**FINANCIAL EXPRESS** 

# TATA CAPITAL HOUSING FINANCE LIMITED Regd. Office: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao 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

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 No.	Name of Obligor(s) /Legal Heir(s)/ Legal Representative(s)	Amount & Date of Demand Notice	Possession Date
000100157794	Dilsukh Laljibhai Chapanera (as Borrower) & Mrs. Parulben Dilsukhbhai Chapanera (as Co Borrower)	Rs. 1,96,718/- &	07.03.202 (Symbolic

Description of Secured Assets/Immovable Properties:- All That Piece and Parcel of Immovable Property Bearing Flat no. 301 on third floor having built up area of 57.13 Sq. Mtrs and carpet area of 43.28 Sq. Mtrs in the Premises/Building known as "Jinam Appartment" on the land admeasuring 268.50 Sq. Mtrs of Plot no. 75 admeasuring 113.75 Sq. Mtrs and Plot no. 76 admeasuring 154.75 Sq. Mtrs bearing Revenue Survey no. 55/3 of Village: Maadhapar, Taluka: Rajkot, Gujarat, Bounded as Follows: East By: Margin Space and afterwards 9.00 Mtr Road. West By: Lift. Passage, Stairs, North By: Margin Space and afterwards 9.00 Mtr Road, South By: Flat No. 302.

of SARFAESI Act and in terms of provision to the rule 3(1) of the Security Interest (Enforcement) Rules, 2002:

DATE :- 12/03/2024, Sd/- Authorised Officer For TATA CAPITAL HOUSING FINANCE LIMITED PLACE:- RAJKOT

Name and Address of the

HARDIKKUMAR BAROT.

KINJALBEN BAROT

First Finance Company India Limited.

Place: Ahmedabad

Date: 12.03.2024

Account, Borrower(s) &

Guarantor(s)

# HERO HOUSING FINANCE LIMITED

Regd. Office: 09, Community Centre, Basant Lok, Vasant Vihar, New Delhi - 110057 none: 011 49267000, Toll Free Number: 1800 212 8800, Email: customer.care@herohfl.com Website: www.herohousingfinance.com | CIN: U65192DL2016PLC30148 Contact Address: 5th floor, Chandan House, Opposite Pantaloons Store, Near Meethakali Six Road, Navrangpura, Ahmedabad, Gujarat - 380006

## 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 Hero 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

property and any dealings with the property will be subject to the charge of the Hero 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, in particular, and the public in general, are hereby cautioned not to deal with the

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	Name of Obligor(s)/	Date of Demand	Date of Possession
Account	Legal Heir(s)/Legal	Notice/Amount as	(Constructive/
No.	Representative(s)	per Demand Notice	Physical)
HHFAHMHOU220000	Sunilkumar Kanjibhai Rabari,	24/07/2023,	08/03/2024
21080 & HHFAHMLAP	Kajalben Sunilkumar Rabari,	Rs. 10,30,791/- as	(Physical
22000023882	Hardik Kanjibhai Rabari	on date 20/07/2023	Possession)

Description of Secured Assets/Immovable Properties: All that piece or parcels of Flat No. B/2/T/14, admeasuring about 30 Sq. yards i.e. 25.08 Sq. Mtrs. on Third Floor of Block B/2, Thereon in the scheme knowns as "Omkareshwar Flat" of "Ashirwad (Bopal) Nontrading Corporation" as association registered under the provisions the Bombay non trading act, 1959 under serial no. NTCG-5918 dated 31.03, 1993 on land of Revenue Survey No. 50/2 in Final Plot No. -77 part of Town Planning scheme no. 3 situate lying and being at Mouje - Vejalpur, Taluka - Vejalpur, Old Taluka Ahmedabad City (West) in registration District of Ahmedabad and Sub District of Ahmedabad -10 (Vejalpur) and is bounded as under.: Property Bounded By: North: After Passage Flat No. B/T/18 and Flat No. B/T/19, South: Flat No. -B/T/16, East-Flat No. B/T/28, West-Society Common Plot

Date: - 12-03-2024 Sd/- Authorised Officer Place: - Ahmedabad For Hero Housing Finance Limited

**Home First Finance Company India Limited** 

Details of the security to be enforced

Phone No.: 180030008425 Email ID: loanfirst@homefirstindia.com

CIN: L65990MH2010PLC240703,

DEMAND NOTICE U/s 13(2)

You the below mentioned borrower has availed loan by mortgaging the schedule mentioned property and you the below mention has stood as borrower/co- borrower guarantor for the

loan agreement. Consequent to the defaults committed by you, your loan account has been classified as non- performing asset on 04-03-2024 under the provisions of the

Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (in short SARFAESI Act). We Home First Finance Company India Limited have

issued Demand Notice u/s 13(2) read with section 13(13) of the SARFAESI Act to the address furnished by you. The said notices are issued as on 04-03-2024 and these notices state

that you have committed default in payment of the various loans sanctioned to you. Therefore, the present publication carried out to serve the notice as the provision of Section 13(2)

Flat No. 503, Building E, Devkrupa Greens, SP Ring Road, Vinzol, Ahmedabad

You are hereby called upon to pay Home First Finance Company India Limited within the period of 60 days from the date of publication of this Notice the aforesaid amount with interest

and cost failing which Home First Finance Company India Limited will take necessary action under the Provisions of the said Act against all or any one or more of the secured asset

including taking possession of secured assets of the borrowers, mortgagors and the guarantors. The power available to the Home First Finance Company India Limited under the

said act include (1) Power to take possession of the secured assets of the borrowers/guarantors including the rights to transfer by way of lease, assignment of sale for releasing

secured assets (2) Take over management of the secured assets including rights to transfer by ways of lease, assignment or sale and realize the secured assets and any transfer as of

In terms of the Provisions of the Section 13(13) of the said act, you are hereby prohibited from transferring, either by way of sale, lease or otherwise (other than in the normal course of

your business), any of the secured assets as referred to above and hypothecated/mortgaged to the Home First Finance Company India Limited without prior consent of the Home

secured assets by Home First Finance Company India Limited shall vest in all the rights and relation to the secured assets transferred as it the transfer has been made by you.

Website: homefirstindia.com

#### KIFS HOUSING FINANCE LIMITED Registered Office: 6th Floor, KIFS Corporate House, Beside Hotel Planet Landmark,

ar Ashok Vatika, BRTS, ISKON - Ambli Road, Bodakdev, Ambli, Ahmedabad, Gujarat - 380054. Corporate Office: C-902, Lotus Park, Graham Firth Compound, Western Express Highway, Goregaon (East), Mumbai - 400063, Maharashtra, India. Ph. No.: +91 22 61796400 E-mail: contact@kifshousing.com Website: www.kifshousing.com

#### CIN: U65922GJ2015PLC085079 RBI COR: DOR-00145 PHYSICAL POSSESSION NOTICE

. Mr. Susantkumar Dhoba Routa (Applicant)

payment thereof.

Property Address: All that piece and parcels of land bearing residential Flat No. E/504, 5" Floor, Sai Park, Survey No. 475, 476, 477 and 478 bearing block no. 177 at Sachin Surat Gujarat Owned by Sushantkumar Dhoba Routa.

The undersigned being the Authorized Officer of KIFS Housing Finance Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated 17/02/2023 calling upon you to repay the amount mentioned in the Notice being Rs.19,51,112/- (Rupees Nineteen Lac Fifty-One Thousand One Hundred and Twelve Only) against your Loan Account No. LNHLSUR000373 within 60 days from the date of receipt of the said notice.

You, having failed to repay the amount, notice is hereby given to you and the Public in general that the undersigned has taken the Physical possession of the property described herein below which is mortgaged to KIFS Housing Finance limited in exercise of the powers conferred on them under Section 13(4) of the said Act read with Rute 8 of the said Rules on this the 10th day of the

You 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 to KIFS Housing Finance Limited for an amount of Rs. Rs.19,51,112/- (Rupees Nineteen Lac Fifty-One Thousand One Hundred and Twelve Only) due as on date 31/12/2022 with further interest thereon from 01/01/2023 til

Description of the Property All that piece and parcels of land bearing residential Flat No. E/504, 5° Floor, Sai Park, Survey No. 475, 476, 477and 478 bearing block no.177 at Sachin Surat Gujarat Owned by Sushantkumar Dhoba Routa, Boundaries as under Details East: Flat No.503 West: Apartment North: Flat No 501 South: Road

Place: Sachin Surat Sd/- Authorized Officer Date: 10/03/2024 KIFS Housing Finance Limited

## Encore Asset Reconstruction Company earc Private Limited (Encore Arc)

Encore ARC Corporate Office Address: 5TH FLOOR, PLOT NO. 137, SECTOR 44, GURUGRAM - 122 002, HARYANA

#### **E-AUCTION SALE NOTICE**

E-Auction Sale Notice for sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 & 9 of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the to the Aavas Financiers Limited to secure the outstanding dues in the loan account since assigned to Encore Asset Reconstruction Company Private Limited, acting in its capacity as the trustee of EARC-BANK-006- Trust ("Secured Creditor"), the Physical possession of which has been taken by the Authorised Officer the Secured Creditor, will be sold along with all known and unknown encumbrances on "AS IS WHERE IS", "AS IS WHAT IS", and "WHATEVER THERE IS" basis on 27.03.2024 for recovery of Rs.57,22,267/- (Rupees Fifty Seven Lakhs Twenty Two Thousand Two Hundred Sixty Seven Only) as on 30.09.2021 together with future interest, charges and costs thereon from 01.10.2021 till realization, from Mr. Sanjay Amrutlal Bhundiya, Mrs. Rinaben Sanjaybhai Bhundiya, Mr Rajesh Bhai Amrutlal Bhundiya, Mr. Rajesh Keshavji Bharkhada with further interest at agreed rate till date of recovery and other applicable costs and charges.

Description of the Immovable Secured Asset:	Reserve Price	EMD
Flat No 406 & 407, 4th Floor, Krishna Palace, R.S. No 194, 195, Block No 121, Plot No 83 To 88, Parekh Estate, Village- Tatithaiya, Palsana, Distt Surat, Gujrat. Admeasuring 448 Sq. Ft. & 450 Sq. Ft. Super Built Up Area & 27.54 Sq. Mts & 28.09 Sq. Mts. Built Up Area, Along With Undivided Share In The Land Admeasuring 17.40 Sq. Mts.	Rs. 2,25,000 /-	Rs. 22,500/-

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

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

For any clarification/information, interested parties may contact the Authorised Officer of the Secured Creditor on mobile no. 9873181249 or email at sachin.kumar@encorearc.com Date: 11.03.2024 Sd/- Authorized Officer Encore Asset Reconstruction Company Pvt. Ltd. Place: Gurugram

Amount due

Amount due :-

Regional Office: Netaji Marg, Nr. Mithakhali Six Roads, Ellisbridge, Ahmedabad-6. Phone: +91-79-26421671-75

Signed by: AUTHORISED OFFICER,

Home First Finance Company India Limited

Total Outstanding as on date of

Demand Notice plus further interest

and other expenses (in Rs.)

# SYMBOLIC POSSESSION NOTICE

NOTICE is hereby given 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, the Authorized Officer issued demand notice to the borrower(s) on the date mentioned against the account stated hereinafter calling upon them to repay the amount within 60 days from the date of receipt of said notice. The borrower(s) having failed to repay the amount, notice is hereby given to the public in general and in particular the borrower(s) that the undersigned has taken the symbolic possession of the property described herein below under Section 13(4) of the said Act read with Rule 8 of the said Rules on the date mentioned against the account. The borrower(s) 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 the charge of the Bank for the amounts, interest, costs and charges thereon. The ors' attention is invited to the provisions of sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets

Name of borrower(s) & Loan Account No.	Description of the property mortgaged (Secured Asset)	Date of Demand Notice	Date of Symbolic Possession Notice	O/s Amount as on date of Demand Notice
Mr. Vishal Vijaykumar Rao Mrs. Kantaben Thakordas Motvani Mr. Vijaykumar Vadilal Rao 20001100001906, 20001100003594	All that piece and parcel of the immovable property situated at Flat No.8, 2nd Floor, Shubham Tower, Nr. Sardar Baug, Vardhaman Nagar, At: Kalol, Dist: Gandhinagar-382721 and bounded by: North: Wall of Flat, East: Common Passage & Flat No.7, West: Margin Space, South: Flat No.9	22.11.2023	06.03.2024	Rs.13,81,178.50 (Aggregating amount as on 31.10.2023)
		22.11.2023	06.03.2024	Rs.10,72,193.29 (Aggregating amount as on 31.10.2023)
Mr. Lalitkumar Amrutlal Patel Mrs. Dharmishthaben Lalitbhai Patel 20001100007981	All that piece and parcel of the immovable property situated at Block-A, Flat No.A-401, Sankalp Residency, Nr. Sudarshan Cross Road, Borisana, At: Kalol, Dist: Gandhinagar and bounded by: North: Flat No. A/402, East: Flat No. A/404, West: Road, South: Flat No. A/408	22.11.2023	06.03.2024	Rs.4,21,070.01 (As on 31.10.2023)

Authorised Officer Bandhan Bank Limited

## BEFORE THE CENTRAL GOVERNMENT NORTH WESTERN REGION

Registrar of Companies, Ahmedabad, Gujarat.

In the matter of sub-section (3) of Section 13 of Limited Liability Partnership Act, 2008 and rule 17 of the Limited Liability Partnership Rules, 2009.

In the matter of Reach Industries LLP having its registered office at R. Survey No. 196 & 197, Paikee, Plot No. 1/A 1/B, Near Arihant Complex, Udhana, Surat - 394220, Gujarat, Petitioner.

Notice is hereby given to the General Public that the LLP proposes to make a petition to Registrar of Companies, Ahmedabad, Gujarat under section 13 (3) of the Limited Liability Partnership Act, 2008 seeking permission to change its Registered office from the state of "Gujarat" to the state of "Maharashtra".

Any person whose interest is likely to be affected by the proposed change of the registered office of the LLP may deliver or cause to be delivered or send by Registered post of his/her objections supported by an affidavit stating the nature of his/her interest and grounds of opposition supported by an affidavit to the Registrar of Companies Ahmedabad, Gujarat, within 21(Twenty One) days from the date of publication of this notice with a copy to the petitioner LLP at its registered office at the address mentioned above.

For and on behalf of Reach Industries LLP

Anil Ganeshmal Agarwal **Designated Partner** Date: 12.03.2024 Place: Surat DIN: 00253873

MOMKARA OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED Registered Office: No. 9, M.P. Nagar, 1st Street, Kongu Nagar Extn, Tirupur 641607. Corporate Office: Kohinoor Square, 47th Floor, N. C. Kelkar Marg, R. G. Gadkari Chowk, Dadar

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTY DATE OF E-AUCTION: 30th March 2024 E-Auction Sale Notice for Sale of Movable & Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with

[Appendix - IV-A] [See proviso to rule 8 (1),8(6) and 6 (2)]

West, Mumbai 400 028. Tel.: 022-6923 1111/ 8591439533.

provision to Rule 8(1), Rule 8 (6) and 6 (2) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower (s) Guarantor (s)/ Mortgagor (s) that the below described immovable property (Secured asset (s)) mortgaged/ charged to the Secured Creditor i.e. Omkara Assets Reconstruction Pvt Ltd. (OARPL) which is a company incorporated under the provisions of the Companies Act, 1956, and duly registered with Reserve Bank of India (RBI) as an Asset Reconstruction Company under Section 3 of the Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) ("The SARFAESI Act, 2002"); having CIN No U67100TZ2014PTC020363 and its registered office at 9, M.P Nagar, 1st Street, Kongu Nagar Extn., Tirupur 641607 and Corporate office Kohinoor Square, 47th Floor, N. C. Kelkar Marg, R. G. Gadkari Chowk, Dadar (West), Mumbai - 400028, acting in its capacity as Trustee of Omkara PS-26/2021-22 Trust. It has acquired all rights, titles & interest of the entire outstanding of Borrower(s)/Co-borrower(s)/ Mortgagor(s) along with the underlying securities from Poonawalla Housing Finance Ltd., (PHFL) (formerly known as Magma Housing Finance Ltd.) under section 5 of Securitisation and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 vide Assignment Agreement dated 30-09-2021.

Further, the physical possession of the secured asset (s) has been taken by the Authorised Officer of Secured Creditor and the said asset (s) will be sold on "As is where is", "As is what is", and "Whatever there is" basis on below mentioned date, for recovery of the below mentioned dues due to Secured Creditor from Below mentioned Borrower(s) Guarantor(s)/ Mortgagor(s). The Reserve Price, Earnest Money Deposit (EMD) and other details are mentioned below. Outstanding Dues in Ps Date of Date of Name of Borrower

and Co-borrower	Outstanding Dues in Rs.	Notice Notice	Physical Possession
Adhiya Rupaliben     Dharmendra Kumar     (Borrower/ Mortgagor)     Adhiya Dharmendra Bhai     Mansukhlal (Co-borrower/     Mortgagor)	Rs.22,44,976/- (Rupees Twenty- Two Lakh Forty-Four Thousand Nine Hundred and Seventy-Six Only) as on 31-07-2021 plus contractual interest and other charges thereupon till date.	04-02-2021	29-04-2022
The Reserve Price and the earnest mo	ney deposit of property has been mentioned	below in respe	ctive column.
Description of it	mmovable property	Reserve Pri	se EMD
Row house at property bearing Plot No. 175 adm. 60,23 sq. mtrs.  Along with 33.39 sq. mtrs. Undivided share in the land of road & C.O.P totally 93.62 sq. mrts. in "Pinal Residency" situated at		Rs. 6,20,000/-	Rs. 62,000/-

Survey New Block No. ist. Surat-394180
Date: 18-03-2024 Time: 1:00 P.M. 3:00 P.M.
Date: 30-03-2024 Time: 3:00 P.M. 5:00 P.M.
Date: 28-03-2024, up to 6:00 P.M.
Rs 15,000/-

Terms & Condition of the Auction: 1. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on ebidding process etc., may contact e-Auction Service Provider "M/s. C1 India Pvt. Ltd", Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankeauctions.com or Mr. Bhavik Pandya, Mobile: 88666 82937 E mail maharashtra@c1india.com

For any property related query or inspection of property schedule, the interested person may contact the concerned Authorized Officer -Kalpesh Ojha (Mobile 9769825323), E-Mail: kalpesh.ojha@omkaraarc.com or at address as mentioned above in office hours during the For detailed terms and conditions of the sale please refer to the link provided in

http://omkaraarc.com/auction.php

#### STATUTORY NOTICE FOR SALE UNDER Rule 8(6) & 9(1) and 6(2) OF STATUTORY INTEREST (ENFORCEMENT) RULES, 2002

This notice is also a mandatory Notice of Fifteen days (15) days to the Borrower (s) /Co-Borrower (s) of the above loan account under Rule 8 (6) & 9(1) and 6(2) of Security Interest (Enforcement) Rule, 2002 and provisions of Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of sale through Public Auction on the above referred date and time with the advice to redeem the assets if so desired by them, by paying the outstanding dues as mentioned herein above along with cost & expenses. In case of default in payment, the property shall at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8 (5) of Security Interest (Enforcement) Rule, 2002.

Sd/-Authorized Officer. Omkara Assets Reconstruction Pvt Ltd. Date: 12.03.2024 (Acting in its capacity as a Trustee of Omkara PS26/2021-22 Trust) Place: Mumbai

Reserve Price and EMD

Property No. 2:

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Date: 12/03/2024

Asset Recovery Branch, Ahmedabad, 1st Floor, Rangoli Complex, Opp.V S Hospital, Ashram Road, Ellisbridge, Ahmedabad-380006

Branch Name, Address & Contact No.

Union Bank of India, Asset Recovery Branch

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 provison to Rule 8(6) / 9(1) of the Security Interest (Enforcement) Rule, 2002

Name of the Borrower & Guarantor/s

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor (s) that the below described immovable property mortgaged / charged to the Secured Creditor, the Physical/Symbolic possession of which has been taken by the Authorized Officer of Union Bank of India (Secured Creditor), will be sold on "As is where is", "As is what is" and "Whatever there is" on the date mentioned below, for recovery of dues as mentioned hereunder to Union Bank of India from the below-mentioned Borrower(s) & Guarantor(s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder:

# DATE AND TIME OF E-AUCTION - 16.04.2024 (Tuesday) from 12:00 noon to 05:00 p.m.

1	at First Floor, Rangoli Complex, Opp. V S Hospital, Ellisbridge, Ashram Road, Ahmedabad-380006.  Contact Person: Mr. Ranjan Kumar Mishra, Mobile No.: 7897810229	MI. Amisii Silvanus vyas, mis. Anita Amisii vyas	Amount due: - Rs. 22,23,661.88 (Rupees Twenty Two Lakh Twenty Three Thousand Six Hundred Sixty One and Paise Eighty Eight only) as on 31.01.2024 and further interest at contractual rate & cost from 01-02-2024.	Reserve Price : Rs.29,92,000/- (Rupees Twenty Nine Lakh Ninety Two Thousand only). Rs. 2,99,200/- (Rupees Two Lakh Ninety Nine Thousand Two Hundred only)		
Property No. 1 All that piece and parcel of immovable property bearing Flat No. B-1 (First Floor) having carpet Area 91.97 Sq. Mtrs. in Scheme known as "Dr. Lawrence Avenue" constructed on NA land bearing survey No. 273/5 paiki scheme no. 25, Final Plot No. 63 situated at mouje - Khokhara Mahemdabad, Taluka Maninagar, Distt - Ahmedabad proper Mr. Amish Silvanus Vvas and Mrs. Anita Amish Vvas. Bounded By: North: Lift and Staircase. South - Compound Wall. East: Compound Wall. West: T. P. Road Details of encumbrances over the property: as known to the secured creditor, if any: None (Symbolic Possession)						

Mrs. Rekha Gupta, Mr. Rinku K Gupta, Reserve Price: Rs. 8,78,000/at First Floor, Rangoli Complex, Opp. V S Hospital, Ellisbridge, Rs. 39,93,783.87 (Rupees Thirty Nine Lakh Ninety Three Thousand Seven Hundred Mr. Rakeshkumar K Gupta (Rupees Eight Lakh Seventy Eight Thousand only) Eighty Three and Paise Eighty Seven only) as on 31.01.2024 and further interest at Ashram Road, Ahmedabad-380006. EMD: Rs. 87,800/contractual rate & cost from 01-02-2024. Contact Person: Mr. Ranjan Kumar Mishra, Mobile No.: 7897810229 (Rupees Eighty Seven Thousand Two Hundred only)

Property No. 2 All that Piece and parcel of immovable property Non Agricultural Land of bearing Sub Plot No. 01 of F.P. No. 62 admeasuring about 24759.20 Sq. Mtrs., (Survey No. 2453, lying and being at mouje Shaher Kotda, Tal. Ahmedabad city east, in District Ahmedabad and Sub District Odhav (7) SRO being Unit No. 415 (as per brochure unit no. 15 and unit no. 15 as per B.U. plan approved by AMC) on 4th floor, Block C, measuring 430 sq. Ft. i.e. 39.95 Sq. Mts. (Super built up Area) and having undivided share of land in "Sumel Business Park-IV", owned by Mr. Rakeshkumar K Gupta & Mr. Reenku Katwaru Gupta and bounded by: - Towards East - 2.50 Mt. wide Passage, Towards West - Open Space, Towards North - Unit No. 414, Towards South - Unit No. 417. Details of encumbrances over the property, as known to the secured creditor, if any: None (Symbolic Possession) Mrs. Meena Janak Raval, Property No. 3: Union Bank of India, Asset Recovery Branch Amount due: -

Mrs. Meena Janak Raval & others (if any) as legal heir of Late Mr. Janak Harishkumar Reserve Price - Rs.34,15,000/at First Floor, Rangoli Complex, Opp. V S Hospital, Ellisbridge, Rs. 26,84,256.75 (Rupees Twenty Six Lakh Eighty Four Thousand Two Hundred Fifty Six (Rupees Thirty Four Lakh Fifteen Thousand only) Ashram Road, Ahmedabad-380006. and Paise Seventy Five only) EMD: Rs. 3,41,500/as on 31.01.2024 and further interest at contractual rate & cost from 01-02-2024. Contact Person : Mr. Ranjan Kumar Mishra, Mobile No.: 7897810229 (Rupees Three Lakh Forty One Thousand Five Hundred only) Property No. 3 All that piece and parcel of immovable property being Residential Unit Flat No. B/503, Fifth Floor admeasuring 88.66 Sq. Mts. (Super Built up) construction & terrace rights of 38.85 Sq Mts. Having Mun. Tenament no. 0551-25-1577-0001-G with undivided proportionate share of 27.66 Sq. Mts in Devam constructed over Survey No. 209/4+212/3 include in final plot no 238+249 of TP Scheme No. 21 of Mouje Village Motera Taluka Ahmedabad, property held in the joint Names of Mr. Janakbhai Harivadan @ Harish

Kumar Raval and Mrs. Mina Janak Raval. Bounded By: North - Flat No. B-504, South - 1200m T.P.Road, East - Flat No. B-502, West - Block A. Details of encumbrances over the property, as known to the secured creditor, if any: None (Symbolic Possession) Mr. Kalpesh Jairam Kosti, Property No. 4: Union Bank of India, Asset Recovery Branch Amount due: -Mr. Hitesh Jayarambhai Kosti Reserve Price - Rs.29,64,000/at First Floor, Rangoli Complex, Opp. V S Hospital, Ellisbridge, Rs. 52,82,775.17 (Rupees Fifty Two Lakh Eighty Two Thousand Seven Hundred Seventy (Rupees Twenty Nine Lakh Sixty Four Thousand only) Five and Paise Seventeen only) as on 31.01.2024 and further interest at contractual rate Ashram Road, Ahmedabad-380006. EMD: Rs. 2.96,400/-

& cost from 01-02-2024. Contact Person: Mr. Ranjan Kumar Mishra, Mobile No.: 7897810229 (Rupees Two Lakh Ninety Six Thousand Four Hundred only) Property No. 4 All that piece and parcel of immovable property being Residential plot/tenement No. 3, admeasuring 120.39 Sq. Mts. Plot and 51.94 Sq. Mts. Construction thereon in Madhuvan Bungalows, in Mouje: Mansa situated on land bearing Survey No. 922/1 in the Registration District & Sub District Mansa Gandhinagar property held in the Name of Mr. Kalpesh Jairam Kosti and Bounded as follows: On the towards East - Plot No. -2, On the towards West - Plot no. -4, On the towards North - Plot No. 10, On the towards South - Road. Details of encumbrances over the property, as known to the secured creditor, if any: SA/131/2022 in DRT-1, Ahmedabad (Symbolic Possession) Mrs. Shah Hema Vipulbhai, Property No. 5: Union Bank of India, Asset Recovery Branch

Amount due: -Mr. Shah Vipul Dharamchand, Reserve Price - Rs.49,73,000/at First Floor, Rangoli Complex, Opp. V S Hospital, Ellisbridge, Rs. 41,17,999.46 (Rupees Forty One Lakh Seventeen Thousand Nine Hundred Ninety Mrs. Shah Savitaben Dharamchand, Mr. Rakesh Devendrabhai Shah (Rupees Forty Nine Lakh Seventy Three Thousand only) Nine and Paise Forty Six only) as on 31.01.2024 and further interest at contractual rate Ashram Road, Ahmedabad-380006. EMD: Rs. 4,97,300/-& cost from 01-02-2024. Contact Person: Mr. Ranjan Kumar Mishra, Mobile No.: 7897810229

Property No. 5 All that piece and parcel of The Residential Flat No. 04, admeasuring 150 sq. yard on 4th Floor, (As per rajachithhi 3rd floor) in the building known as "Sampad Ultima" promoted by M/s Hi Tech Engineers, constructed on Non-Agriculture land bearing T.P.S. No. 3 of Final Plot No. 54, Sub Plot No. A/1, comprised in City Survey No. 830 admeasuring 281.72 situated at mouje, Usmanpura, Taluka: City, District and Sub District Ahmedabad - 2 (Vadaj). Owned by Mrs. Savitaben Dharmachand Shah and Mrs. Hemaben Vipulbhai Shah and bounded by: - Towards South - Sub Plot/ Bungalow no. 2 Details of encumbrances over the property, as known to the secured creditor, if any: None (Symbolic Possession)

Contact Details: Mr. Ranjan Kumar Mishra, Mo.: 7897810229, Mr. Ashutosh Kumar, Mobile No.: 79909 14505

This may also be treated as statutory 30 days sale notice u/r 8(6) / 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower(s) and guarantor(s) of the above said loan, about the holding of E-Auction Sale on the above mentioned date.

Date and Time of inspection for properties: as per consultation with Branch Manager.

For detailed terms and condition of the sale, please refer to the link provided in https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp

financialexp.epapr.in

Date: 11.03.2024, Place: Ahmedabad









Authorised Officer, Union Bank of India

(Rupees Four Lakh Ninety Seven Thousand Three Hundred only)

