

### AAVAS FINANCIERS LIMITED

(Formerly known as Au HOUSING FINANCE LIMITED) [CIN:L65922RJ2011PLC034297]  
 Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020

#### AUCTION NOTICE

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) 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 Secured Creditor, the physical possession of which has been taken by the Authorised Officer of **AAVAS FINANCIERS LIMITED** (Formerly known as "Au HOUSING FINANCE LIMITED") Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis. The details of the cases are as under.

Name of Borrowers/Co-Borrowers/Guarantors/Mortgagors	Dues As on	Date & Amount of 13(2) Demand Notice	Date of Possession	Description of Property	Reserve Price For Property	Earnest Money For Property	Date & Time of Auction	Place of Tender Submission, Tender Open & Auction at Aavas Financiers Ltd.
Bappa Lachmi, Mr. Dipi Lachmi Mr. Prakash Mondal (Ac No.) LNSUR00415-160017511	Rs. 4,638,771.41/- Dues as on 22 Feb 2024	7-Jun-18 Rs. 1063710/- Dues as on 6-Jun-18	18 Dec 18	Flat No. 6, 3rd Floor Tenement No. 05 A-03-1585-0-01 Laksmikara Apartment, C.S Ward No-5 Nonth No. 253-273, Harijura Surat Gujarat - Admeasuring 42.92 Sq. Mt.	Rs. 700000/-	Rs. 70000/-	11.00 AM TO 1.00 PM 26 Mar 2024	301 & 305, REGENT SQUARE, ABOVE D-MART, ADAJIAN, SURAT-395009, GUJARAT-INDIA

**Terms & Conditions:** 1. The person, taking part in the tender, will have to deposit his offer in the tender form provided by the AFL which is to be collected from the above branch offices during working hours of any working day, super scribbling "Tender Offer for name of the property" on the sealed envelope along with the Cheque/DD/pay order of 10% of the Reserve Price as Earnest Money Deposit (EMD) in favour of AAAS FINANCIERS LIMITED payable at Jaipur on/before time of auction during office hours at the above mentioned offices. The sealed envelopes will be opened in the presence of the available interested parties at above mentioned office of AAAS FINANCIERS LIMITED (Formerly known as "Au HOUSING FINANCE LIMITED") The inter-se bidding, if necessary will also take place among the available bidders. The EMD is refundable if the bid is not successful. 2. The successful bidder will deposit 25% of the bidding amount adjusting the EMD amount as initial deposit immediately or within 24hrs after the fall of the hammer towards the purchase of the asset. The successful bidder failing to deposit the said 25% towards initial payment, the entire EMD deposited will be forfeited & balance amount of the sale price will have to be deposited within 30 days after the confirmation of the sale by the secured creditor; otherwise his initial payment deposited amount will be forfeited. 3. The Authorised officer has absolute right to accept or reject any bid or adjourn/postpone the sale process without assigning any reason therefor. If the date of tender depositing or the date of tender opening is declared as holiday by Government, then the auction will be held on next working day. 4. For inspection and interested parties who want to know about the procedure of tender may contact AAAS FINANCIERS LIMITED (Formerly known as "Au HOUSING FINANCE LIMITED") 201, 202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur-302020 or Ravi Verma - 7374003363 or respective branch during office hours. Note: This is also a 15/30 days notice under Rule 9(1)/8(6) to the Borrowers/Guarantors/Mortgagor of the above said loan accounts about tender inter se bidding sale on the above mentioned date. The property will be sold, if their out standing dues are not repaid in full.

Place : Jaipur Date : 23-02-2024 Authorised Officer Aavas Financiers Limited

### INDOSTAR HOME FINANCE PRIVATE LIMITED

Regd. Office - Unit No. 305, 3rd Floor, Wing 2/E, Corporate Avenue, Andheri- Ghatkopar Link Road, Chakala, Andheri (East), Mumbai - 400083. Email:- connect@indostarfc.com  
 CIN Number:- U65990MH2016PTC271587

#### POSSESSION NOTICE

[Rule 8 (1) and (2)]

Whereas, The Authorized Officer of the Secured Creditor mentioned herein, 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 3) of the Security Interest (Enforcement) Rules, 2002 issued a demand notice calling upon the borrower(s) to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

The borrower(s) having failed to repay the amount, notice is hereby given to the borrower(s) and the public in general that the undersigned being the Authorized Officer of Indostar Home Finance Private Limited has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on the date mentioned against each property.

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

The borrower(s) 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 Indostar Home Finance Private Limited for the amount mentioned below and interest and other charges thereon.

Loan Account Number	Borrower(s) & Property Details	Amount & Date of Demand Notice	Date of Possession	Possession Status
LNWADHL-0120023216	1. JAYESH YASHRAMBHAI BHARWAD 2. VASRAMBHAI MERABHAI BHARWAD Date :- 23-Jan-2023	Rs. 18,56,336/- (Rupees Eighteen Lakh Fifty Six Thousand Three Hundred Thirty Six Only)	17-Feb-2024	PHYSICAL POSSESSION

PROPERTY BEARING:- ALL THAT PIECE AND PARCEL OF THE FLAT NO 102, 1ST FLOOR, SATAPARTMENT, TP NO 3, FP NO 312/B, NEW BUS STAND, ANAND, DISTANAND - 380001

sd/-  
Authorized Officer  
IndoStar Home Finance Private Limited

### BAJAJ FINANCE LIMITED

CORPORATE OFFICE: 3RD FLOOR, PANCHSHIL TECH PARK, VIMAN NAGAR, PUNE-411014, MAHARASHTRA - 411014  
 BRANCH OFFICE - 4th Floor, Office No. 404-406, Trinity Business Park, L.P. Savani Road, Surat-395008

Authorized Officer's Details: Vinay Deshmukh, Email ID: vinay.deshmukh@bajajfinance.in, Mob No. 9769689894 & 7575021406/8669189048

#### PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF THE SECURITY INTEREST ACT 2002 (ACT)

Notice is hereby given to the public in general that the below mentioned Borrower/co-borrower mortgaged the immovable property which is described hereunder to Bajaj Finance Limited (BFL) and the possession of the said immovable property (secured asset/property) has been taken over by the Authorized Officer in accordance of the SARFAESI Act 2002 and rules there to. The secured asset will be sold through public auction by bidding for realization of the loan dues, applicable interest, charges and costs etc., payable to BFL as detailed below. The secured asset is being sold on 23/02/2024 and the bidding will be held on "AS IS WHAT IS", "AS IS WHERE IS", "WHATSOEVER THERE IS" AND "WHATEVER THERE IS" AND "WHATEVER THERE IS" BASIS" under the rule number 8 & 6 of the Security Interest (Enforcement) Rules as well as subjecting to the outcome in SA/555/2022 pending before Debt Recovery Tribunal-2 at Ahmedabad (hereinafter referred to as the rules) and on the terms and conditions specified hereunder.

LOAN ACCOUNT DETAILS / BORROWER(S) & GUARANTOR(S) NAME & ADDRESS	1. DATE & TIME OF E-AUCTION 2. LAST DATE OF SUBMISSION OF EMD 3. DATE & TIME OF THE PROPERTY INSPECTION 4. PROPERTY DESCRIPTION	1. RESERVE PRICE 2. EMD OF THE PROPERTY 3. BID INCREMENT
LAN:- 428LAP01223113 & 428LAP14840238 1. SSVB BUSINESS INDIA LIMITED (BORROWER) At 57 Vijai Pore Sambhaji Nagar, Vithaji Mandir, Navsari, Gujarat-395002 2. BALUBHAI S NANGI (CO-BORROWER) AT B/94, Maruti Nagar Vijalpore, Navsari, Gujarat-396445 3. SHRIRANG PRKASH POL (CO-BORROWER) At 56 Maruthi Nagar - B Vijalpore - 31 Vijalpore Navsari, Gujarat-396445 6. VINOD S. RASAL (Co-Borrower) 7. Three Nagar Vijalpore-44 Vijalpore navsari, Gujarat-396445	1) E-AUCTION DATE :- 23/02/2024 BETWEEN 11:00 AM TO 12:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES 2) LAST DATE OF SUBMISSION OF EMD WITH KYC IS :- 27/03/2024 UP TO 5:00 PM. (IST) 3) DATE OF INSPECTION :- 26/02/2024 TO 26/03/2024 BETWEEN 11:00 AM TO 4:00 PM (IST). 4) Description Of The Immovable Property: Description of the immovable property No.1. All that piece and parcel of the property Plot No. 72, Shri Nagar Society Near Vidya High Mandir School/ RS/ 95/5 PAKKI NAVASARI- 394450, BUTTED & BOUNDED ON North- Road, East- Road, South Plot No. 71 & West-Plot Description of the Immovable property No 2. All that piece and parcel of the property being Plot No. A-24, Isthwar Park Society, Guru Road Geb Electri Bord Navsari, Gujarat-396445 5. BHAVESH S. DABHADE (CO-BORROWER) At 56 Maruthi Nagar - B Vijalpore - 31 Vijalpore Navsari, Gujarat-396445 6. VINOD S. RASAL (Co-Borrower) 7. Three Nagar Vijalpore-44 Vijalpore navsari, Gujarat-396445	Reserve Price for Property No.1 for Rs. 32,79,000/- (Rupees Thirty Two Lakhs Seventy Nine Thousand Only) EMD for Property No.1: Rs. 3,27,900/- (Rupees Three Lakhs Twenty Seven Thousand Only) 10% of Reserve Price. Reserve Price for Property No.2 for Rs. 35,20,000/- (Rupees Thirty Five Lakhs Twenty Thousand Only) EMD for Property No. 2: Rs. 3,52,000/- (Rupees Three Lakhs Fifty Two Thousand Only) 10% of Reserve Price. BID INCREMENT - Rs. 25,000/- (rupees Twenty Five Thousand) & In Such Multiples.

TOTAL OUTSTANDING: Rs. 2,16,66,169/- (Rupees Two Crore Sixteen Lakhs Sixty Six Thousand one Hundred Sixty Nine Only) Along with future interest and charges accrued w.e.f 10/02/2024

Terms and Conditions of the Public Auction are as under:  
 1. Public Auction is being held on "AS IS WHERE IS, AS IS WHAT IS AND WITHOUT RECOURSE BASIS" and is being sold with all the existing and future encumbrances whether known or unknown to Bajaj Finance Limited.  
 2. The Secured asset will not be sold below the Reserve price.  
 3. The Auction Sale will be online through e-auction portal.  
 4. The e-auction will take place through portal <https://bankauctions.in>, on 28th March, 2024 from 11:00 AM to 12:00 PM on onwards with unlimited auto extension of 5 minutes each.  
 5. For detailed terms and conditions please refer company website URL: <https://cms-assets.bajajfinance.in/content/bajajfinance/auction-website-notice-ssvb-business-india-limited.pdf?docId=1&fnt=pdf> or for any clarification please connect with Authorized officer

Date: 23/02/2024 Place: SURAT Authorised Officer (VINAY DESHMUKH) Bajaj Finance Limited

### Chola

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#### CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED

Corporate Office: Chola Crest, Super B, C54 & C55, 4, Thiru Vi Ka Industrial Estate, Guindy, Chennai - 600 032.

#### E-AUCTION SALE NOTICE (Sale Through e-bidding Only)

EAUCTION NOTICE OF IMMOVABLE SECURED ASSETS Issued under Rule 8(6) and 9(1) 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) indicated in COLUMN (A) that the below described immovable property(ies) described in COLUMN (C) mortgaged / charged to the secured creditor for the POSSESSION of which has been taken as described in COLUMN (D) by the Authorized Officer of Housing CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED Secured Creditor, will be sold on "As is Where is", "As is what is" and "Whatever there is" as per details mentioned below. Notice is hereby given to Borrower / Mortgagor(s)/ legal heir, legal representatives (Whether Known or unknown), executor(s), administrator(s), successor(s) and assign(s) of the respective Borrower(s)/ Mortgagor(s) (Since deceased), as the case may be indicated in COLUMN (A) under Rule 8(6) of the Security Interest (Enforcement) Rules 2002. For detailed terms & conditions of the sale, please refer to the link provided in CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED secured Creditor's website i.e. <https://www.cholamandalam.com> & [www.auctionfocus.in](http://www.auctionfocus.in)

SR. NO.	[A] LOAN ACCOUNT NO. NAMES OF BORROWER(S) / MORTGAGER(S) / GUARANTOR(S)	[B] O/S. DUES TO BE RECOVERED (SECURED DEBITS)	[C] DESCRIPTION OF THE IMMOVABLE PROPERTY / SECURED ASSET	[D] TYPE OF POSSESSION	[E & F] RESERVE PRICE (IN ₹) EARNEST MONEY DEPOSIT (IN ₹)	[G] DATE OF AUCTION & TIME
1.	Loan Ac No. XLHMES0000295754 Vijaykumar Ramprasad Lodha Sejalben Vijaykumar Lodha Ramprasad Ramkrishna Lodha All are Residing At: Lodha Vas, Mukhya Dak Rajpur - 385535 Also At: 198 Guru Green Society , Bhojan Road Deesa Bhojan Road Deesa : 385535	Rs.334425/- (Rupees Thirty Three Lakh Fourty Thousand Six Hundred Twenty Five Only) as on 20-02-2024	All that right, Title and interest of property bearing northern part of plot No. 19/ which is situated in survey No. 5/1 of bhoyan Sim Ta. Deesa & Dist. Banaskantha adm. 78.375 sq. mtrs Plot No. 19p Guru Green Society Bhojan Road, Taluka-Deesa Dist. Banaskantha.	(Possession)	Rs. 12,24,000/- (Rupees Twelve Lakh Twenty Four Thousand Only).  Rs. 1,22,400/- (Rupees One Lakh Twenty Two Thousand Four Hundred Only).	14-03-2024 from 02.00 PM to 04.00 PM (with automated extensions of 5 minutes each in terms of the Tender Document)

1. INSPECTION DATE : 12-03-2024  
 2. MINIMUM BID INCREMENT AMOUNT : Rs. 10,000/-  
 3. Last date of submission of Bid/ EMD/ Request letter for participation is 13-03-2024 before 5 PM.

\* Together with further interest as applicable in terms of loan agreement with, incidental expenses, costs, charges etc. Incurred up to the date of payment and/or realization thereof.

For any assistance related to inspection of the property, or for obtaining the Bid document and for any other queries, please get in touch with Mr. Tushar koranne Contact Number 8128997941 and Email : [tushark@chola.murugappa.com](mailto:tushark@chola.murugappa.com) / Mr. Rahul Dhobi On 8758587337/ Mr. Prashant Vaghela on 9902984420 / Mr. Mohd Abdul Qawi on 7305990872, official of CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED to the best of Knowledge and information of the Authorized Officer of CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED there are no encumbrances in respect of the above immovable properties/ secured Assets.

Date: 22-02-2024 Place: Deesa

sd/-  
Authorized Officer  
Cholamandalam Investment and Finance Company Limited

### MAS RURAL HOUSING & MORTGAGE FINANCE LIMITED

Narayana Chambers, 2th Floor, Bth, Patang Hotel, Ashram Road, Ahmedabad-380009. Contact: 079-41105500 / 733

#### POSSESSION NOTICE

(FOR IMMOVABLE PROPERTY) Rule 8(1) of Security Interest (Enforcement Rules 2002)

Whereas the undersigned being the authorized officer of the MAS Rural Housing & Mortgage Finance Ltd. under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act - 2002 (54 of 2002) and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 15.09.2023 calling upon the Borrower/Co-borrower/Guarantor to repay the amount mentioned in the notice being within Sixty 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/Co-borrower/Guarantor 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 the said [Act] read with Rule 8 of the Security Interest (Enforcement) Rules 2002, on this 20th Day of February of the year 2024.

The Borrower/Co-borrower/Guarantor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the Property will be subject to the charge of the MAS Rural Housing & Mortgage Finance Ltd. as on 15.09.2023 and interest thereon.

The Borrower/Co-borrower/Guarantor 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.	Borrower & Co-Borrower, Guarantor Name	Description Of The Immovable Property	Loan A/C No Date of Possession	Date & Amount of Demand Notice
1	Nareshbhai Dharmshibhai Sakriya (Applicant) Kanchanben Nareshbhai Sakriya (Coapplicant)	ALL THAT PIECE AND PARCEL OF THE IMMOVABLE PROPERTY BEARING PLOT NO.24 PAIKI, SOUTH SIDE LAND ADMEASURING ABOUT 44.955 SQ. MTRS. CONSTRUCTION THEREON AND IN SCHEME KNOWN AS "RAMDEVNAGAR" SITUATED AT REVENUE SURVEY NO.3546, AT WADHWAN, TA. WADHWAN, IN THE REGISTRATION DISTRICT & SUB DISTRICT OF SURENDRANAGAR, GUJARAT.	Loan Account No : 8318 20-02-2024	Rs. 8,67,760.00 in Words Eight Lakh Sixty Seven Thousand Seven Hundred Sixty Rupees Only as on Date 21.09.2023

Date : 23-02-2024 Place : Surendranagar

Authorized Officer, Mr. Bharat J. Bhatt (M.) 9714199018  
 For, MAS Rural Housing & Mortgage Finance Ltd.

### BAJAJ FINANCE LIMITED

Corporate Office: 3rd Floor, Panchshil Tech Park, Viman Nagar, Pune-411014, Maharashtra. Branch Office: B/S PTSL, Near 3 Legend of Punjab Restaurant Opp. Baroda Peoples Co-operative Society, Gandia Cir, Por, Gujarat 395007

#### POSSESSION NOTICE

U/s 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, Rule 8-(1) of the Security Interest (Enforcement) Rules 2002, (Appendix-IV)

Whereas, the undersigned being the Authorized Officer of M/s BAJAJ FINANCE LIMITED (BFL) 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 3 of the Security Interest (Enforcement) Rules 2002, issued Demand Notice(s) to 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) / Guarantor(s) having failed to repay the amount, notice is hereby given to the Borrower(s) / Co-Borrower(s) / Guarantor(s) and the public in general that the undersigned on behalf of M/s Bajaj Finance Limited, has taken over the possession of the property described herein below in exercise of the 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 are hereby cautioned not to deal with the below said property and any dealings with the said property will be subject to the first charge of BFL for the amount(s) as mentioned herein under with future interest thereon.

Name of the Borrower(s) / Guarantor(s) (LAN No, Name of Branch)	Description of Secured Asset (Immovable Property)	Demand Notice Date & Amount	Date of Possession
Branch : BARODA (LAN No. 4135H38457868 and 4135H38458274) 1. SUKESHI T BHATT (Borrower) 2. TUSHAR BHAI BHATT (Co-Borrower) Both At 1 Royal Wings, B/H M S Hostel Sama Savli Road, Baroda, Gujarat-390008	All That Piece And Parcel Of The Non-Agricultural Property Described As: Property Bearing Sub Plot No 1 Area Admeasuring About 148.32 Sq Mtrs Undivided Share Of Common Plot And Internal Road Only Admeasuring 56.04 Mtrs In Royal Wings Situated At Old Revenue Survey No 23, Block No 17, T.P. No.1 of Mouje Vemal, Registration Sub District Vadarva, East : 18 Mtr P Road, West : Sub Plot No 2, North : 7.5 Mtr Internal Road, South : Flat Plot No 102	29th Nov 2023 Rs. 1,29,24,019/- (Rupees One Crore Twenty Nine Lac Twenty Four Thousand Nineteen Only)	21.02.2024

Date: 23.02. 2024 Place: VADODARA Authorised Officer Bajaj Finance Limited

### INDOSTAR CAPITAL FINANCE LIMITED

Regd. Office - SILVER UTOPIA, THIRD FLOOR, UNIT NO 301-A, OPPOSITE P & G PLAZA, CARDINAL GRACIOUS ROAD, CHAKALA, ANDHERI (E), MUMBAI - 400099. Email:- contact@indostarcapital.com. CIN Number :- L65100MH2009PLC268160  
 Authorized Officer: Sirajhusen Nurulhusen Saiyad Contact No. 8141517971

#### APPENDIX-IV A See Rule 8(6) [Sale Notice For Sale of Immovable Properties]

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower(s) that pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of **INDOSTAR CAPITAL FINANCE LIMITED** (hereinafter referred to as "Secured Creditor") under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the recovery of amount due from borrower(s), offers are invited to be submitted online on the Web Portal of our Sales & Marketing and e-Auction Service Partner, M/s. Invent On Solutions Pvt. Limited (Invent On) i.e. <https://auctions.inventon.in> by the undersigned for purchase of the immovable property, as described hereunder.

Borrower(s) Details	Date & Amount of 13(2) Demand Notice	Description of Property	Reserve Price	EMD Bid Increase Amount	Date & Time of Auction
Branch: Ahmedabad Borrowers: 1. M/s. Sarthak Yarn 2. Mr. Viral Shah 3. Mrs. Shah Komal Viral	Date: 13/05/2023 INR 1,57,43,225/- (One Crore Fifty Seven Lakhs Forty Three Thousand Two Hundred and Twenty Five Only) for Loan Account No LSADH15320-210004866 AS on 11/05/2023	Unit no.133 adm.460 sq.ft.s on 1st floor in Block no.D in the scheme Sumel-6 constructed on S. no.304, 329, 330, F.P no.113 adm.30519.43 sq.mts and S. no.330A, F.P no.121 adm.2613.14 sq.mts and S. no.331-A, F.P no.123 adm.1603 sq.mts and S. no.305/A, 1, 2, 3, 305-B1, B2, 309-1+2, F.P no.114 adm.13135.67 sq.mts i.e. forming part of C. S. no.3140 adm.61277.77 sq.mts and C. S. no.3142 adm.741.50 sq.mts adm.62019.27 sq.mts gaikki 47871.24 sq.mts (I.e. the remaining land after deducting land handed over to AMCT, T. P. Scheme no.14 of mouje Dariyapur Karzipur, Sub-District Ahmedabad-6 (Naroda) & District Ahmedabad.	Rs. 2,79,50,000/- (Twenty Seven Lakhs Fifty Thousand Only)	INR 2,69,500/- (Twenty Six Lakhs Seventy Nine Thousand and Five Hundred Only) INR 2,68,000/- (Two Lakh and Sixty Eight Thousand Only) INR 10,000/- (Ten Thousand Only)	03-04-2024 Time: 11:30 to 13:30 with unlimited extension of 5 minutes EMD Last Date: 01-04-2024

Terms and Conditions of E-Auction: 1) For Detailed Terms and Conditions of the Sale Please Refer To The Link Provided On <https://www.indostarcapital.com> And website of our Sales & Marketing and e-Auction Service Provider: <https://auctions.inventon.in> Secured Creditors Website. 2) The Same Have Been Published on Our Portal Under the Link <https://www.indostarcapital.com/Auction-Terms-And-Conditions>. 3) For any enquiry, information & inspection of the property, support, procedure and online training on Auction, the prospective bidders may contact the Client Service Delivery (CSD) Department of our Sales & Marketing and e-Auction Service Partner M/s. Invent On Solutions Pvt. Limited, through Tel. No. : +91 9833478748/9029086321 & E-mail id: care@inventon.net or manoj.das@inventon.net The Authorized Officer - Sirajhusen Nurulhusen Saiyad, Contact No. 8141517971

Place: Ahmedabad date: 23.02.2024. Sd/- Authorised Officer-M/s. IndoStar Capital Finance Limited

### Omkara Assets Reconstruction Private Limited

Registered Office: No. 9, M.P. Nagar, First Street, Kongu Nagar, Extension, Tirupur - 641607.  
 Corporate Office: Kohinor Square, 47th Floor, N. C. Kellar Marg, R. G. Gadkar 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 Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower M/s Sagar Impex, and co-borrower M. Rakesh Navaldas Dasani, Mrs. Shilpaben Rakesh Dasani, Mrs. Jasuben Navaldas Dasani that the below described immovable property mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Omkara Assets Reconstruction Private Limited (OARPL) Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" and without recourse basis on 07/03/2024 at 11.00 am (last date and time for submission of bids is 01/03/2024 by 6.00 PM), for recovery of Rs. 2,81,49,131.98/- (Rupees Two Crore Eighty One Lacs Forty Nine Thousand One Hundred Thirty One and Ninety Eight Paise only) as on 18.10.2019 Plus Interest and Expenses w.e.f. 18.10.2019 due to the M/s Omkara Assets Reconstruction Private Limited Secured Creditor from above mentioned borrower and co-borrower.

The Omkara Assets Reconstruction Pvt Ltd (acting in its capacity as Trustee of Omkara PS 22/2020-21 Trust) has acquired entire outstanding debts lying against above said borrower/guarantors vide Assignment Agreement dated 26/02/2021 along with underlying security from Fullerton India Credit Company Limited. Accordingly, OARPL has stepped in the shoes of the Fullerton India Credit Company Limited, the Original Secured and become entitled to recover dues and enforce the securities.

The description of the Immovable 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 part and parcel of the Non-Agricultural freehold Land/Plot No. 9 "Raj" Panchvati Society, constructed Residential Property measuring 183.94 Sq. Mts, situated at R. Survey No. 429-3 Paiki City Survey Ward No.15, City Survey No. 2, 2020 Paik Plot No. 9, at Rajkot, "Raj" Panchvati Society main road, Opp Atithi Apartment, Rajkot - 360002. Boundaries: East: Plot No. 14 West: Road, North: Other Property, South: Plot No. 8	Rs. 2,20,00,000/-	Rs. 22,00,000/-

Date of E-Auction	07/03/2024
Minimum Bid Increment Amount	Rs. 1,00,000/- (Rupees One Lakh only)
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	07/03/2024 by 4:00 pm
Date of Inspection	27/02/2024 between 12.00 pm to 01.00 pm (Only on Prior Confirmation)
Known Liabilities	Not Known

This Publication is also a "fifteen days" notice to the aforementioned borrower/co-borrowers 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://omkara.com/auction.php>, and the contact details of authorized officer Tanaji Mandavkar 9769170774, Also at Gehna Balwani 9173670406 and Email gehnabalwani@omkara.com Bidder may also visit the website <http://www.bankauction.com> or contact service provider M/s. C1 India Pvt. Ltd., Tel. Helpline: +91 7291981247/25726, Helpline E-mail id: support@bankauctions.com, Mr. Bhavik Pandya, Mobile :8866682937 Email :- MaharashtraC1India.com. Intending bidders shall comply and give declaration under section 29A of insolvency and bankruptcy code 2016.

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

Date: 23/02/2024 Place: Rajkot

### Karnataka Bank Ltd.

Head Office, Mangaluru-575 002 Your Family bank Across India. CIN : L85110KA1924PLC001128

#### E-AUCTION PUBLIC NOTICE OF SALE

Asset Recovery Management Branch : 2nd Floor, 'E' Block, The Metropolis, Plot No. C-26 & C-27, Bandra Kuria Complex, Bandra (East), Mumbai - 400051  
 Landline : 022-35008017/35128482/35082558 E-mail : [mumbaiarm@ktbk.com](mailto:mumbaiarm@ktbk.com), Website : [www.karnatakabank.com](http://www.karnatakabank.com)

#### SALE NOTICE OF IMMOVABLE PROPERTY ON 12.03.2024

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) / Rule 9(1) of 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 to the Secured Creditor, the possession of which has been taken by the Authorized Officer (details of possession is mentioned below), will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 12.03.2024 at the below mentioned timings for recovery of dues with further interest and cost thereon due to the Karnataka Bank Ltd. The details are as under: Reserve Price and Earnest Money Deposits details are as under and the Earnest Money Deposit shall be deposited on or before 11.03.2024 at 4.00 pm through online payment to the Account (details of which are mentioned below).

Sl. No.	Branch Name	Name & Address of the Borrowers / Guarantors	Balance O/S in Rs.	Description of the Property/ies	Reserve Price (Rs.) Earnest Money Deposit (EMD) Rs.	Date & Time of Auction	Details for Remitting EMD Account No. / IFSC Code
1	Jamnagar Branch	(1) M/s Shree Madhav Oil Industries, a partnership firm represented by its partners: (a) Mr. Ashok Parbatbhai Baidiyavadra, (b) Mr. Rakesh Devayathbhai Baidiyavadra, (c) Mr. Govabhai Markhibhai Gagiya, (d) Mr. Lakhanbhai Palabhai Karangiya, addressed at: Survey No.214, Plot No.1, Pipar Navi, Tal. Lalpur, Jamnagar, Gujarat 361170; (2) Mr. Ashok Parbatbhai Baidiyavadra, S/o Mr. Parbatbhai Baidiyavadra, addressed at: Godavari, Tal-Lalpur, Jamnagar, Gujarat 361170; (3) Mr. Rakesh Devayathbhai Baidiyavadra, S/o Mr. Devayathbhai Baidiyavadra, addressed at: Godavari, Tal-Lalpur, Jamnagar, GJ 361170; (4) Mr. Govabhai Markhibhai Gagiya, S/o Mr. Markhibhai Gagiya, addressed at: Near Ram Mandir, At Khaydi, Tal-Lalpur, Jamnagar, Gujarat 361170; (5) Mr. Lakhanbhai Palabhai Karangiya, S/o Mr. Palabhai Karangiya, addressed at: Ahir Pado-1, At Kalyanpur, Tal-Bhanvad, Devbhoomi Dwaraka, Gujarat 360510; (6) Mr. Dadubhai Bhikhabhai Karangiya, S/o Mr. Bhikhabhai Karangiya, addressed at: Shivam Society, Street No.3, Satyam Colony, Main Road, Jamnagar, Gujarat 361006;	Rs.57,09,116.63 (Rupees Fifty Seven Lakhs Nine Thousand One Hundred Sixty Three Only), i.e., Rs.44,02,014.88 under PSOD A/c No. 372700600001101 along with future interest from 17.08.2021 and Rs.13,07,101.75 under PSTL A/c No. 3727001800006301 along with future interest from 20.08.2021, plus costs	All that part and parcel of Industrial Property bearing Plot No.1, R. S. No.214/Paiki-3, admeasuring 4047 sqmtrs, with industrial shed admeasuring 757.57 sqmtrs, situated at Piparnavi Village, Lalpur Taluk, Jamnagar District, Gujarat - 361170. Boundaries of Property: East by: Land of Govabhai Markhibhai; West by: Kharab; North by: Waste Land; South by: Land of Govabhai Markhibhai.	Rs.52,63,000/- (Rupees Fifty Two Lakhs Thirty Three Thousand Only)  Rs.5,26,300/- (Rupees		