JAGDISHBHAI PANCHAL VADODARA - 390019, GUJARAT,

### TATA CAPITAL HOUSING FINANCE LTD Regd. Office: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao TATA Kadam Marg, Lower Parel, Mumbai-400013. CIN No. U67190MH2008PLC187552

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

(As per Appendix IV read with rule 8(1) of the Security Interest Enforcement Rules, 2002) Whereas, the undersigned being the Authorized Officer of the TATA Capital Housing Finance Limited., under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notices as mentioned below calling upon the Borrowers to repay the amount

mentioned in the notice within 60 days from the date of the said notice. The borrower, having failed to repay the amount; notice is hereby given to the borrower, in particular 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 Act read with rule 8 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 the TATA Capital Housing Finance Limited, for an amount referred to below along with interest thereon and penal interest, charges, costs etc. from date mentioned below.

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

Loan Account	Name of Obligor(s)/ Legal Heir(s)/Legal	Amount as per Demand Notice	Date of Possession
No.		<b>Date of Demand Notice</b>	
	Vikas Mishra (Borrower), Khushboo Ashokbhai		19/01/2025 Physical
0100261952	Gupta (Co-borrower)	10/07/2024	Possession

Description of Secured Assets/Immovable Properties: All the piece and parcel of property being Flat No. 202, on Second Floor, Block No "B", admeasuring 27.19 Sq.Mtrs (Rera Carpet) and Wash Area: 1.87 Sq.Mtrs i.e total 29.06 Sq.Mtrs of Built up Area, Undivided Land Share: 12.85 Sq.Mtrs, proportionate share in the underneath land and all internal and external rights thereto in the Scheme known as "AVALON DHS FLOORA"" constructed on non-agricultural land for residential use bearing T P S No. 128, FP No. 339/1/1+339/3, Survey No. 1426/1P + 1426/3, Mouie Village, Vatva, Taluka; Vatva, Reg. Dist. Ahmedabad & Sub District Ahmedabad-11(Aslali). Bounded as follows: North by Stairs & Flat No. B-201, South by : Society Common Plot, East by : Internal Society Road & Block "C" West by : Flat No. B-203.

Date: - 22/01/2025 Sd/- Authorised Officer Place: - Ahmedabad For Tata Capital Housing Finance Limited

OMKARA OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED

Registered Office: No. 9, M.P. Nagar, First Street, Kongu Nagar, Extension, Tirupur 641607. Corporate Office: Kohinoor Square, 47th Floor, N. C. Kelkar Marg, R. G. Gadkari Chowk, Dada West, Mumbai 400 028. Tel.: 022 6923 1111 / 9173670406

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

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) read with 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 Rakesh Maganbha Thakur and co-borrower Sapana Rakesh Thakur that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Omkara Assets Reconstruction Private Limited (OARPL) Secured Creditor on 12th April 2022, will be sold on "As is where is", "As is what is", "Whatever there is" and "without recourse basis" on 11/02/2025 at 1.00 pm to 2.00 pm (last date and time for submission of bids is 10/02/2025 by 6.00 PM), for recovery of Rs. 6.25,836,97/- (Rupees Six Lacs Twenty-Five Thousand Eight Hundred Thirty-Six and Ninety Seven Paise Only) as on 12.09.2019 Plus Interest and Expenses w.e.f. 13.09.2019 due to the M/s Omkara Assets 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 Housing Finance Company Limited.

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

DESCRIPTION OF THE PROPERTY		Reserve Price	EMD
All that piece and parcel of Property Bearing Flat N 36,00 Sq. Yards i.e 30.10 Sq. Mts. With applicable land of scheme, Fourth Floor, Thereon "Suramya Ap Society Ltd," of Land bearing Survey No. 197, F Scheme No. 46 (Ghodasar-1), Mouje(Sim) Ghodas Registration District Ahmedabad and sub District surrounded by the boundaries:- East:- Society	undivided share in the artment Co. Op Housing final Plot No.62, of T.P ar, Ta. Maninagar, in the Ahmedabad-5 (Narol).	Rs. 5,50,000/-	Rs. 55,000/-
Terrace, North:- Flat No N/401, South:- Flat No N/403			
		.00 pm to 2.0	10 pm
Terrace, North:- Flat No N/401, South:- Flat No N/400	3		
Terrace, North:- Flat No N/401, South:- Flat No N/400 Date of E- Auction Minimum Bid Increment Amount	3 11/02/2025 between 1	ive Thousan	
Terrace, North:- Flat No N/401, South:- Flat No N/400 Date of E- Auction Minimum Bid Increment Amount Last date and time for submission of bid letter	3 11/02/2025 between 1 Rs. 5,000/- (Rupees F	ive Thousan n m to 6.00 pn	d only)

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://omkaraarc.com/auction.php. and the contact details of authorised officer Rajendra Dewarde 9324546651 and Email Id rajendra.dewarde@omkaraarc.com,, Also at Gehna Balwani :9173670406 and Email gehna.balwani@omkaraarc.com. Bidder may also visit the website http://www.bankeauction.com or contact service provider M/s. C1 India Pvt. Ltd", Tel. Helpline: +91 7291981124/25/26, Helpline E-mail ID: support@bankeauctions.com, Mr. Bhavik Pandya, Mobile :8866682937 Email Maharashtra@c1india.com. Intending bidders shall comply and give declaration under section 29A of insolvency and bankruptcy code 2016.

Sd/- Authorized Officer, Date: 21.01.2025 Omkara Assets Reconstruction Pvt Ltd. (Acting in its capacity as a Trustee of Omkara PS 22/2020-21 Trust) Place: Ahmedabad

#### OPTIMUS FINANCE LIMITED OPTIMUS CIN: L65910GJ1991PLC015044

Regd. Office: 504A, OZONE, Dr. Vikram Sarabhai Marg, Vadi-Wadi, Vadodara - 390003, Gujarat., Phone No: (0265) 232 5321 Website: www.optimusfinance.in, Email: info@optimusfinance.in

#### NOTICE OF POSTAL BALLOT & E-VOTING INFORMATION TO THE MEMBERS OF THE COMPANY

Notice is hereby given pursuant to Section 108 read with Section 110 and other applicable provisions, if any, of the Companies Act, 2013, ['the Act'] read with Rules 20 & 22 of the Companies (Management and Administration) Rules, 2014, ['the Rules<sup>-</sup>], Regulation 44 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, ['Listing Regulations'], (including any statutory modification(s) or re-enactment(s) thereof for the time being in force), Secretarial Standards on General Meetings issued by the Institute of Company Secretaries of India ['SS-2'], as amended from time to time and in accordance with other relevant circulars issued in respect to holding General Meeting/conducting Postal Ballot process through e-Voting, including General Circular Nos. 14/2020 dated April 8, 2020, 17/2020 dated April 13, 2020 and 09/2024 dated September 19, 2024, issued by the Ministry of Corporate Affairs ['MCA'], read with the Securities and Exchange Board of India Circular No. SEBI/HO/CFD/CFD-PoD-2/P/CIR/2023/167 dated October 03, 2024, [hereinafter collectively referred to as 'Circulars'], for seeking

approval of the Members of the Company through Postal Ballot only by voting through

electronic means ['remote e-voting'] to pass the following Resolutions as set out in the

Notice of Postal Ballot dated 16th January 2025 ['Notice']:

Cr. No. Topo of Decolution | Decolution

with the e-voting facility:

Stock Exchange i.e., BSE Limited.

Place: Vadodara

Date: 21.01.2025

2L' W	io. Type of Resolution	Hezolation
1.	Ordinary Resolution	Sub-division/Split of Equity Shares of the Company.
2.	Ordinary Resolution	Alteration of Capital Clause of the Memorandum of Association of the Company.
The	details pertaining to Postal	Ballot are as follows:
Sr. No.	Particulars	Details
1.		ining Friday, 17th January 2025. thom [A person who is not a member as on the Cut-off

No.				
1.	the list of members to whom	[A person who is not a member as on the Cut-of Date should treat this Notice of Postal Ballot for		
2.	Date of dispatch of Notice:	Tuesday, 21" January 2025, through electronic means.		
3.	E-voting service provider:	Central Depository Services (India) Limited [CDSL]		
4.	2000	E-Voting period:		
	Voting commences from:	Thursday, 23 <sup>rd</sup> day of January 2025, at 09:00 A.M. [IST]		
	Voting concludes on:	Friday, 21" day of February 2025, at 17:00 P.M [IST]		
	The remote e-voting module shall be disabled for voting after 17:00 P.M. [IST] of Friday, 21st day of February 2025. The Members are required to communicate the assent or dissent through remote e-voting only. Once the vote on Resolutions is cast by the members, they shall not be allowed to change it subsequently.			
	The voting rights of Members shall be in proportion to their shareholding in the paid up equity share capital of the Company as on Friday, 17 <sup>th</sup> January 2025, being th cut-off date.			
5.	Announcement of Results:	On or before Monday, 24th February 2025.		
6.	and phone number of the person responsible to address	Mr. Rakesh Dalvi, Sr. Manager, (CDSL) Centra Depository Services (India) Limited, send an email to helpdesk.evoting@cdslindia.com or call at toll free no. 1800 21 09911.		

Company Secretary & Compliance Officer, Optimus Finance Limited, M. No.: 9825455321 or Email: info@optimusfinance.in Members may note that this Notice has been made available on the website of the

Company at www.optimusfinance.in, website of the Stock Exchange where the equity

Ms. Krati Gupta,

shares of the Company are listed i.e., BSE Limited at www.bseindia.com and on the website of CDSL, the e-voting agency at www.evotingindia.com. The results declared in respect of the resolutions as set out in the Notice along with the Scrutinizer's Report shall be placed on the website of the Company at

www.optimusfinance.in and the same shall be immediately communicated to the

The Resolutions in the Notice shall be deemed to be duly passed on the last date specified for e-voting i.e. Friday, 21\* February 2025, if approved by the requisite

majority of Members.

By Order of the Board For Optimus Finance Limited

Krati Gupta Company Secretary & Compliance Officer

	Notice under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (The Act)				
Sr. No.	Name of Borrower(s) (A)	Particulars of Mortgaged property / properties (B)	Date Of NPA (C)	Outstanding amount (Rs.) (D)	
1.	LOAN ACCOUNT NO. HHLAHE00504118 1. HARESHKUMAR JAGDISHBHAI PANCHAL 2. JAGDISHKUMAR H PANCHAL 3. KAMALABEN	PROPERTY BEING PLOT NO. A - 125, HAVING AREA ADMEASURING 77.05 SQ. MTRS., OF PARKREST, SITUATED AT LAND BEARING BLOCK NO. 140, OLD R. S. NO. 257/2, 258, 262, 264, 266/1, 266/2, OF MOUJE VILLAGE ANKHOL TALUKA AND DISTRICT	04.12.2024	Rs. 23,57,904/- (Rupees Twenty Three Lakh Fifty Seven Thousand Nine Hundred Four Only) as on 06.01.2025	

That the above named borrower(s) have failed to maintain the financial discipline towards their loan account (s) and as per books of accounts maintained in the ordinary course of business by the Company, Column D indicates the outstanding amount. Due to persistent default in repayment of the Loan amount on the part of the Borrower(s) the above said loan account has been classified by the Company as Non Performing Asset (as on date in Column C) within the guidelines relating to assets classification issued by Regulating Authority. Consequently, notices under Sec. 13(2) of the Act were also issued to each of the borrower. In view of the above, the Company hereby calls upon the above named Borrower(s) to discharge in full his / their liabilities towards

the Company by making the payment of the entire outstanding dues indicated in Column D above including up to date interest, costs, and charges within 60 days from the date of publication of this notice, failing which, the Company shall be entitled to take possession of the Mortgaged Property mentioned in Column B above and shall also take such other actions as is available to the Company in law. Please note that in terms of provisions of sub - Section (8) of Section 13 of the SARFAESI Act, "A borrower can tender the entire

amount of outstanding dues together with all costs, charges and expenses incurred by the Secured Creditor only till the date of publication of the notice for sale of the secured asset(s) by public auction, by inviting quotations, tender from public or by private treaty. Further it may also be noted that in case Borrower fails to redeem the secured asset within aforesaid legally prescribed time frame, Borrower may not be entitled to redeem the property."

In terms of provision of sub-Section (13) of Section 13 of the SARFAESI Act, you are hereby prohibited from transferring, either by way of sale, lease or otherwise (other than in the ordinary course of his business) any of the secured assets referred to in the notice, without prior written consent of secured creditor.

> For SAMMAAN CAPITAL LIMITED (Formerly known as Indiabulls Housing Finance Ltd.) **Authorized Officer**

Place: VADODARA

# LIC Housing Finance Limited

Ahmedabad Back Office: Shop No. 207-210, Span Trade Center, II Floor, Paldi, Ahmedabad - 380006, Gujarat POSSESSION NOTICE (For immovable property)

WHEREAS, The undersigned being the Authorized Officer of LIC Housing Finance Ltd. (LICHFL) under the 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) of the Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued demand notice calling upon the borrower (s) /Guarantors(s) cum mortgagor to repay the amount mentioned in the notice and interest thereon within sixty days from the date of receipt of the said notice.

The borrower (s) /Guarantors(s) having failed to repay the amount, notice is hereby given to the borrower (s) and Guarantor and the public in general that the undersigned has taken SYMBOLIC POSSESSION of the property described herein below in exercise of powers conferred under Section 13(4) of the said Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002.

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

The borrower(s) 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 LIC Housing Finance Ltd. (LICHFL) for an amount as mentioned herein + future interest and other charges and interest thereon.

Sr. No	Name of Borrower/Co-borrower/ Mortgagor/Guarantor & Loan A/c No .	Description of Secured Asset (Immovable Property)	Demand Notice Date and Amount	Date of Possession
1	Mr Bharat Ramanlal Joshi (Borrower), Mr Joshi Viral Bharatkumar (Co-Borrower), and Ms Geetaben Bharatbhai Joshi (Co-Borrower) Loan account no. 611200003640	ALL THAT PART AND PARCEL OF THE PROPERTY CONSISTING OF SURVEY NO. 828/A/2 (OLD BLOCK NO. 828/A/2,829, 833/A/1 AND 833/B), PLOT NO. 42, SIDDHI VINAYAK GREENS, MOJE. KASINDRA, TAL. DASKROI, DIST. AHMEDABAD, AHMEDABAD-380025.	05/08/2021 Rs. 57,75,949.30/-	16/01/2025
Date Plac	611200003640 : 22/01/2025		Sd/- Auth LIC Housing Fi	

KOTAK MAHINDRA BANK LIMITED kotak Registered Office: 27BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400051. Kotak Mahindra Bank Corporate Office: Kotak Infinity, Zone-II, 4th Floor, Bldg. No.21, Infinity Park, Goregaon, Mumbai - 400097. Regional Office: Kotak Mahindra Bank Ltd. 9th Floor, B-Wing, Vivaan Square, Jodhpur Cross Road, Satellite, Ahmedabad, Gujarat – 380015,

Contact No: +91 9429919818, Email ID - punit.makhecha@kotak.com

POSSESSION NOTICE (AS PER APPENDIX IV READ WITH RULE 8 (1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002) WHEREAS, The undersigned being the Authorized Officer of KOTAK MAHINDRA BANK LIMITED, a banking company within the meaning of the Banking Regulation Act, 1949 having it's Registered Office at 27BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400051 and Regional Office at: Ahmedabad, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13 (2) read with rule 9 of the Security nterest (Enforcement) Rules, 2002 issued a demand notice, to repay the amount mentioned in the notice within 60 days from the date

of receipt of the said notice. The Details of the Parties along with Mort		•
Name of Customer (Borrower(s)/Co-Borrower(s) and Guarantor(s)), Along Loan Account Nos.	Date of Demand Notice u/s 13(2) read with rule 9 of SARFAESI Act. Along with Amount in Rs.	Date of Possession & Type
1) Mr. Neel Bipinchandra Desai (Borrower/Mortgagor) 2) Vibhutiben Bipinchandra Desai (Co Borrower/Mortgagor)	<b>Demand Notice Date</b> : 28.10.2024 <b>Rs. 22,13,645.30/-</b> as on 01.10.2024	21.01.2025 Symbolic Possession

**DESCRIPTION OF THE IMMOVABLE PROPERTY** 

Mortgage over following properties:

All that Piece and Parcel of the immovable property being Non-Agricultural Land Bearing R.S No. 379/2 P/2, Admeasuring 1208.00 Sq. Mtrs, Along with Residential House No.173 Situated at Village-Desra, Taluka-Gandevi, Dist-Navsari, Gujarat, and bounded as under: North: Others Property, South: Others Property, East: Desra Road, West: Common Plot- Personal Road.

1) M/s Vibhu Enterprise Through Its Proprietor Mr. Neel **Demand Notice Date**: 29.10.2024 21.01.2025 Rs. 78,75,942.11/- as on 17.10.2024 Bipinchandra Desai (Borrower) 2) Mr. Neel Bipinchandra Desai Symbolic Possession (Co Borrower/Proprietor/Mortgagor) 3) Vibhutiben Bipinchandra Desai (Guarantor/Mortgagor)

**DESCRIPTION OF THE IMMOVABLE PROPERTY** 

Mortgage over following properties: All that Piece and Parcel of the immovable property being Non-Agricultural Land Bearing R.S No. 379/2 P/2, Admeasuring 1208.00 Sq. Mtrs, Along with Residential House No.173 Situated at Village-Desra, Taluka-Gandevi, Dist-Navsari, Gujarat, and bounded as under: North: Others

Property, South: Others Property, East: Desra Road, West: Common Plot-Personal Road. 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 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 9 of the said rules on the date as mentioned above in "Date of Possession" Column.

The Borrowers mentioned herein above in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to charge of KOTAK MAHINDRA BANK LIMITED, for an amount as mention in this notice, along with future interest at contractual rate and substitute interest, incidental expenses, costs and charges, etc. due w.e.f. the very next date of the status of outstanding amount date showing in the above mention details, till the date of full repayment and / or realization. Further the borrower's attention invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured assets. lease note description of properties is as mentioned above.

Date : 21.01.2025, Place : Navsari Sd/- Authorised Officer, Kotak Mahindra Bank Limited

JM Financial Home Loans Limited | Possession JM FINANCIAL Corporate Office - 3rd Floor, Suashish IT Park, Plot No. 68E, off Datta Pada Notice Road, Opp. Tata Steel, Borivali (E), Mumbai - 400 066

Under section 13(4) of securitisation and reconstruction of financial assets and enforcement of security interest act, 2002 and rule 8(1) of the security nterest (enforcement) rule 2002. (appendix iv) Whereas the undersigned being the authorised officer of JM Financial Home Loans Limited.(hereinafter referred as JMFHLL) under the securitisation and reconstruction of financial assets and enforcement of security interest act, 2002 and in exercise of powers conferred under section 13(2) read with rule 3 of the security interest (enforcement) rules, 2002 issued a demand notice to the borrower(s)/co-borrower(s)/guarantor(s) mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrower(s)/co-borrower(s)/guarantors(s) having failed to repay the demanded amount, notice is hereby given to the borrower(s)/co-borrower(s)/guarantors(s) and the public in general that the ndersigned on behalf of JMFHLL has taken possession of the property described herein below in exercise of powers conferred on him under section 13(4) of the said act read with rule 8(1) of the said rules. The borrower(s)/co-borrower(s)/guarantor(s) in particular and the public in general is hereby cautioned not to deal with the below mentioned property and any dealings with the said property will be subject to the first charge of the JMFHLL for the

Guarantors(s)Address & Loan Ac No.	Description of secured asset (immovable property)	2. Demand Notice Date 3. Amount Due in Rs. As on
1.Mr. Sureshinh Kantisinh Parmar. 2.Mrs. Parmar Anitaben Sureshsinh. 3.Mr. Kantisinh Rajusinh Parmar. 4.Mrs. TejubenKantisinh Parmar. Loan Account Number LHIM23000048668	Property No.194, Village - Mathasuliya, Taluka - Himatnagar, Dist Sabarkantha, Gujarat - 383276. (Land Area Approx : 116.25 Sq. Mtrs).Boundaries: - East: House of RamansinhChhagansinh Parmar West:House of JashibenKalusinh Parmar North: Road South: Land of Kanitisinh Rajusinh Parmar.	1. 18-01-2025 2. 08-11-2024 3. Rs. 6,55,587/- (Rupees Six Lakh Fifty Five Thousand Five Hundred Eighty Seven only) outstanding as on 07-Nov-2024.
1.Mr. Chintan Ghanshyambhai Vaghela.     2.Mrs. Minaben Ghanshyambhai Vaghela.     Loan Account Number HAMD22000024957	Flat No. C-501 at "RATNAJYOT COMPLEX PART-I" situated at Survey No. 24 of T.P.S. No.1 of Final Plot No. 7 of Sub Plot No. 4, 5 & 6 of Mouje - Chandlodia, Taluka Sabarmati, Dist Ahmedabad, Gujarat - 380005.Boundaries: - East:Open Land and common Plot. West:Stair case, Passage Then after tarries North: Flat No.C202 South: Society Road Then After Block-D	1. 17-01-2025 2. 08-11-2024 3.Rs.29,12,342/-(Rupees Twenty Nine Lakt Twelve Thousand Three Hundred Forty Two only) outstanding as on 07-Nov-2024.
1.Mr. Rajubhai Chhaganbhai Vaghela 2.Mrs. Rekhaben Rajubhai Veghela Loan Account Number HRJT22000022964	Plot No 61, R.S. No 60 Paiki 04, "RUDRABHUMI PARK", Village - Chotila, Dist. Surendranagar, Gujarat - 363520. Adm. 73-20 Sq. Boundaries: - East: 6-00Mtrs. Road West: Plot No.50 North:Plot No.60 South:Adj.Survey No.60 p3(87-55 Sq. Yard)	1.20-01-2025 2.11-Nov-2024 3.Rs. 7,97,387/- (Rupees Seven Lakh Nine Seven Thousand Three Hundred Eighty Seven only) outstanding as on 07-Nov-202
1.Mr. Ankit Prabhudas Gondaliy     2.Mrs. Laksmiben Ankitbhai Gondaliya     3.Mr. Prabhudasbhai Mojeram     Gondaliya     4.Mrs. Ranjanben Prabhudasbhai     Gondaliya     Loan Account Number -     HRJT23000042377	Plot No. 132, Revenue Survey No. 1250 p13, 1250 p14, 1250 p21/2, 1250 p21/3, Village - Jasdan, District - Rajkot, Gujarat - 360050.Boundaries: - East:7-50 Mtrs.West:House of Plot No.107 North:House of Plot No.131 South:House of Plot No.133	1.20-01-2025 2. 11-Nov-2024 3.Rs.14,06,626/-(Rupees Fourteen Lakh S Thousand Six Hundred Twenty Six only) outstanding as on 07-Nov-2024
1.Mr. Dharmesh Vadgama 2. Mrs. NilambenVadgama Loan Account Number HJAM23000044257	Flat No 302, "Mital Apartment", 3rd Floor, Sheri No. 02, Ward No. 14, Sheet No. 421, CS. No. 881, Nagarpara, Mauje - Jamnagar, Ta & District - Jamnagar, Gujarat - 361005.Boundaries: - East:Entry and OTS West:3.05 Mtrs. Wide Road North:Joint Property of C.S No. 59/N/5/Paiki South:Flat No. 301	1. 21-01-2025 2.11-Nov-2024 3.Rs.18,74,479/-(Rupees Eighteen Lakh Seventy Four Thousand Four Hundred Seventy Nine only) outstanding as on 07-Nov-2024.
	3.Mr. Kantisinh Rajusinh Parmar. 4.Mrs. TejubenKantisinh Parmar. Loan Account Number LHIM23000048668  1.Mr. Chintan Ghanshyambhai Vaghela. 2.Mrs. Minaben Ghanshyambhai Vaghela. Loan Account Number HAMD22000024957  1.Mr. Rajubhai Chhaganbhai Vaghela 2.Mrs. Rekhaben Rajubhai Veghela Loan Account Number HRJT22000022964  1.Mr. Ankit Prabhudas Gondaliy 2.Mrs. Laksmiben Ankitbhai Gondaliya 3.Mr. Prabhudasbhai Mojeram Gondaliya 4.Mrs. Ranjanben Prabhudasbhai Gondaliya Loan Account Number - HRJT23000042377  1.Mr. Dharmesh Vadgama 2. Mrs. NilambenVadgama Loan Account Number	2.Mrs. Parmar Anitaben Sureshsinh. 3.Mr. Kantisinh Rajusinh Parmar. 4.Mrs. TejubenKantisinh Parmar. Loan Account Number LHIM23000048668  1.Mr. Chintan Ghanshyambhai Vaghela. 2.Mrs. Minaben Ghanshyambhai Vaghela. 2.Mrs. Minaben Ghanshyambhai Loan Account Number HMD22000024957  1.Mr. Rajubhai Chhaganbhai Vaghela 2.Mrs. Rekhaben Rajubhai Veghela Loan Account Number HRJT22000022964  1.Mr. Ankit Prabhudas Gondaliya 3.Mr. Prabhudasbhai Mojeram Gondaliya 4.Mrs. Ranjanben Prabhudasbhai Gondaliya 4.Mrs. Ranjanben Prabhudasbhai Gondaliya Loan Account Number HRJT23000042377  1.Mr. Dharmesh Vadgama 2. Mrs. NilambenVadgama Loan Account Number HRJT23000044257  1.Mr. Dharmesh Vadgama 2. Mrs. NilambenVadgama Loan Account Number HRJM23000044257  1.Mr. Dharmesh Vadgama 2. Mrs. NilambenVadgama Loan Account Number HJAM23000044257  1.Mr. Dharmash Vadgama 2. Mrs. NilambenVadgama Loan Account Number HJAM23000044257  1.Mr. Dharmash Vadgama 2. Mrs. NilambenVadgama Loan Account Number HJAM23000044257  2.Mrs. NilambenVadgama Loan Account Number HJAM23000044257

बैक ऑफ़ बड़ीदा Bank of Baroda

South: Plot No. M-88.

Puna Kumbharia Branch: Plot No. 12-13, Nr. Tata Motors Auto Point, At. Magob, Tal. Choryasi, Dist. Surat, Pin - 395010, Phone No. 0261 - 2640029, 2640030.

### DEMAND NOTICE (Under Sub-Section (2) of Section 13 of the SARFAESI Act, 2002)

Date: 20.12.2024 To, Mr. Rajeshbhai Tajsinghbhai Bariya & Mrs. Manjulaben Rajeshbhai Bariya (Borrower) Residential Address: Flat - 1, 1" Floor, Bldg-5, Vambay Awas, Godadara Road, Dumbhal, Godadara, Surat - 395006. Property Address: Plot No. P-89, Swastik Row House, Mulad, Olpad, Surat.

Sub.: Notice under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, hereinafter called "The Act" A/c Mr. Rajeshbhai Tajsinghbhai Bariya & Mrs. Manjulaben Rajeshbhai Bariya.

Dear Sir/s, - Ref : Credit facilities with our Bank of Baroda, Puna Kumbharia Branch, Surat 1. We refer to our letter dated 24.05.2023 conveying sanction of various credit facilities and the terms of sanction. Pursuant to the above sanction you have availed and started utilising the credit facilities after providing security for the same, as hereinafter stated.

The present outstanding in various loan/credit facility accounts and the security interests created for such liability are as under: O/s as on 13.12.2024 (inclusive of interest up to 08.12.2024) Rates of Interest Limit

Rs. 12,06,574.86 + unapplied interest thereon + Legal & Other Charges Housing Loan Rs. 12,00,000/-9.25% Security Agreement with brief Description of Securities :- All that Pieces & Parcels of Immovable Property known as Plot No. P-89 consisting of land adm. 720 Sq. fts. i.e. 66,91 Sq. mtrs along with construction of residential home made thereon adme. 66,91 Sq. mtrs in the housing estate known and named as "Swastik Row House" together with undivided proportional share adm. 32.65 sq. mtrs in common roads and COP constituting the Land bearing Block No. 288 (R. S. Nos. 208, 209, 210 & 214/1) of Village : Mulad, Sub-District :

Olpad, District : Surat,In the name of Mrs. Manjulaben Rajeshbhai Bariya. Bounded by :- East : Road, North : Road, West : Plot No. P-90,

(2). As you are aware, you have committed defaults in payment of interest/installments on above loans/outstandings for the month on September - 2024 and thereafter. (3). Consequent upon the defaults committed by you, your loan account has been classified as nonperforming asset on 09.12.2024 (mention date of classification as NPA) in accordance with the Reserve Bank of India directives and guidelines. In spite of our repeated requests and demands you have not repaid the overdue loans including interest thereon., (4). Having regard to your inability to meet your liabilities in respect of the credit facilities duly secured by various securities mentioned in para 1 above. and classification of your account as a non-performing asset, we hereby give you notice under sub-section (2) of section 13 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and call upon you to pay in full and discharge your liabilities to the Bank aggregating Rs. 12,06,574.86 as on 13.12.2024 + unapplied interest thereon + Legal & Other Expenses as stated in para 1 above, within 60 days from the date of this notice. We further give you notice that failing payment of the above amount with interest till the date of payment, we shall be free to exercise all or any of the rights under sub-section (4) of section 13 of the said Act, which please note., (5). Please note that, interest will continue to accrue at the rates specified in para 1 above for each credit facility until paymenat in full., (6). We invite your attention to sub-section 13 of the said Act in terms of which you are barred from transferring any of the secured assets referred to in para 1 above by way of sale, lease or otherwise (other than in the ordinary course of business), without obtaining our prior written consent. We may add that non-compliance with the above provision contained in section 13(13) of the said Act, is an offence punishable under section 29 of the Act., (7). We further invite your attention to sub section (8) of section 13 of the said Act in terms of which you may redeem the secured assets, if the amount of dues together with all costs, charges and expenses incurred by the Bank is tendered by you, at any time before the date of publication of notice for public auction/inviting quotations/tender /private treaty. Please note that after publication of the notice as above, your right to redeem the secured assets will not be available., (8). Please note that this demand notice is without prejudice to and shall not be construed as waiver of any other rights or remedies which we may have, including without limitation, the right to make further demands in respect of sums owing to us.

Date: 20.12.2024 Authorised Officer, Bank of Baroda, Surat Place : Surat

GROW WITH YOUR OWN HOME

# ROHA HOUSING FINANCE PRIVATE LIMITED

Corporate Office: Unit No. 1117 & 1118, 11th Floor, World Trade Tower, Sector 16, Noida, Uttar Pradesh - 201 301.

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

Whereas the undersigned being the authorized officer of Roha Housing Finance Private Limited (hereinafter referred to as "RHFPL"), Having its registered office at JJT House, A 44/45, Road No.2, MIDC, Andheri East, Mumbai - 400 093 under 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 below under Section 13(2) of the said Act calling upon you being the borrowers names and addresses mentioned below) to repay the amount mentioned in the said notice and interest thereon within 60 days from the date of receipt of the said notice. The borrower mentioned herein below having failed to repay the amount, notice is hereby given to the borrowers mentioned herein below and to the public in general that undersigned has taken Physical Possession of the property described herein below in exercise of powers conferred on me under sub section (4) of section 13 of the Act read with the Rule 8 of the Security Interest (Enforcement) Rules, 2002. The borrowers mentioned here in above in particular and the public in general are hereby cautioned not to deal with the said property and any dealings with the property will be subject to the Charge of Roha Housing Finance Private Limited for an amount as mentioned herein under 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 redeem the secured assets.

Sr No.	Name of the Borrower(s)/ Co-Borrower (s)/ Loan A/c No./ Branch	Description of the Immovable Property	Demand Notice Date & Amount	Date of Possession
*	Dindoli Nr. CR. Patil Road Surat Gujarat - 394210 Add. 2: Near Bharat Petroliam Dindoli Surat Nr. Bharat	All that piece and parcel of the immovable property bearing Plot No.199, (As per Passing Plan Plot No.A-199) admeasuring area 48.02 Sq. Yards, i.e. 40.15 Sq. Mtrs., along with undivided share 27.42 sq.mtrs., in the road and C.O.P. & underneath land Total admeasuring area 67.57 Sq. Mtrs. of all internal and external rights thereto of the premises/campus known as Shivdhara Residency ', Constructed on non-agriculture land for residential use bearing Situated on the land bearing R.S.No.348, Block No.364 of Village.: Kareli, Taluka: Palsana, Dist.: Surat. Bounded as follows:- East By: Adj. Plot No.178, West By: Adj. Society Road, South By: Adj. Plot No.198, North By:: Adj. Plot No.200.	16-05-2024 & ₹ 9,79,167/-	19-01-2025
P	lace : Gujarat	Sd/-	Authorised Offi	cer

Date: 22-01-2025 Roha Housing Finance Private Limited

Capri Global Housing Finance Limited

Registered & Corporate Office: 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, CAPRI GLOBAL Lower Parel, Mumbai-400013.

Office Address: 9th Floor, BBC Tower, Opposite Law Garden, Near Axis Bank, Ahmedabad-380006. (for immovable Properties) POSSESSION NOTICE

Whereas the undersigned being the Authorized Officer of Capri Global Housing Finance Limited (CGHFL) under the Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rule, 2002, Demand Notice(s) issued by the Authorised Officer of the

company to the Borrower(s) / Guarantor(s) mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said Notice. The Borrower having failed to repay the amount, notice is hereby given to the borrower(s)/ Guarantor(s) and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under sub - section (4) of the section 13 of the said Act read with Rule 8 of the Security Interest Enforcement rules, 2002. "The Borrower's attention is invited to provision of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets." The Borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of "CGHFL" for an amount as mentioned herein under with interest thereon. Demand Notice Date of

Sr. No.	Name of the Borrower /Guarantor		Description of Secured Asset (Immovable Properties)	Demand Notice Date & Amount	Date of Possession
1.	Loan Account No. LNHLKLL000011210 (Old)/ 51200000817962 (New), Kalol Branch), Mr. Akashbhai Jayeshbhai Makwana C/o M/s Shilpa Fashion Mrs. Ashaben Jayeshkumar Makwana		All that piece and parcel of Property being Gamthal House of City Survey No. 6061, Panchyat Milkat No. 7138, Plot area adm. 25.50 Sq. Mtrs., together with construction area adm. 45.40 Sq. Mtrs., situated at Limbach Society, Vijay Tower, Near Jogni Mata Temple, Taluka - Mansa, District - Gandhinagar, Gujarat - 382845. Bounded by :- East: Naveri, West: Jogani Mata Temple, North: Others property, South: Others property.	07.11.2024 	17.01.2025 (Symbolic
2.	Loan Account No. LNHLMEH000071727 (Old)/ 50300000766102 (New) Mehsana Branch), Mr. Shaktikumar Rajendrakumar Pandya C/o M/s Shakti Trading Mrs. Bhartiben Pandya	All Piece and Parcel of property having land and building bein Harji Sheet No. 54, Chaita No. 283, City Survey No. 628, adm. 1 area 41.08.00 Sq. Mts., built-up area on Ground Floor 39.60 Mts., built-up area on Ground Floor 39.60 Mts., built-up area on First Floor 39.60 Sq. Mts., total Built-up area on First Floor 39.60 Sq. Mts., said Nagarpa Tenement No. 1006/628, Gandhi Chail, Near Nagarik Bank, NagBank Road, Property with present and future construction, Ta Harij, District Patan, Gujarat - 384240. Bounded as follows: (As Sale Deed) :- East : Common Wall with Property No. 282 of Thai Amrutlal Vitthaldas, West : Common Wall with Property No. 28 Thakkar Shitalben Vasantlal, North : Door of Said property, Road, Navedi.		07.11.2024 	18.01.2025 (Symbolic)
3.	Loan Account No. LNHLBHV000102448 (Old)/ 50300000633797 (New), Bhavnagar Branch), Mr. Umesh Rameshbhai Barot C/o M/s Jay Ambe Tour and Travels Mrs. Janki Umeshbhai Barot C/o M/s Shreva Beauty Parlour		Il Piece and Parcel of property having Land and Building eing Immovable property bearing R S No. 5, 6 & 7, T.P. cheme No. 2-A, 0.P No. 11, F.P No. 29/3, Pfot No. 239 Paiki, ub Pfot No. 239/A, admeasuring 92.16 Sq. Mts., i.e., 110.22 q. Yds., with construction thereon on 98.61 Sq. Mts., tuated at Shri Anandji Park Co. 0p. Housing Society Ltd. nown as Fulasar Village, Taluka and District Bhavnagar, ujarat - 364004. <b>Bounded by :- East</b> : 8 Mts Road, <b>West</b> : lot No. 239/B, <b>North</b> : 12 Mts. Road, <b>South</b> : Pfot No. 239/D.	07.11.2024  Rs. 39,18,389/-	18.01.2025 (Symbolic)
4.	Loan Account No. LNHLSUR000104321 (Old)/ 51200000921797 (New), Surat Branch), Mr. Prabha Shankar Indramani Tripathi M/s. Om Sai Trading Mrs. Kirtiben Prabhashankar Tripathi & Mr. Shabashankar Indramani Tripathi	non-ag bearing No. B-2 23/na/1 District follow Sub Pk 37. Bo West:	All Piece and Parcel of Property having Land and Building being non-agricultural plot of land in Moje Songadh, Tapi, lying being land bearing RS No. 22 & 23 known as "Shakti Nagar", Paiki Sub Plot No. B-21, total admeasuring 83.53 Sq. Mts., (New Block No. 23-23/na/b-21), Near Pratima Nagar, At Registration District & Sub District Songadh City, District Tapi, Gujarat — 394670. Bounded as follows: (As per Sale Deed):- East: Sub Plot No. B-22, West: Sub Plot No. B-20, North: Internal Road, South: Sub Plot No. B-37. Bounded as follows: (As per Valuation):- East: Open Plot, West: Plot No. 20, North: Entry and Adjoining Road, South: Adjoining Other Property.		21.01.2025 (Symbolic)
5.	LNHLSUR000011597 (Old)/ 51200000905193 (New), Surat Branch), Mr. Shyamanand Mataprasad Mishra & Mrs. Renu Shyamanand Mishra	All Piece and Parcel of property having Land and Building being Flat No. 109, 1" Floor, as per site area admeasuring 56 Sq. Yds., i.e.,		07.11.2024  Rs. 7,37,125/-	21.01.2025 (Symbolic)

Place : Gujarat For, Capri Global Housing Finance Limited



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