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**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 Infotech Housing Finance Ltd.) has issued Demand Notice under section 13(2) of the said Act, calling upon the Borrower(s), to repay the amount mentioned in the respective Demand Notice(s) issued to them. In connection with above, notice is hereby given, to the Borrower(s) to pay within 60 days from the publication of this notice, the amounts indicated herein below, together with further interest from the date(s) 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) / Guarantor(s)	Demand Notice Date & Amount	Description of Secured asset (immovable property)
Mrs. Pri Ashish Dubey Mr. Ashish Kalashbhai Dubey (Prospect No. IL/19/1330)	20/02/2024 Rs. 2824963.00/- (Rupees Twenty Eight Lakh Twenty Four Thousand and Sixty Three Only)	All that piece and parcel of the property being: Tenement No. 59, Situated at VISHNU COLONY of Society Chandrakala Co-op Hsg Soc Ltd., Survey No. 189/1 Paik, T.P. Scheme No. 44, Final Plot No. 187, Village Nikol, Asawa, District Ahmedabad, Gujarat, India, 382350. AREA ADMEASURING (IN SQ. FT.): Property Type: Land, Area, Super Built Up Area, Built Up Area, Carpet Area. Property Area: 667.36, 1201.00, 597.39, 1944.00

If the said Borrower fail to make payment to IFL HFL as aforesaid, IFL HFL may proceed against the above secured assets under Section 13(4) of the said Act, and the applicable Rules, entirely at the risks, costs and consequences of the Borrowers. For further details please contact to Authorised Officer at Branch Office: Ahmedabad Commercial House, 4th Floor, Commercial House 4, Ne. Shell Petrol Pump, Anandnagar Road, Pralhadnagar, Ahmedabad - 380051 or Corporate Office: IFL Tower, Plot No. 98, Udyog Vihar, Ph-IV Gurgaon, Haryana.

Place : Ahmedabad, Date : 23.02.2024 Sd/- Authorised Officer, For IFL Home Finance Ltd.

**Udhana Magdalla Branch : Sunrise Residency,**  
Udhana Magdalla Road, Barroli Road, Surat, Gujarat - 395007,  
Phone No. 0261-2637011, E-mail : udhnam@bankofbaroda.com

**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 (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 02.12.2023 calling upon the Borrowers : **Mr. Janakkumar Veljibhai Vaddoriya (Borrower), Mrs. Janki Janakbhai Vaddoriya (Co-Borrower), Mrs. Induben Veljibhai Vaddoriya (Co-Borrower), Mr. Ketan Hansrajbhai Riyani (Guarantor)** to repay the amount mentioned in the notice being Rs. 13,51,125.06 as on 01.12.2023 + an applied interest there on + Legal & other Expenses within 60 days from the date of receipt of the said notice.

The Borrowers having failed to repay the amount, notice is hereby given to the Borrowers 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 sub-section (4) of section 13 of Act read with rule 8 of the Security Interest Enforcement) Rules, 2002 on this **20<sup>th</sup> day of February of the year 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 **Bank of Baroda, Udhana Magdalla Branch** for an amount **Rs. 13,51,125.06** as on 01.12.2023 + an applied interest there on + Legal & other Expenses.

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 these pieces and parcel the immovable property i.e. **Plot No. 37** (As per revenue records, Block No. 183/D/37) admeasuring area 78.08 sq. mtrs. of 'Rajkamal Residency' alongwith undivided proportionate share admeasuring 45.73 sq. mtrs. in the common roads and COP of the said society of the land bearing Block No. 183/D, Revenue Survey Nos. 193, 195, 197, 198, 201, 235 and 237 of Moje: **Velanja**, Taluka : Kamrej, District : Surat. Property belonging to Mr. Janakkumar Veljibhai Vaddoriya, Mrs. Induben Veljibhai Vaddoriya.

Sd/-  
Date : 20.02.2024, Place : Surat Authorised Officer, Bank of Baroda

**Udhana Magdalla Branch : Sunrise Residency,**  
Udhana Magdalla Road, Barroli Road, Surat, Gujarat - 395007,  
Phone No. 0261-2637011, E-mail : udhnam@bankofbaroda.com

**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 (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 13.12.2023 calling upon the Borrowers : **Mr. Kanakmal Shantilal Kherodiya (Borrower), Mr. Rameshkumar Shantilal Kherodiya (Co-Borrower)** to repay the amount mentioned in the notice being Rs. 98,71,666.48 as on 13.12.2023 + an applied interest there on + Legal & other Expenses within 60 days from the date of receipt of the said notice.

The Borrowers having failed to repay the amount, notice is hereby given to the Borrowers 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 sub-section (4) of section 13 of Act read with rule 8 of the Security Interest Enforcement) Rules, 2002 on this **20<sup>th</sup> day of February of the year 2024.**

The Borrower in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of **Bank of Baroda, Udhana Magdalla Branch** for an amount being **Rs. 98,71,666.48** as on 13.12.2023 + an applied interest there on + Legal & other Expenses.

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 PROPERTIES**

All those pieces and parcel the immovable property i.e. **Flat No. 1003**, Super built up area admeasuring 1326 sq. ft, equivalent to 123.23 sq. mtrs its built up area admeasuring 73.94 sq mtrs on 10<sup>th</sup> floor, together with undivided proportionate share in underneath land of "C" building **Manglam Heights** situated on the land bearing Revenue Survey Nos. 405/1 405/2 and 406, T.P. Scheme No.26, (Abhava), Final Plot No.112 and 113, Total admeasuring 9625.00 Sq. mtrs of **Village Abhava**, Sub District- Surat City, Dist: Surat.

All those pieces and parcel the immovable property i.e. **Flat No. 1004**, Super built up area admeasuring 1326 sq. ft, equivalent to 123.23 sq. mtrs its built up area admeasuring 73.94 sq mtrs on 10<sup>th</sup> floor, together with undivided proportionate share in underneath land of "C" building **Manglam Heights** situated on the land bearing Revenue Survey Nos. 405/1 405/2 and 406, T.P. Scheme No.26, (Abhava), Final Plot No.112 and 113, Total admeasuring 9625.00 Sq. mtrs of **Village Abhava**, Sub District- Surat City, Dist: Surat. Both properties belonging to Mr. Kanakmal Shantilal Kherodiya, Rameshkumar Shantilal Kherodiya.

Sd/-  
Date : 20.02.2024, Place : Surat Authorised Officer, Bank of Baroda

**Udhana Magdalla Branch : Sunrise Residency,**  
Udhana Magdalla Road, Barroli Road, Surat, Gujarat - 395007,  
Phone No. 0261-2637011, E-mail : udhnam@bankofbaroda.com

**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 (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 13.12.2023 calling upon the Borrowers : **Mr. Kanakmal Shantilal Kherodiya (Borrower), Mr. Rameshkumar Shantilal Kherodiya (Co-Borrower)** to repay the amount mentioned in the notice being Rs. 98,71,666.48 as on 13.12.2023 + an applied interest there on + Legal & other Expenses.

The Borrowers having failed to repay the amount, notice is hereby given to the Borrowers 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 sub-section (4) of section 13 of Act read with rule 8 of the Security Interest Enforcement) Rules, 2002 on this **20<sup>th</sup> day of February of the year 2024.**

The Borrower in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of **Bank of Baroda, Udhana Magdalla Branch** for an amount being **Rs. 98,71,666.48** as on 13.12.2023 + an applied interest there on + Legal & other Expenses.

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 PROPERTIES**

All those pieces and parcel the immovable property i.e. **Flat No. 1003**, Super built up area admeasuring 1326 sq. ft, equivalent to 123.23 sq. mtrs its built up area admeasuring 73.94 sq mtrs on 10<sup>th</sup> floor, together with undivided proportionate share in underneath land of "C" building **Manglam Heights** situated on the land bearing Revenue Survey Nos. 405/1 405/2 and 406, T.P. Scheme No.26, (Abhava), Final Plot No.112 and 113, Total admeasuring 9625.00 Sq. mtrs of **Village Abhava**, Sub District- Surat City, Dist: Surat.

All those pieces and parcel the immovable property i.e. **Flat No. 1004**, Super built up area admeasuring 1326 sq. ft, equivalent to 123.23 sq. mtrs its built up area admeasuring 73.94 sq mtrs on 10<sup>th</sup> floor, together with undivided proportionate share in underneath land of "C" building **Manglam Heights** situated on the land bearing Revenue Survey Nos. 405/1 405/2 and 406, T.P. Scheme No.26, (Abhava), Final Plot No.112 and 113, Total admeasuring 9625.00 Sq. mtrs of **Village Abhava**, Sub District- Surat City, Dist: Surat. Both properties belonging to Mr. Kanakmal Shantilal Kherodiya, Rameshkumar Shantilal Kherodiya.

Sd/-  
Date : 20.02.2024, Place : Surat Authorised Officer, Bank of Baroda

**Udhana Magdalla Branch : Sunrise Residency,**  
Udhana Magdalla Road, Barroli Road, Surat, Gujarat - 395007,  
Phone No. 0261-2637011, E-mail : udhnam@bankofbaroda.com

**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 (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 26.06.2023 calling upon the Borrowers : **Mr. Manoj Labhu Makani and Mrs. Sunetaben Manojbhai Makani and its Guarantor Mr. Tilak Bhagvanbhai Radadiya** to repay the amount mentioned in the notice being Rs. 19,43,504.73 as on 06.06.2023 + an applied interest there on + Legal & other Expenses within 60 days from the date of receipt of the said notice.

The Borrowers having failed to repay the amount, notice is hereby given to the Borrowers 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 sub-section (4) of section 13 of Act read with rule 8 of the Security Interest Enforcement) Rules, 2002 on this **21<sup>st</sup> day of February of the year 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 **Bank of Baroda, Kapodara Branch** for an amount of **Rs. 19,43,504.73** as on 06.06.2023 + an applied interest there on + Legal & other Expenses.

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 that right, title and interest in the immovable property bearing **Flat No. 103** (on 1st Floor) admeasuring 702 Sq. fts. with proportionate undivided inchoate share, in land below in building known as **Santosa heights No. D** with all appurtenances pertaining thereto, standing on land bearing R. S. No. 205/1-B, 205/2 and Block No. 179 and 180, T.P. Scheme No. 27 (Utran-Kosadi), F. P. No. 86 and 87 lying, being and **Village: Utran**, Sub-Dist.: Surat City, Dist.: Surat Property in the name of Mr. Manojbhai Labhubhai Makani and Mrs. Sunetaben Manojbhai Makani. **Bounded by :- East : Flat No. 102, West : Building No. E, North : Flat No. 104, South : Society Road.**

Sd/-  
Date : 21.02.2024, Place : Surat Authorised Officer, Bank of Baroda

**WONDER HOME FINANCE LTD.**  
(CIN No. U65999RJ2017PLC059619)  
WONDER Corp. Office: 620, 6th Floor, North Block, World Trade Park, Malviya Nagar, JLN Road, Jaipur-302017, TEL: 0141 - 4750000

**APPENDIX IV (SEE RULE 8(I)) POSSESSION NOTICE (For Immoveable Property)**

Whereas, The undersigned being the Authorized Officer of the **Wonder Home Finance Ltd.** under the "Securitization 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 14-Dec-23 Calling upon the Borrower **Krunalsinh Narendrasinh Vaghela S/o Narendrasinh Vaghela (Borrower), Smt. Gayatriba Vaghela W/o Krunalsinh Narendrasinh Vaghela (Co-Borrower), (Loan Account No - LN12035HP22-23007666)** to repay the amount mentioned in the notice being **Rs. 13,60,040.72 (Rupees Thirteen Lakh Sixty Thousand and Forty rupees only)** within 60 days from the 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 Sub-section (4) of section 13 of Act read with Rule 8 of the Security Interest Enforcement Rules, 2002 on this **20th Day of February of the year 2024.**

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 **Wonder Home Finance Ltd.** for an amount of **Rs. 13,60,040.72 (Rupees Thirteen Lakh Sixty Thousand and Forty rupees only)** as on 11-Dec-2023 and interest and expenses thereon until full payment.

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 immovable properties**

All That Part And Parcel Of The Property Situated At Survey No. 2077, Khata No. 4045, Flat No. C-303, 3 Rd Floor, Block-C, Akshar Arcade, Vill-Dholka, Ta-Dholka, Distt- Ahmedabad - 382225, Gujarat. Admeasuring About 697.00 Sq. Ft. Owned By Krunalsinh Narendrasinh Vaghela, Which is Having Four Boundaries :-  
East: Flat No - C-304, West: Swami Narayan Temple, North: Society Boundary, South: Flat No - C-302

-sd/  
Date : 20/Feb/2024 Authorised Officer  
Place : Ahmedabad WONDER HOME FINANCE LTD.

**Bank of Baroda**  
Kapodara Branch : Jay Complex, Upper Ground Floor, Opp. Hirabaug Circle, Kapodara, Varachha Main Road, Surat - 395006, Phone : 0261-2545425, 2545424, E-mail : kapoda@bankofbaroda.com

**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 (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 21.08.2023 calling upon the **Mr. Ashwinkumar Mansukhbhai Kholakiya and its Guarantor Mr. Vaibhaskumar Chhaganbhai Vadher** to repay the amount mentioned in the notice being **Rs. 13,06,295.73** as on 09.06.2022 + an applied interest there on + Legal & other Expenses within 60 days from the date of receipt of the said notice.

The Borrowers having failed to repay the amount, notice is hereby given to the Borrowers 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 sub-section (4) of section 13 of Act read with rule 8 of the Security Interest Enforcement) Rules, 2002 on this **21<sup>st</sup> day of February of the year 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 **Bank of Baroda, Kapodara Branch** for an amount of **Rs. 13,06,295.73** as on 09.06.2022 + an applied interest there on + Legal & other Expenses.

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 right, title and interest in the immovable property bearing **Flat No. 404**, admeasuring Super Built up area 1020.00 Sq. fts. i.e. 94.796 Sq. mtrs. And Built up area 56.877 Sq. mtrs. on **4th Floor of Building No. A/3** in the complex which is known as **"Rameshwar Residency"** alongwith undivided proportionate share admeasuring 37.918 Sq. mtrs. For C.O.P. etc., in the underneath land of the said building situated on the land bearing Revenue Survey No. 37 having its Block No. 54/A, admeasuring 4964.00 Sq.mtrs T.P. Scheme No. 41 (Vav), Final Plot No. 43 admeasuring 2994.00 Sq. mtrs of Village: Vav, Sub District: Kamrej, District : Surat, stands in the name of Mr. Ashwinkumar Mansukhbhai Kholakiya. **Bounded by :- East: Road, West: A/2 Building, North: Other Land, South : Public Road.**

Sd/-  
Date : 21.02.2024, Place : Surat Authorised Officer, Bank of Baroda

**Bank of Baroda**  
Wadi Branch : Near Wadi Tower, Vadodara - 390017.

**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 (54 of 2002) and in exercise of powers conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 12.04.2021 calling upon the borrower **Mrs. Shailaben Vanimadhav Tilla (Borrower) & Pradeep Keshavrao Satpute (Guarantor)** to repay the amount mentioned in the notice being **Rs. 8,96,647/- (Rs. Eight Lakhs Ninety Six Thousand Six Hundred Forty Seven Only)** + an applied interest + a serviced interest + Legal & other Expenses within 60 days from the date of receipt of the said notice.

The Borrowers having failed to repay the amount, notice is hereby given to the Borrowers 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 sub-section (4) of section 13 of Act read with rule 8 of the Security Interest Enforcement) Rules, 2002 on this **21<sup>st</sup> day of February of the year 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 **Bank of Baroda, Wadi Branch** for an amount of **Rs. 8,96,647/- (Rs. Eight Lakhs Ninety Six Thousand Six Hundred Forty Seven Only)** + an applied interest + a serviced interest + Legal & other Expenses.

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**

Equitable Mortgage of Property being **Flat bearing No. S/F No. 206**, Second Floor of Parassman Complex, on land bearing RS No. 208/1, 208/2, 209/1 and 209/2, TP Scheme No. 6, FP No. 42/1 Paik, R.S. No. 209/2, City Survey No. 169 of Mouje Village - Savad, Taluka & District & Sub District - Vadodara, having Built up area 50.57 sq. mtrs. along with undivided share in land adm. 37.34 sq. mtrs. **Bounded by :- East : Adj. Passage, West : Adj. Place Open Sky, North : Adj. Flat No. 207, South : Adj. Flat No. 205.**

Sd/-  
Date : 21.02.2024, Place : Vadodara Authorised Officer, Bank of Baroda

**Omkaara Assets Reconstruction Private Limited**  
Registered Office: No. 9, M.P. Nagar, First Street, Kongu Nagar, Extension, Tirupur - 641607.  
Corporate Office: Kohinoor Square, 4th Floor, N. C. Kellar Marg, R. G. Gadhkar Chowk, Dadar West, Mumbai - 400 028. Tel: 022 6923 1111 / 8591439533

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

**E-Auction Sale Notice for Sale of Immoveable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) read with 9 (1) of the Security Interest (Enforcement) Rules, 2002** is hereby given to the public in general and in particular to the Borrower **Rakesh Maganbhai Thakur** and co-borrower **Sapana Rakesh Thakur** that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Omkaara Assets Reconstruction Private Limited (OARPL) Secured Creditor, on 12th April, 2023 will be sold on "As is where is", "As is what is", "Whatever there is" and "without recourse basis" on **07/03/2024 at 12.00 pm to 1.00 pm** (last date and time for submission of bids is 06/03/2024 by 6.00 PM), for recovery of **Rs. 6,25,836.97/- (Rupees Six Lacs Twenty Five Thousand Eight Hundred Thirty-Six and Ninety Seven Paise Only)** as on **12.09.2019** Plus Interest and Expenses w.e.f. 13.09.2019 due to the M/s Omkaara Assets Reconstruction Private Limited Secured Creditor from above-mentioned borrower and co-borrower.

The Omkaara Assets Reconstruction Pvt Ltd (acting in its capacity as Trustee of Omkaara 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 Housing Finance 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 of Property Bearing Flat No. N/402 admeasuring 36.00 Sq. Yards i.e. 30.10 Sq. Mts. With applicable undivided share in the land of scheme, Fourth Floor, Thereon "Suramya Apartment Co. Op Housing Society Ltd.", of Land bearing Survey No. 197, Final Plot No. 62, of T.P. Scheme No. 46 (Ghodasar-1), Mouje(Sim) Ghodasar, Ta. Maninagar, in the Registration District Ahmedabad and sub District Ahmedabad-5 (Narol), surrounded by the boundaries :- East- Society Road, West- Block M Terrace North- Flat No N/401, South- Flat No N/403.	Rs. 7,20,000/-	72,000/-

Date of E - Auction	07/03/2024 between 12.00 pm to 1.00 pm
Minimum Bid Increment Amount	Rs. 50,000/- (Rupees Fifty Thousand only)
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	06/03/2024 by 4:00 pm
Date of Inspection	26/02/2024 between 12.00 pm to 1.00 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) read with 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://omkaara.com/auction.php>, and the contact details of authorised officer Tanaji Mandavkar : 9769170774, Also at Gehna Balwani :9173670406 and Email [gehna@omkaara.com](mailto:gehna@omkaara.com). Bidder may also visit the website <http://www.bankreconstruction.com> or contact service provider M/s. C India Pvt. Ltd., Tel. Helpline: +91 7291981124/25/26, Helpline E-mail ID: [support@bankreconstruction.com](mailto:support@bankreconstruction.com), Mr. Bhavik Pandya, Mobile :8866682937 Email - [Maharashtra@cindia.com](mailto:Maharashtra@cindia.com). Intending bidders shall comply and give declaration under section 29A of insolvency and bankruptcy code 2016.

Sd/-  
Date: 23.02.2024 Authorised Officer,  
Place: Ahmedabad Omkaara Assets Reconstruction Pvt. Ltd.  
(Acting in its capacity as a Trustee of Omkaara PS 22/2020-21 Trust)

**यूनियन बैंक Union Bank of India**

**Regional Office - Anand : 2<sup>nd</sup> Floor,**  
Maruti Solaris, Near Madhubhan Resort,  
Anand - Sojitra Road, Anand - 388001.

**POSSESSION NOTICE (For Immoveable Property)**

Whereas, The undersigned being the authorised officer of Union Bank of India, **Tarapur Branch** under the Securitisation and Reconstruction of Financial Assets and Enforcement Security Interest (Second Act), 2002 (Act No. 54 of 2002) and in exercise of powers conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated **14.12.2023** calling upon the borrower **M/s. Axar Corporation Prop Alpeshbhai Baldevbhai Thakkar** to repay the amount mentioned in the notice being **Rs. 6,83,750/- (Rupees Six Lacs Eighty Three Thousand Seven Hundred Fifty Only)** in MSME Loan as on 30.11.2023 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 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 **20<sup>th</sup> day of February of the year 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 the **Union Bank of India, Tarapur Branch** for an amount **Rs. 6,83,750/-** and interest 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 the borrower to redeem the secured assets.

**DESCRIPTION OF THE IMMOVABLE PROPERTY**

All that piece & parcel of R S No. 454/p, Opp. Bhal Diesel Bus Stand Road, Tarapur, Anand, Gujarat - 388180. **Bounded by :- East : Property of Arvindbhai Purshotambhai Trivadi, West : Shop of Ram Talior, North : Road, South : Kans.**

Date : 20.02.2024, Place : Tarapur Authorised Officer, Union Bank of India

**Bank of Baroda**  
Kapodara Branch : Jay Complex, Upper Ground Floor, Opp. Hirabaug Circle, Kapodara, Varachha Main Road, Surat - 395006, Phone : 0261-2545425, 2545424, E-mail : kapoda@bankofbaroda.com

**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 (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 26.06.2023 calling upon the **Mr. Manoj Labhu Makani and Mrs. Sunetaben Manojbhai Makani and its Guarantor Mr. Tilak Bhagvanbhai Radadiya** to repay the amount mentioned in the notice being **Rs. 19,43,504.73** as on 06.06.2023 + an applied interest there on + Legal & other Expenses within 60 days from the date of receipt of the said notice.

The Borrowers having failed to repay the amount, notice is hereby given to the Borrowers 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 sub-section (4) of section 13 of Act read with rule 8 of the Security Interest Enforcement) Rules, 2002 on this **21<sup>st</sup> day of February of the year 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 **Bank of Baroda, Kapodara Branch** for an amount of **Rs. 19,43,504.73** as on 06.06.2023 + an applied interest there on + Legal & other Expenses.

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 that right, title and interest in the immovable property bearing **Flat No. 103** (on 1st Floor) admeasuring 702 Sq. fts. with proportionate undivided inchoate share, in land below in building known as **Santosa heights No. D** with all appurtenances pertaining thereto, standing on land bearing R. S. No. 205/1-B, 205/2 and Block No. 179 and 180, T.P. Scheme No. 27 (Utran-Kosadi), F. P. No. 86 and 87 lying, being and **Village: Utran**, Sub-Dist.: Surat City, Dist.: Surat Property in the name of Mr. Manojbhai Labhubhai Makani and Mrs. Sunetaben Manojbhai Makani. **Bounded by :- East : Flat No. 102, West : Building No. E, North : Flat No. 104, South : Society Road.**

Sd/-  
Date : 21.02.2024, Place : Surat Authorised Officer, Bank of Baroda

**Bank of Baroda**  
Kapodara Branch : Jay Complex, Upper Ground Floor, Opp. Hirabaug Circle, Kapodara, Varachha Main Road, Surat - 395006, Phone : 0261-2545425, 2545424, E-mail : kapoda@bankofbaroda.com

**APPENDIX IV (See rule 8(1)) POSSESSION NOTICE (For Immoveable Property)**

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The Borrowers having failed to repay the amount, notice is hereby given to the Borrowers 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 sub-section (4) of section 13 of Act read with rule 8 of the Security Interest Enforcement) Rules, 2002 on this **21<sup>st</sup> day of February of the year 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 **Bank of Baroda, Kapodara Branch** for an amount of **Rs. 8,71,900.65** as on 26.06.2023 + an applied interest there on + Legal & other Expenses.

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 those pieces and parcel the immovable property **Plot No. 203** (As per K.J.P. Block No. 213/B/203) admeasuring area 74.23 sq. mtrs. alongwith undivided proportionate share admeasuring 45.26 sq. mtrs. in the roads and COP total admeasuring 119.49 sq. meters of **"Nandini Residency Vihang-1"** Plotted in non agriculture land admeasuring 28642 sq.meters of Revenue Block No. 213 of moje: **Velanja**; Taluka: Kamrej; District: Surat. Property in the name of Mr. Ronak Himmatbhai Dhankecha. **Bounded by :- East : Plot No. 200, West : Society Road, North : Plot No. 204, South : Plot No. 202.**

Sd/-  
Date : 21.02.2024, Place : Surat Authorised Officer, Bank of Baroda

**AU SMALL FINANCE BANK LIMITED**  
A SCHEDULED COMMERCIAL BANK  
(CIN:L36911RJ1996PLC013381)  
Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001

**APPENDIX IV (SEE RULE 8(I)) POSSESSION NOTICE (For Immoveable Property)**

Whereas, The undersigned being the Authorized Officer of the AU Small Finance Bank Limited A Scheduled Commercial Bank under the "Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002" and in exercise of Powers conferred under Section 13 read with the Security Interest (Enforcement) Rules, 2002,