


FINANCIAL EXPRESS

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Possession Notice (For Immovable Property) Rule 8 (1)				
Whereas, the undersigned being the Authorized Officer of IFL Home Finance Limited (Formerly known as India Infoline Housing Finance Ltd.) (IFL/HFL) 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, a Demand Notice was issued by the Authorised Officer of the company to the Borrower/Co-Borrowers mentioned herein below in exercise of powers conferred under the said Act 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 Section 13(4) of the said Rules. 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 IFL HFL for an amount as mentioned herein under with interest thereon. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, if the borrower clears the dues of the "IFL HFL" together with all costs, charges and expenses incurred, at any time before the date fixed for sale or transfer, the secured assets shall not be sold or transferred by "IFL HFL" and no further step shall be taken by "IFL HFL" for transfer or sale of the secured assets.				
Name of the Borrower (s)/ Co-Borrower(s)	Description of the Secured Asset (Immovable Property)	Total Outstanding Dues (Rs.)	Date of Demand Notice	Date of Possession
Mr. Vijaykumar Bachubhai Thakor, Mrs. Thakor Nikubha Aum All Solution Enterprise (Prospect No. IL10198917)	All that piece and parcel of Flat No 502, on Fifth Floor of Block A.P. in Priyanka Gold Conn, Constructed on Survey No 286/1 old and New Survey No. 545, Village Abad, Mansana, Gandhinagar, Gujarat, India-382030, Area Admeasuring (In Sq.ft.): Property Type: Super, Built Up, Carpet, Area, Property Area: 1080.00, 666.00	Rs.119715/- (Rupees Eleven Lakh Ninety Seven Thousand One Hundred and Fifteen Only)	14/02/2025	13/05/2025
Mr. Haradip Singh, Mrs. Himanshu Singh, (Prospect No. IL10188511)	All that piece and parcel of Flat No.RJ 319, 3rd floor, Umang Lambha-2,R.S.No 1523, T.P. 79, P-68, Ahmedabad, Gujarat-382045, Area Admeasuring (In Sq.ft.): Property Type: Super, Built Up, Carpet, Area, Property Area: 495.00, 280.00	Rs.1021991/- (Rupees Ten Lakh Twenty One Thousand Nine Hundred and Ninety One Only)	17/02/2025	13/05/2025
Mr. Priyank Solanki, Mrs. Niteban Priyank Solanki, (Prospect No. IL10289394)	All that piece and parcel of Flat No. C-605, Sixth Floor, Block No. C, Avalon Skyline, Survey No. 1426/4, Ramdi Road, Vatva, Ahmedabad-382440, Area Admeasuring (In Sq.ft.): Property Type: Saleable, Area, Carpet, Area, Property Area: 346.00, 368.00	Rs.1447222/- (Rupees Fourteen Lakh Forty Seven Thousand Two Hundred and Twenty Two Only)	14/02/2025	13/05/2025
Mr. Ravindra Deepak Kedar, Mr. Budha Kedar, Mrs. Miran Dipakshi Kedar, Mrs. Parinita Ravindra Kedar, (Prospect No. IL1038192)	All that piece and parcel of Row House No. 247 As Per Plan And Row House No. 98 As Per Site, Vibrant Op Park, Phase 5, Sub Plot No 2, Block No.153, Moje Village-Audhara, Taluka-Dist-Surat-394540, Area Admeasuring (In Sq. Ft.): Property Type: Land, Area, Super, Built Up, Area, Saleable, Area, Property Area: 478.00, 282.00, 1384.00	Rs.1648948/- (Rupees Sixteen Lakh Forty Eight Thousand Nine Hundred and Forty Eight Only)	14/02/2025	13/05/2025
Mr. Sunilkumar Rameshbhai Raval, Mrs. Glatan Sunilkumar Raval, (Prospect No. IL10483180)	All that piece and parcel of Plot No.188, Anjani Homes, Block No 28, 29, 30, New Block No.28, Alodara, Oldpad Survey Road, Surat- 394540 Area Admeasuring (In Sq.ft.): Property Type: Land, Area, Super, Built Up, Area, Property Area: 481.00, 955.00, 648.00	Rs.1533430/- (Rupees Fifteen Lakh Thirty Three Thousand Four Hundred and Thirty Only)	15/02/2025	13/05/2025
Mr. Rameshbhai A Dobaria, Mr. Kanubhai Anjanbhai Dobariya, Mrs. Ilaben Ramesh bhai Dobariya, Rajuben Kanubhai Dobariya, (Prospect No. 755354, 950015)	All that piece and parcel of Plot No.253 in HRP Bungalows, situated on the land bearing Revenue Survey No.246/1, 247, Block No.242/A, 242/B, 242/C after consolidation Block No.242, Village: Kamrej, Taluka: Kamrej, Dist. Surat-394180, Area Admeasuring (In Sq.ft.): Property Type: Land, Area, Property Area: 331.00	Rs.1675402/- (Rupees Sixteen Lakh Seventy Five Thousand Four Hundred and Two Only) For 755354 & Rs.240031/- (Rupees Two Lakh Forty Eight Thousand and Three Hundred and Three Only) For 950015	17/02/2025	13/05/2025
Mr. Ramesh Mujibhai Parmar, Mrs. Manjula Rameshbhai Parmar (Prospect No. IL10090408)	All that piece and parcel of Plot No.B1-44, Golden Valley, Block/ Survey No. 156/42/A, 156/42/B and 156/43/A, 156/43/B, Near Amodar to Girifra Road, Wagdhoda Road, Vadodra-390019, Area Admeasuring (In Sq. Ft.): Property Type: Land, Area, Saleable, Area, Super, Built Up, Area, Property Area: 548.00, 767.00, 767.00	Rs.1565345/- (Rupees Fifteen Lakh Sixty Five Thousand Three Hundred and Forty Five Only)	14/02/2025	14/05/2025
Mrs. Kavilaben Pravinish Gohel, Mr. Pravinish Gohel, (Prospect No. IL10197669)	All that piece and parcel of Flat No.G-401, RMC-West-Zone Package 6, 38/1A, Bh crystal haven, opp.mavadi mukhtimhan, mavadi-kanoli road, 80 feet road, Rajkot, Gujarat-360004, Area Admeasuring (In Sq. Ft.): Property Type: Saleable, Area, Carpet, Area, Property Area: 445.00, 431.00	Rs.622345/- (Rupees Six Lakh Twenty Two Thousand Three Hundred and Forty Five Only)	17/02/2025	14/05/2025
Mr. Anilkhan Rafikhan Pathan, Mrs. Najiya Pathan (Prospect No. IL10163410)	All that piece and parcel of Flat No B-404, 4th Floor, Building No. B, EWS, RS No. 194/P, TP Scheme No. 28, Smart Ghar-3, Shri Laxman Township, Mavdi, Rajkot Municipality, Dist.Rajkot-360004, Area Admeasuring (In Sq. Ft.): Property Type: Land, Area, Property Area: 323.00	Rs.348748/- (Rupees Three Lakh Forty Eight Thousand Seven Hundred and Forty Eight Only)	09/12/2024	14/05/2025
Mr. Sanjay Raghunath Udagde, Mrs. Vaishali Sanjay Udagde, (Prospect No. IL10771743)	All that piece and parcel of Plot No. 196/B, Swan Villa Residency, Block No. 4, Survey No. 4/1, 4/2, 4/3, 4/4, 4/5, 4/5, 13/1, Kareli, Palisana, Surat, Gujarat, 394315 Area Admeasuring (In Sq.ft.): Property Type: Land, Area, Built Up, Area, Carpet, Area, Property Area: 432.00, 259.20, 340.00	Rs.492097/- (Rupees Four Lakh Nine Thousand Two Hundred and Ninety Seven Only)	15/02/2025	14/05/2025

For further details please contact to Authorised Officer at Branch Office: 303, 3rd Floor, Bhagwandas Chambers, Opp. Circuit House, R C Dutt Road, Vadodra, Pin Code-390007 (In No.701, 7th Floor, 21st Century Business Center, Near Ultrina Darwaja, Ring Road, Surat-395002) 407, 4th Floor, The Imperia, OppShastri Maidan, Above Federal Bank, Mr Axis Bank, Rajkot-360001/Ahmedabad Commerce House, 4th Floor, Commerce House 4, Nr. Shil Petrol Pump, Anandnagar Road, Pralahdnagar, Ahmedabad - 380051 or Corporate Office: Plot No.98, Phase-IV, Udyog Vihar, Gurgaon, Haryana.

Place: Gujarat, Date: 17-05-2025 Sd/- Authorised Officer, For IFL Home Finance Ltd.

 <div>AXIS FINANCE LIMITED (CIN U65921MH1969PLC212675) Axis House, C-2, Wadia International Centre, Bandra Kurla Complex Mang. Worli, Mumbai - 400 025</div>		Ref. No. AFL/2025-2026/MAY/JIGNESH JOSHI /285		Dated: 09/05/2025	
		<u>BY SPEED POST/ REGISTERED A.D./EMAIL</u> <u>WITHOUT PREJUDICE</u>			
To,					
1		2			
Jignesh G Joshi 01/50, Sector 1 Sundar Society,Isanpur Ahmedabad Gujarat 382443 Email id : jigneshjoshi0807@gmail.com Phone No : 9879591044		Archanaben Joshi 01/50, Sector 1 Sundar Society,Isanpur Ahmedabad Gujarat 382443 Email id : jigneshjoshi0807@gmail.com Phone No : 9879591044			
(hereinafter collectively referred as " <u>Borrowers</u> ")					

SUB: NOTICE UNDER SECTION 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (AS AMENDED FROM TIME TO TIME) AND THE RULES MADE THEREUNDER

I, the undersigned, being the Authorized Officer of Axis Finance Limited (hereinafter referred to as "the AFL/Secured Creditor"), a company incorporated under the provision of the Companies Act, 1956 and a Non-Banking Financial Company registered under the Reserve Bank of India Act, 1934, having its Registered Office at Axis House, Axis Finance Limited, ground floor, Pandurang Budhkar Marg, Worli, Mumbai - 400025 do hereby give this Notice under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, (hereinafter referred to as the "SARFAESI Act") as under:

- AFL, in the ordinary course of its business, at the request of Borrower sanctioned the following credit facilities to the Borrowers on the terms and conditions as mentioned therein:
- a. **Rs. 25,00,000/- (Rupees Twenty Five Lakhs Only)** ("Credit Facilities"). Loan no 0456MMA00008210 on the terms and conditions as mentioned in Loan Agreement dated **31st January 2023** ("Facility Agreement") signed and executed by Mr Jignesh G Joshi as Borrower, Mrs Archanaben Joshi (Co-Borrower)
 1. Pursuant thereto, you Addressee(s) in your capacity as Borrower, Co-Borrower(s) and Mortgage in order to secure/guarantee the repayment of all amounts payable under the aforesaid Facility Agreement and consequently, have become jointly and severally liable for the repayment of the Credit Facility availed by the Borrower. You the Addressee(s) had agreed to repay the Credit Facility in Equal Monthly Instalments.
 - [The facility and security documents executed/submitted for the Credit Facility in terms of the Facility Agreement shall be collectively referred to as the "Transaction Documents" hereinafter in this notice]
 2. That as a security for the repayment of all amounts payable under the aforesaid Credit Facilities, on **24.02.2023** the Mortgage had with an intent to secure the Credit Facility, created mortgage and charge of all their right, title, interest in the land/asset more particularly detailed in **SCHEDULE A** hereto.
 - [The asset as mentioned in **SCHEDULE A** shall be hereinafter referred to as "**Secured Asset**"]
 - It is pertinent to state herein that the Borrower/Mortgage, Co-Borrower/Mortgage, in exercise of the Facility Agreement has availed Credit Facilities from AFL by mortgaging the property mentioned in **SCHEDULE A**, and thereby created secured interest in favour of AFL. The security mentioned in **SCHEDULE A** is "Secured Asset" within the meaning of section 2(1) (zc) of the SARFAESI Act.
 4. At the request of you the Addressee(s), AFL had on various dates disbursed the Credit Facilities to the Borrower on specific instructions, as described in detail in **SCHEDULE B** hereto.
 5. As per the terms of the Transaction Documents, you the Borrower/Mortgage and the Co-borrower I were required to repay the dues under the said Credit Facility and further you the Borrower and Co-borrower(s) were also required to pay interest thereon and other charges at the contractual rates as in the manner set out in the Facility Agreement and subsequent communication(s).
 6. However, you the Borrower/Mortgage, Co-borrower I failed to comply with the terms and conditions of the Transaction Documents and defaulted in repayment of all amounts payable under the Facility Agreement. AFL had through various default notices informed you the Addressee(s) of such default, however, till date, the same have neither been rectified nor any steps have been undertaken thereto to repay the outstanding amounts.
 7. In this context, it is important to note that since you the Addressee(s) have committed continuous defaults, the account of the Borrower has become non-performing asset ("NPA") w.e.f. **06/03/2025** in compliance with the directives/guidelines relating to asset classification issued by the Reserve Bank of India from time to time.
 8. It is imperative to state herein that the above information of classification of account as NPA was communicated by AFL to you the Addressee(s) via NPA intimation letters bearing Ref. No. dated
 9. Please note that as per the provisions of the SARFAESI Act, the debt due to Secured Creditor is a debt secured against the Secured Asset and you being the Borrower, the Mortgage and the Co-Borrower(s) have committed defaults in repayment of such secured debt under the Facility Agreement in terms of the Transaction Documents.
 10. As on **06/05/2025**, the outstanding debt due and payable by the Borrower/Mortgage, Co-borrower I to the Secured Creditor is Rs. 23,68,553/- (Rupees Twenty Three Lakhs Sixty Eight Thousand Five Hundred and Fifty Three only) as more particularly detailed in **SCHEDULE C** hereto.
 11. In view of the aforesaid, the Secured Creditor has been entitled to issue this statutory notice to the Borrower/Co-Borrower(s)/ Mortgage, in terms of Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and hereby call upon you the Addressee(s), jointly and severally to discharge in full the dues towards the Secured Creditor amounting aggregating Rs. 23,68,553/- (Rupees Twenty Three Lakhs Sixty Eight Thousand Five Hundred and Fifty Three only) due as on **06th May 2025**, together with applicable interest, further interest, default interest, premia, costs, charges etc. at contractual rates in respect of the Credit Facility from this date till date of repayment, **within 60 days (Sixty days) from the date of this Notice issued under Section 13(2) of the SARFAESI Act**, failing which the Secured Creditor shall be constrained to exercise its rights of enforcement of security interest without any further reference to you under the said SARFAESI Act and entirely at your risk as to costs and consequences.
 12. On expiry of 60 days from the date hereof and on your failure to comply with the demand, the Secured Creditor shall take the following measures under the SARFAESI Act:
 - Take over possession of the Secured Asset as mentioned in Schedule A hereto including the right to transfer by way of lease, assignment or sale for realizing the same;
 - take over management of business of you the Addressee(s) including the right to transfer by way of lease, assignment or sale for realizing the Secured Asset, subject to the conditions as stipulated in the proviso to Section 13(4)(b) and Section 15 of the SARFAESI Act;
 - appoint any person to manage the Secured Asset, the possession of which will be taken over by AFL;
 - require at any time by notice in writing, any person who has acquired any of the Secured Asset from you the Addressee(s) and from whom any money is due or may become due to you the Addressee(s), to pay AFL, so much of the money as is sufficient to pay the secured debt.
 13. I also invite your attention to Section 13(8) of the SARFAESI Act, whereby you have an obligation to tender the amount due as stated above to the secured creditor together with all costs, charges and expenses incurred, at any time before the date of publication of this notice for public auction or inviting quotations or tender from public or private treaty for transfer by way of lease, assignment or sale of secured assets.
 14. All of you are notified and cautioned that as per the provisions of Section 13 (13) of the SARFAESI Act, no transfer of the Secured Asset (set out in the SCHEDULE A hereunder) by way of sale, lease or otherwise, shall be made without prior written consent of Secured Creditor. Please note that any non-compliance/contravention of the provisions contained in the said SARFAESI Act read with the Rules, is an offence punishable under Section 29 of the SARFAESI Act.
 15. Please further note that this statutory notice is issued without prejudice to the rights of the Secured Creditor including initiation of any other legal proceedings/legal action as deemed fit and necessary under the provisions of any law for the time being in force and/or as per practice or both.
 16. I hereby expressly reserve all rights under the relevant Transaction Documents, any other associated documents, under law or otherwise. Nothing contained in this notice or any action or inaction by us shall operate as a waiver of, or prejudice, diminish or otherwise adversely affect, any of our present or future rights or remedies under the respective Transaction Documents or any of our rights or remedies under law or generally, which remain and shall continue in full force and effect.
 17. The undersigned is duly Authorized as Authorized Officer to issue this Notice and exercise powers on behalf of the Secured Creditor under the SARFAESI Act read with the Rules.
 18. Request you to kindly acknowledge the receipt of this Notice. A copy of this notice is being retained in our office for future reference.

Yours Faithfully,
Authorized Officer
Axis Finance Limited

SCHEDULE A DETAILS OF SECURED ASSET	
All that piece and parcel of immovable residential property bearing Flat No B/3 on 1 st Floor in the scheme known as Sumukh Apartment Survey State Owner Association situated on TPS No. 24, TPS No.59, Mouje Rajpur Hirpur Taluka Maninagar Dist and Sub District Ahmedabad measuring about 60.86 sq mtrs construction thereon within the State of Gujarat, the said property is bounded as under: East: Open Land West : Open Passage North: Flat No B/04 South: Stair	

SCHEDULE B DETAILS OF DISBURSEMENT	
As per Facility Agreement dated 31.01.2023 towards LAN INR 43,819.00/- to MAX LIFE INSURANCE CO LTD/Ltd AC No 131010200017408 INR 17,843/- to TATAIA GENERAL INSURANCE 91200044796381 INR 31,092.00/- towards Processing fee	

As per Facility Agreement dated 31.01.2023 towards LAN	
INR 43,819.00/- to MAX LIFE INSURANCE CO LTD.Ltd A/c no 131010200017408	
INR. 17,843/- to TATAAIG GENERAL INSURANCE 912020044796381	
INR. 31,092.00,- towards Processing fee	

Note: - Interest at the applicable interest rate as defined in the Facility Agreement.

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Regd. Office: Motilal Oswal Tower, Rahimulmulk Sayani Road, Opp. Patel ST Depot, Prabhadevi, Mumbai - 400 025.
CS : 829189898 Website: www.motilaloswal.com, Email: hofcu@motilaloswal.com

POSSESSION NOTICE (FOR IMMOWABLE PROPERTY/IES)

(UNDER RULE 8 (1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002)

Whereas the undersigned being the authorized officer of Motilal Oswal Home Finance Limited, (Formerly known as Aspire Home Finance Corporation Ltd.) 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 Demand Notice dated mentioned hereunder calling upon the following borrowers to repay the amount mentioned in the notice being also mentioned hereunder within 60 days from the date of receipt of the said notice.

The following borrowers having failed to repay the amount, notice is hereby given to the following borrowers and the public in general that undersigned has taken possession of the properties described herein below in exercise of powers conferred on him under sub section (4) of section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on the date mentioned hereunder.

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 Motilal Oswal Home Finance Limited. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, if the borrower clears the dues of the "Motilal Oswal Home Finance Limited" together with all costs, charges and expenses incurred, at any time before the date fixed for sale or transfer, the secured assets shall not be sold or transferred by "Motilal Oswal Home Finance Limited" and no further step shall be taken by "Motilal Oswal Home Finance Limited" for transfer or sale of the secured assets.

The following borrowers having failed to repay the amount, notice is hereby given to the following borrowers and the public in general that undersigned has taken possession of the properties described herein below in exercise of powers conferred on him under sub section (4) of section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on the date mentioned hereunder.

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 Motilal Oswal Home Finance Limited. 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.

Sd/-, Authorized Officer
(Motilal Oswal Home Finance Limited)

Sr No.	Loan Agreement No./ Name Of The Borrower/ Co Borrower/Guarantor	Date of Demand Notice Outstanding	Date Of Possession Taken	Description Of The Immovable Property: All That Part And Parcel Of Property Consisting Of Property Address
1	LKXAD00317-200075218/ LKXAD04419-200075583, LKXMOHOF721-220593203, LKXMOHOF921-220593206 / Borrower: Ravasaheb Marutiappa Sasane Co-Borrower: Minaben Ravasaheb Sasane	07-11-2024 For Rs.1039744/-	13-05-2025	Flat No 408 Shashiroop Homes Bhestan Crossing Road R.s.no.196 o 0 Bhestan 395023 Surat Gujarat
2	LKXMEH00315-160021395 / Borrower: Sohil Rashtakar Co-Borrower: Jamilaben Rashtakar Sanghi	28-01-2021 For Rs.1437318/-	15-05-2025	Plot No. 5, Of R S No - 615/1/B, Near Nandgaon, Near Ongc Colony, Mehसा, Gujarat - 384002
3	LKXHIM00416-170050193 / Borrower: Sushilkumar Hanamsinh Yadav Co-Borrower: Rosini Sushilkumar Yadav	17-02-2020 For Rs.1713345/-	15-05-2025	Survey No.720, Plot No.37, Flat No.401, 4th Floor, Mouje,kanknol, Ta,himmatnagar, District,sabarkhattha, Sabar Kantha, Gujarat - 383001
4	LKXVAP00217-180064376 / Borrower: Rajmohini Ramakant Gupta Co-Borrower: Rajmohini Ramakant Gupta	07-11-2024 For Rs.517653/-	11-05-2025	Flat No. 302 Third Floor Siddhi Residency Chhatri Tal : Vapi : Dist Valsad : 0 0 396191 Valsad Gujarat

CIN: U67100TZ2014PTC020363

Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028
Tel.: 022-26544000 / 9173670406 | Email: mumbai@omkaraarc.com | www.omkaraarc.com

(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 Immovable 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

Notice is hereby given to the public in general and in particular to the Borrower Kamlesh Dineshbhai Khunt and co-borrower Vipul Dineshbhai Khunt, Bhambha Dineshbhai Khunt that the below described immovable property mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised 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 05/06/2025 at 01.00 pm to 2.00 pm (last date and time for submission of bids is 04/06/2025 by 6.00 PM), for recovery of Rs. 19.13,389/- (Rupees Nineteen Lakhs Thirteen Hundred and Eighty Eight Thousand Eight Hundred and Ninety Nine Paise) Plus expenses and all future interest s.w.e.f. 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 21/2024-25 Trust) has acquired entire outstanding debts lying against above said borrower/guarantors vide Assignment Agreement dated 19/03/2025 along with underlying security from Fullerton India Credit Company Limited.

The description of the Immovable Properties, reserve price and the earnest money deposit and known encumbrances (if any) are as under:

All that piece and parcel Non-Agricultural land bearing plot no. 79, admeasuring 98.61 sq. mts, along with 11.26 sq. mts, undivided share in the land of road & Cop total adrm. 109.87 sq. mts. Shilalekhi Residency situated at block no. 118 admeasuring 15884 sq. mtrs. Of Moje Village, Utiyadara, Taluka, Ankleshwar Dist. Bharuch, Gujrat Bounded with - North: Agricultural Land South: Plot no 80 East: Plot no. 78 West: Agricultural Land			
Reserve Price:- Rs. 6,30,000/-	EMD:- Rs. 63,000/-	Date of E – Auction:- 05/06/2025 From 01.00 pm to 2.00 pm	
Minimum Bid Increment Amount:- Rs. 10,000/- (Rupees Ten Thousand only)		Known Liabilities:- Not Known	
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD: 04/06/2025 by 6:00 pm			
Date of Inspection:- 23/05/2025 between 12.00 pm to 01.00 pm (only on prior confirmation)			
This Publication is also a Fifteen Days' notice to the borrowers/co-borrower under Rule 8(6) read with rule 9(1) of the Security Interest (Enforcement) Rules, 2002.			
For detailed terms & conditions of the sale please refer to the link provided in secured creditor website i.e. http://omkaraarc.com/auction.php . & the contact details of authorised officer Rajendra Dewarje 9324546651 & Email Id rajendra.dewarje@omkaraarc.com. Also at Gehna Balwani :9173670406 and Email gehna.balwani@omkaraarc.com. Bidder may also visit the website http://www.bankauction.com or contact service provider M/s. C1 India Pvt. Ltd'. Tel. Helpline: +91 7291981124/25 Helpline E-mail ID: support@bankauctions.com. Mr. Bhavik Pandya, Mobile: 8866662937 Email -Maharashtra@c1india.com. Intending bidders shall comply and give declaration under section 29A of insolvency and bankruptcy code 2016.			
Date: 17.05.2025		Sd/- Authorized Officer, Omkara Assets Reconstruction Pvt Ltd	
Place: Bharuch		(Acting in its capacity as a Trustee of Omkara PS 21/2024-25 Trust)	

DEMAND NOTICE		
Under Section 13(2) of the Securitisation And Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002 (the said Act.) read with Rule 3(1) of the Security Interest (Enforcement) Rules, 2002 (the said Rules). In exercise of powers conferred under Section 13(2) of the said Act read with Rule 3 of the said Rules, the Authorised Officer of IFL Home Finance Ltd. (IFL HFL) (Formerly known as India Infoline Housing Finance Ltd.) has issued Demand Notice under section 13(2) of the said Act, calling upon the Borrowers to repay the amount mentioned in the respective Demand Notice(s) issued to them. In connection with above, notice is hereby given to the Borrowers to pay within 60 days from the publication of this notice, the amounts indicated herein below, together with further interest from the dates of Demand Notice till the date of payment. The detail of the Borrower(s), amount due as on date of Demand Notice and security offered towards repayment of loan amount are as under:-		
Name of the Borrower(s) / Co-Borrower(s)	Demand Notice Date & Amount	Description of Secured Asset (Immovable property)
Mr. Ramesh Lalokya Mrs. Sonalaben Rameshbhai Lalokya Prospect No IL10022871	13/05/2025 898143.00/- (Rupees Eight Lakh Ninety Eight Thousand One Hundred and Forty Three Only)	All that piece and parcel of the property being: Flat No. B-27-309, Mansarovar Residency, Kathor - Kamrej - Surat-394105, Surat, Gujarat, India. Area Admeasuring (IN SQ. FT.): Property Type: Super, Built Up, Area, Built Up, Area, Carpet, Area Property Area: 601.64, 392.09, 360.98
Mr. Bhadrashree Hamirabhai Shah Mrs. Smritiben B. Shah Prospect No 556597, 966553	12/05/2025 956597 is 11299334.80/- (Rupees Twelve Lakh Ninety Nine Thousand Sixty and Thirty Four) & 966553 is 285354.00/- (Rupees Two Lakh Eighty Five Thousand Three Hundred and Eighty Five Only)	All that piece and parcel of the property being: Flat No. A/207, 2nd floor, Bahadur Dargah, forming part of Property No. 256 ward no. 1, pakej, (In Sq. Ft.) of Village Songadh, Taluka Shihor, Dist. Bhavnagar, Gujarat, 364250 AREA ADMEASURING (IN SQ. FT.): Property Type: Super, Built Up, Area, Carpet, Area Property Area: 1050.00, 735.00
Mr. Vijay Nimba Batista Mrs. Archana Vijay Batista Prospect No IL10029303, IL10167814	12/05/2025 IL10029303 is 1103124.00/- (Rupees Eleven Lakh Three Thousand One Hundred and Twenty Four Only) & IL10167814 is 170971.00/- (Rupees One Lakh Seventy Eight Thousand Nine Hundred and Seventy One Only)	All that piece and parcel of the property being: Plot No. 55, Of Royal Residency Organized On Land Bearing Block No. 526/a/2, Of Village Kudsad, Taluka Oldpad, District Surat, 394540 Area Admeasuring (In Sq. Ft.): Property Type: Land, area, Built up, area, Carpet, area Property Area: 480.51, 319.83, 370.00
Mr. Bholaprasad R. Rai Mrs. Radhadevi Bholarai Yadav Prospect No IL10036772	12/05/2025 929964.00/- (Rupees Nine Lakh Twenty Nine Thousand Nine Hundred and Sixty Four Only)	All that piece and parcel of the property being: Flat No. D-307, 3rd Floor, D-Block, Solitaire Sky, Nr. Pushpak Hill, Bhr. Gundwara Opp. Karma Gas, Moje Village Odhav, Ahmedabad-38, Ahmedabad, Gujarat, India, 382102 Area Admeasuring (In Sq. Ft.): Property Type: Carpet, Area, Super, Built Up, area Property Area: 350.00, 702.00
Mr. Bhagwati Lal Prajapati, G.K.M. Out Piece Center Mrs. Mangi Bai, Prospect No IL10060014	12/05/2025 2971011.00/- (Rupees Nine Lakh Seventy One Thousand and Eleven Only)	All that piece and parcel of the property being: Plot No. 94, Block No. 140, Shiv Sagar Residency Vibhag-2, Near Sarvottam Hotel, Bagumara Haladhara Road, Village: Dastan, Taluk Mouje village Palisana, Dist. Surat, 394310 AREA Admeasuring (In Sq. Ft.): Property Type: Land, Area, Built up, area, Carpet, area Property Area: 430.66, 282.38, 341.25
Mr. Sabubhai B. Chauhan Mrs. Kavita Babulal Chauhan Prospect No 776370	12/05/2025 71070056.00/- (Rupees Ten Lakh Seventy Thousand and Fifty Six Only)	All that piece and parcel of the property being: Plot No.245, Vastu Puja Residency, old Block No. 449, New Block No.504, Survey No.354, Halodhar, Surat, Gujarat, India-394305 Area Admeasuring (IN SQ. FT.): Property Type: Land, Area, Carpet, Area, Super, Built Up, Area Property Area: 80.00, 200.00, 260.00
Mr. Madhubhai Chauhan Mrs. Madhubai Chauhan Prospect No IL1069579	13/05/2025 7600224.00/- (Rupees Six Lakh Twenty Two Thousand and Twenty Four Only)	All that piece and parcel of the property being: Property No. 1602, Village Valsana, Taluk & District Anand, Gujarat-388325 Area Admeasuring (In Sq. Ft.): Property Type: Land, area, Built Up, Area, Carpet, Area Property Area: 1200.30, 747.70, 508.00
Mr. Harendra Pratap Singh Mrs. Nilosinith Harendra Rajput Prospect No 905489, 976468	13/05/2025 905489 is 1074084.00/- (Rupees Nine Lakh Seventy Four Thousand Eight Hundred and Eighty) & 976468 is 5279940.00/- (Rupees Two Lakh Fifty Nine Thousand Nine Hundred and Forty Only)	All that piece and parcel of the property being: Plot No-41, Devpoja Residency Vibhag-2, Block No. 240/41, Nr. Ramdev Residency, Janithiyaha, Kadoodara, Surat, 394327, Gujarat, India Area Admeasuring (In Sq. Ft.): Property Type: Land, Area, Built up, area Property Area: 432, 291.00
Mr. Jitendrakumar Raabhai Pamr. Mr. Rajabhai Rajabhai Pamr. Mrs. Rakshaben, Jitendrabhai Pamr. Prospect No IL10370241	13/05/2025 7170472.00/- (Rupees Seven Lakh Nineteen Thousand Four Hundred and Seventy Two Only)	All that piece and parcel of the property being: Property No. 1159, Assessment Serial No. 59 Hirpan Vas, Nr. Vaidh Sukh/Nr. Harshadwadi Mahat Temple, Dharod Road, Mouje Vaidh(Gadhi)-Khodamali, Taluka Satlasana, District Mahesana, Gujarat-384360 Area Admeasuring (IN SQ. FT.): Property Type: Land, Area, Built Up, Area, Carpet, Area Property Area: 978.00, 588.00, 506.00
Mr. Kevai Bharatbhai Vachanra, R. utility Services, Parulaben Bharatbhai Vachanra Prospect No IL10913306	12/05/2025 71476755.00/- (Rupees Fourteen Lakh Seventy Six Thousand Seven Hundred and Fifty Five Only)	All that piece and parcel of the property being: Flat no. 1, 1st floor, Rajkiran apartment, Plot no. 23 & 24, R.S. no. 213/p, 11 & 67, c/s, sheet no. 31, c/s no. 2923, 1 & 62, District Junagadh, Gujarat-362001 Area Admeasuring (IN SQ. FT.): Property Type: Land, Area, Carpet, Area Property Area: 723.00, 0.00
Mr. Prafull Ishwarai Dolariya, Mrs. Dakshaben Pratibha Dolariya Prospect No IL10274293	12/05/2025 7619275.00/- (Rupees Six Lakh Nineteen Thousand Two Hundred and Seventy Five Only)	All that piece and parcel of the property being: Plot No. 8/paid Eastern Side, Harshadi Society, Nr. Nayyan Hotel, Revenue Survey No. 1028, Village Versaval, Taluk Versaval, District Gt. Somnath, Gujarat-382265 Area Admeasuring (IN SQ. FT.): Property Type: Land, Area, Built Up, Area, Carpet, Area Property Area: 723.00, 0.00
Mr. Bharati Rajaji Thakor Chamunda Krupa Sona Mr. Rajaji Vijay Thakor Mrs. Sajanben Prospect No IL10233709	12/05/2025 7609262.00/- (Rupees Six Lakh Nine Thousand Two Hundred and Sixty Two Only)	All that piece and parcel of the property being: House No.728, Survey no. 783, Nr. Chamunda Mata Temple, Kharod Road Village Mansadi, Taluk Valsad, District Mahesana, Gujarat-384130 Area Admeasuring (IN SQ. FT.): Property Type: Land, Area, Built Up, Area, Carpet, Area Property Area: 675.00, 675.00, 652.00
Mr. Rajukumar Telesbhai Chauhan Mrs. Nilamben Chauhan Prospect No IL10168537	13/05/2025 7886512.00/- (Rupees Seven Lakh Eighty Thousand Five Hundred and Twelve Only)	All that piece and parcel of the property being: Unit No- 44-114, AANAAS, First Floor, Nagar Niyog, Near Kesar City, Bhr. Gyan Residency, Taluk Valsad, District Mahesana, Gujarat-382213 Area Admeasuring (IN SQ. FT.): Property Type: Saleable, Area, Carpet, Area Property Area: 405.00, 184.00
Mr. Ranjit Dabhai Rathod Mrs. Shrinaben Ranjit Rathod Prospect No IL10208588	13/05/2025 7140028.00/- (Rupees Eleven Lakh Thousand Four Hundred and Twenty Eight Only)	All that piece and parcel of the property being: Plot No.43 paki Southern Part, Revenue Survey No.131/1/paki/56 Near Nagpur Megha Society, Village Keshod, Taluk Keshod, District Junagadh, Gujarat-382228 Area Admeasuring (IN SQ. FT.): Property Type: Land, Area, Carpet, Area Property Area: 455.00, 677.00, 542.00
Mr. Mahendrabhai Patni Mrs. Laxmben Rameshbhai Patni Prospect No IL10216546	13/05/2025 7684018.00/- (Rupees Eight Lakh Sixty Four Thousand and Eighteen Only)	All that piece and parcel of the property being: Unit no 303, 3rd floor, Aavaas, in nagar niyogak, Morayali, Taluk sanand, Ahmedabad-382213 Area Admeasuring (IN SQ. FT.): Property Type: Saleable, Area, Carpet, Area Property Area: 405.00, 184.70
Mr. Kiranchoi Nanabhai Rajputi Mrs. Geetaben Prospect No IL10214584	13/05/2025 7674427.00/- (Rupees Seven Lakh Nine Thousand Two Hundred and Forty Seven Only)	All that piece and parcel of the property being: Property No.52, Gram panchayati Village, Taluk Valsad, District Junagadh, Gujarat-382240 Area Admeasuring (IN SQ. FT.): Property Type: Land, Area, Carpet, Area Property Area: 800.00, 700.00
Mr. Nieshkumar Samubhai Bhagora, Mrs. Bhagora Sankhabai Bhagora Prospect No IL10186078	13/05/2025 7993245.00/- (Rupees Nine Lakh Ninety Three Thousand Two Hundred and Ninety Only)	All that piece and parcel of the property being: Plot No.340, Mahesh Residency-2, block no. 285, Village Sivan, Sayan Sugar Road, Oldpad, Surat, Gujarat, 394130 Area Admeasuring (IN SQ. FT.): Property Type: Land, Area, Saleable, Area, Super, Built Up, Area Property Area: 453.00, 275.00, 390.00
Mr. Mustakbhai Nabubhai Mansuri, Mrs. Bismilaben Mustakbhai Mansuri, Mustakbhai Talara, Prospect No IL10031514	13/05/2025 7134358.00/- (Rupees Thirteen Lakh Thirty Four Thousand Three Hundred and Fifty Eight Only)	All that piece and parcel of the property being: Plot no. 44 Palk/North Side, S.no. 5, 2222, Village Parabada, Taluk Himatnagar, District Sabarkantha, Gujarat, 383001 Area Admeasuring (IN SQ. FT.): Property Type: Land, Area, Carpet, Area Property Area: 560.00, 899.00
Mr. Sanjay Ramnarut Yadav, Mrs. Nisha Sanjay Yadav Prospect No IL10427898	13/05/2025 7690183.00/- (Rupees Six Lakh Ninety Thousand One Hundred and Eighty Three Only)	All that piece and parcel of the property being: Flat No. 211, 2nd Floor, Odhav Krupa Residency, Building 4, Sundarvan Of Village & Taluk Umbang District Valsad, Gujarat, 396170 Area Admeasuring (IN SQ. FT.): Property Type: Saleable, Area, Carpet, Area Property Area: 392.00, 220.76
Mr. Alubhai Sombhai Doshi, Mrs. Babai Payaben Salunkhe Prospect No IL10622688	13/05/2025 7602560.00/- (Rupees Seven Lakh Thousand Five Hundred Only)	All that piece and parcel of the property being: House/ Mikat No.130112, Near In. Moode, Padra, Vadodra Gujarat, 391001 Area Admeasuring (IN SQ. FT.): Property Type: Land, Area, Built Up, Area, Carpet, Area Property Area: 1650.00, 1269.00, 800.00
Mr. Jaleji Saradhai Thakor Mrs. Thakur Pusben Jaleji, Mr. Kiranchoi Prospect No IL10024256	13/05/2025 7593056.00/- (Rupees Five Lakh Ninety Thousand and Fifty Six Only)	All that piece and parcel of the property being: House No. 5, Property Mikat No.469, Navapurva, Village-Khadoli, Kari, ChamundaMahesh Mandir, Khadoli, Taluk Hari, District Junagadh, Gujarat-382240 Area Admeasuring (IN SQ. FT.): Property Type: Land, Area, Built Up, Area, Carpet, Area Property Area:300.00, 1295.00, 700.00