rs. 19,83,651.59 (Rupees Nineteen Lakhs Eighty Three Thousand Six Hundred Fifty One and Fifty Nine Paise Only) as on 12.06.2024 and further interest thereon at the contractual rate plus costs, charges and expenses till date of payment with less recovery.

The borrower's attention is invited to the provisions of sub-section (8) of section 13 of the SARFAESI Act, in respect of time available, to redeem the secured assets.

**Description of the Immoveable and Movable Property**  
All that Piece and Parcel of the Property i.e. Equitable Mortgage of Land of Plot bearing City Survey No. 2750 to 2760 of City Survey Sheet No. 199, City Survey Ward No. 13 of Rajkot, Admeasuring Sq. Mtrs. 551.21 i.e. Sq. Yds. 659.51, situated at Lati Plot Area, in the Limits of RMC, Standing in the Name of Garfahbhai Musabhai Bavan