DEEDAK PATEL New Delhi, 10 June

irfares in India are still among the lowest in the world, giving Indian carriers significant headroom to increase them while ensuring they remain affordable, Akasa Air Founder and Chief Executive Officer Vinay Dube said in an interview with Business Standard.

When asked if Akasa Air plans to follow IndiGo, which recently announced it would be introducing business class in its planes, he replied, "For the moment, no. Will we have a particular type of seat for 8-10 customers? No."

Moreover, he challenged the characterisation of airlines as solely "low-cost" or "fullservice". "I do not believe it is such a binary state. Akasa today is India's most on-time airline. That, to me, is the highest level of service we could provide to our consumers. So why would you not consider us to be a full-service carrier already?" he asked.

A full-service airline typically offers a range of amenities and services beyond just transportation from one place to another. These may include things like free meals and snacks during the flight, a wider choice of seat options including business or first class, more legroom, in-flight entertainment systems, and sometimes even amenities like blankets, pillows, and toiletry kits.

Dube said, "We offer the best legroom in the industry. We believe we have the finest food offerings. Our aircraft are brand new, boasting the lowest levels of noise and the cleanest air circulation. The pressurization in these mod-



legroom in the industry. Our aircraft are brand new. Our cabin crew service is second to none. These are all the attributes of a full-service carrier

Founder & CEO, Akasa Air

ern-generation aircraft is superior to the older generation aircraft flown by some of our competitors. Our cabin crew service is second to none. These are all the attributes of a full-service carrier."

Akasa Air, which launched its first commercial flight in August 2022, placed an order for 150 B737 Max aircraft with American planemaker Boeing in January. Consequently, the airline has a total order of 226

Max planes from Boeing. To date, Boeing has delivered 24 out of the 226 planes ordered. In the financial year 2022-23, the airline received 19 planes, followed by five planes in 2023-24. According to aviation consultancy firm CAPA India, Akasa Air is scheduled to receive six planes from Boeing in 2024-25.

Dube said, "Aircraft deliveries are happening largely as per our expectation. We expect them to continue...At Akasa, delivery of one more or one less plane does not bother us because either way, we are growing at a pace that no other airline in the history of global aviation has ever done.'

When asked if Akasa Air might be squeezed out by the two big players, Air India Group and IndiGo, which now own more than 80 per cent of the domestic passenger market share, he replied, "Absolutely not. Our success does not hinge on one of the bigger players suffering. Forget three airlines, India can support more than three profitable, strong carriers over the long term. I see us as a force to be reckoned with. There is nothing that can realistically create impediments for us."

"I think India still has some of the lowest airfares that you see anywhere in the world. We have lots of room for airfares to grow while still being extremely affordable for the Indian consumer," he noted.

He mentioned that it will take some time for Akasa Air to break even. The company has set internal milestones with specific timelines to achieve net profitability.

"Financially, we are ahead of our plan. This is partly due to our hard work and partly due to the growth we see in the market," he added.

The shortage of pilots, cabin crew members, and other key aviation sector employees is far more serious than estimated or visible right now, CAPA India had said last week.

# Luxe home buyers get 'exclusive' access

New Delhi, 10 June

With the rise of ultra-luxury housing in India comes ultramarketing. Developers selling high-end homes, priced above ₹20 crore, are moving away from traditional marketing for these homes to newer methods, such as painstaking profiling of customers before showing them the property, augmented reality for visualisation of interior decor, virtual tours, and closeddoor international shows.

There is also marketing through online ads, social media influencers, and exclusive memberships.

Prestige Group, a leading real estate developer, is targeting ultra-luxury buyers using the "by appointment" method.

"There is profiling of a client done before showcasing an entire product to them. It's not that a show-and-tell is done for every customer who walks in. It is by appointment," said Anand Ramachandran, senior vice president of business expansion at Prestige. "We receive a certain profile, we evaluate it and then an appointment is set with a client based on the profile."

Something must be work-

However, Mumbai dropped from first

place in 2022 to fourth in 2023. Industry

sources suggest that range anxiety, lack

of affordable electric car options, and

insufficient public charging stations are

slowing growth in some cities. Chennai,

Ahmedabad, and Jaipur maintained their

positions at sixth, seventh, and eighth,

Tarun Garg, chief operating officer

(COO), Hyundai Motor India (HMIL), told

Business Standard that Bengaluru con-

tributes more than 11 per cent of the com-

pany's EV sales, making it the second-

sells two electric cars — Ioniq 5 and Kona

"Presence of numerous tech compa-

nies, startups, and a young, dynamic

workforce has fuelled increased aware-

ness and acceptance of EVs. Notably, 72

The South Korean carmaker currently

largest market for its EV portfolio.

FROM PAGE 1

respectively.

Electric — in India.

invitation only"

"The mass-market leveraging the power of targeted online ads and social media campaigns tailored to specific

Anshuman Magazine, chairman and chief executive officer (India, South-East Asia, Middle East & Africa) of real estate consultancy CBRE.

Recently, DLF, the largest developer in India by market capitalisation, announced it would launch a new project in

homes would be priced around ₹50 crore. Its marketing is "by

"We will first introduce it to our close network of family and friends before making them available to a select group in the broader market," said Aakash Ohri, joint managing director, DLF Home Developers. "These luxury developments are designed to be exclusive and understated to retain their unique appeal and allure."

Krisumi Corporation, another developer focusing on ultra-luxury projects, said it was organising exclusive events for potential buyers. "Curated events own the

largest pie in our marketing budget, ensuring our approach is tailored, exclusive, and effective in reaching our target

Mumbai EV sales hit by range anxiety

market," said Mohit Jain, managing director at Krisumi, adding that developers were also offering private club memberships, concierge ser-

vices, and unique amenities.

WOOING THE ULTRA-RICH

Influencer and celebrity

endorsements to

and incentives to

tangible examples

create urgency

Limited-time offers

Model units to provide

boost credibility

That is not all. "Augmented reality is used to visualise furniture placement or design options," said Jain. This is necessary because high-net-worth individuals and rich non-resident Indians form a chunk of buyers of these homes. Ramachandran of Prestige speaks of three categories of potential buyers. There is the "old-money" category, where second and third generations are buying these homes. The second category consists of C-Suite executives, and the third is first-generation leaders of unicorns and other highly val-

ued start-ups.

of property

▶ International

HNIs and NRIs

roadshows to attract

Private memberships

and amenities to create

sense of exclusivity

Real estate consultancy Anarock said developers were reaching out to potential buy-

ers through wealth managers. "Interestingly, with global markets remaining low, many investors including HNIs and NRIs are increasingly eyeing Indian cities for investments, and they are buying luxury residential homes," said Anuj Puri, chairman at Anarock, "And for these clients, strong referral programmes work very well. Several leading developers today are also seen organising closed-door property shows across countries to reach out to the NRI clients".



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demographics,"

Gurugram's Phase-5, where

per cent of IONIQ 5 customers in Bengaluru are businesspersons, underscoring the city's status as a hub for multinational companies and startups, Additionally, 22 per cent of Ioniq 5 customers in Bengaluru are female, double the overall HMIL average of 11 per cent. This reflects the city's inclusive market dynamics," Garg said.

He said Bengaluru has also seen a rapid development of EV charging infrastructure, Moreover, HMIL has expanded its own public network of ultra-fast chargers in the city. "We are also witnessing a dramatic shift of customers replacing their second car in the household with an EV. This is due to the ease of driving in traffic and its low running cost," he added.

Additionally, Bengaluru has a thriving EV taxi segment, primarily driven by corporate fleets and EV ride-hailing apps. "Together, these factors have driven rapid nessing growth at 74 per cent year-on-year (Y-o-Y) in FY 24," he added. According to Jato Dynamics, Bengaluru and Pune have consistently been the top two cities for electric two-wheeler registrations in India over the last four years. "These cities are not just embracing

adoption in Bengaluru, with Tata EVs wit-

the future of mobility; they are shaping it. The robust startup ecosystem in Bengaluru has not only diversified consumer options but also propelled the development of cutting-edge two-wheeler technology. Coupled with an extensive and ever-improving charging network, it's clear that Bengaluru is setting a high standard for EV accessibility and convenience," said a spokesperson of Greaves Electric Mobility, which sells electric twowheelers under the 'Ampere' brand name.

More on business-standard.com



OMKARA OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED tegistered 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, Dadar (West), Mumbai - 400028 Tel.: 022-26544000 | Email: mumbai@omkaraarc.com|www.omkaraarc.com | CIN: U67100TZ2014PTC020363

[Appendix - IV-A] [See proviso to rule 8 (6) read with 9 (1)]

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTY DATE OF E-AUCTION: 02.07.2024

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 provision to Rule 8 (6) read with 9 (1) of the Security Interest (Enforcement of Security Interest Act, 2002 read with provision to Rule 8 (6) read with 9 (1) of the Security Interest (Enforcement of Security Interest Act, 2002 read with provision to Rule 8 (6) read with 9 (1) of the Security Interest (Enforcement of Security Interest Act, 2002 read with provision to Rule 8 (6) read with 9 (1) of the Security Interest (Enforcement of Security Interest Act, 2002 read with provision to Rule 8 (6) read with 9 (1) of the Security Interest (Enforcement of Security Interest Act, 2002 read with provision to Rule 8 (6) read with 9 (1) of the Security Interest (Enforcement of Security Interest Act, 2002 read with Provision Interest (Enforcement of Security Interest In

Notice is hereby given to the public in general and in particular to the below mentioned Borrower and Guarantor(s) that the below described nmovable property mortgaged/charged to the Secured Creditors, the physical/symbolic possession of which has been taken by the Authorised Officer of Omkara Assets Reconstruction Pvt. Ltd ("OARPL"), a Company incorporated under the Companies Act, 1956 and registered with Reserve Bank of India as an Asset Reconstruction Company and having its registered office at 9, M.P Nagar, 1st Street, Kongu Nagar Extn, Tirupur 641607 and Corporate office at Kohinoor Square, 47th Floor, N.C.Kelkar Marg, R.G.Gadkari Chowk, Dadar (West), Mumbai - 400028, Erstwhile Andhra Bank, erstwhile Dena Bank, Bank of Baroda, Bank of India, Indian Bank and IDBI bank Deeds of Assignment dated 3rd January 2018, 14th December 2018, 31st March 2020, 31st December 2020, 31st March 2021 & 29th April 2023 assigned the debt of Sanghavi Exports International Private Limited ("SEIPL") to OARPL acting in its capacity as Trustee of Omkara PS 05/2017-18 Trust, Omkara PS 15/2018-19 Trust, Omkara PS 27/2019-20 Trust, Omkara PS 20/2020-21 Trust, Omkara PS 30/2020-21 Trust & Omkara PS 02/2023-24 Trust respectively.

Accordingly, OARPL is entitled to recover dues and enforce the securities. The Secured Assets will be sold in exercise of rights and power under the provisions of sections 13 (2) and (4) of SARFAESI Act; on "As is where is", "As is what is", "Whatever there is" and "Without recourse Basis" on 02.07.2024 at 11:00 am (last date and time for submission of bids is 01.07.2024 by 5:00 PM, for recovery of amount shown below with further interest there on till the date of recovery in respective column due to OARPL and Consortium members as Secured Creditors from the Borrower and Guarantors shown below.

The Reserve Price and the earnest money deposit of the property has been mentioned below.

The description of Borrowers and mortgagors with description of the immovable property and known encumbrances (if any) are as under:

Name of Borrower and Guarantors	Outstanding Dues in R	Demand Notice	Symbolic Possession	
Borrower: Sanghavi Exports International Private Limited (in liquidation under IBC, 2016)	Financial Creditor	Dues as on 15.12.2020		
Guarantors:	OARPL	Ī		
(1) Mr. Kalpesh. V. Sanghavi, (2) Mr. Jayesh	As assignee of erstwhile Andhra Bank	79,14,86,985		
V. Sanghavi, (3) Mr. Kirtilal R. Sanghavi, (4) Mr. Chandrakant R. Sanghavi, (5) Mr.	As assignee of erstwhile Dena Bank	120,84,32,089		
Rameshchandra R. Sanghavi, (6) Mr. Ketan K.	As assignee of Bank of Baroda	69,53,44,692	1	
Sanghavi, (7) Mr. Viren K. Sanghavi, (8) Mr. Agam	As assignee of Bank of India	404,06,99,250	09-12-2019	04-04-2022
K. Sanghavi, (9) Mrs. Bharitben V. Sanghavi,	As assignee of Indian Bank	96,78,71,602	8	8
(10) Mrs. Pramilaben K. Sanghavi, (11) Mrs. Kalpanaben R. Sanghavi, (12) Mrs. Devikaben C.	As assignee of IDBI Bank Limited	66,48,03,907	24-03-2021	27.08.2023
Sanghavi, (13) Ms. Nikitaben V. Sanghavi,	Sub-total (OARPL)	836,86,38,525		
(14) Kirtilal R. Sanghavi (HUF), (15) Rameschandra	State Bank of India	121,85,47,697		
R. Sanghavi (HUF), (16) Chandrakant R.	Union Bank of India	93,65,62,549		
Sanghavi (HUF), (17) Vasantlal Sanghavi (HUF),	Sub-total	215,51,10,246		
(18) Sanghavi Family Trust, (19) Royal Estate	Grand Total	1052,37,48,771		
Holding India Pvt Ltd, (20) Sanghavi Star Retail Pvt Ltd, (21) Sanghavi Jewellery Mfg. Pvt Ltd, (22) Sanghavi Diamond Mfg. Pvt Ltd	Total dues as on 15.12.2020: Rs. 1052,3 One Thousand Fifty-Two Crores Thirty-Si Eight Thousand Seven Hundred and Seve	even Lakhs Forty-		

19/8/2		Eight mousand Seven Hur	Eight Thousand Seven Hundred and Seventy-One only)				
Lot No.	Description of immovable property	Mortgagor	Area	Inspection Date & Time	Reserve Price (Rs. lakhs)	(Rs.	Bid Increment Amount (Rs. lakhs)
1	Factory Land - Industrial Plot no. 4/A- 1, 4/A-2, 4/A-3, 4/A-4 & 4/A-5, Tunki Village, Surat with building thereon Electricity Overdue Rs. 17,598/- plus DPC (as on date 19.01.2024)	(now his legal heirs), Mr. Chandrakant R Sanghavi, Mr. Rameshbhai R Sanghavi,	Land - 4537.1591 sq.mtr. Bldg 7089.28 sq.mtr. approx.		2100	210.00	20.00

For detailed terms and conditions of the sale please refer to the link provided in http://omkaraarc.com/auction.php

 The auction will be conducted 'ONLINE' through OARPL's approved service provider M/s. C-1 India Pvt Ltd., Gurgaon. E -Auction tended document containing online e-auction bid form, Declaration, General Terms & conditions of online auction sales are available in website https://www.bankeauctions.com (Support mail Id support@bankeauctions.com support mobile No. +91-7291981124/25/26). 2. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid

training on e-bidding 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 , Mr. Bhavik Pandya, Mobile: 8866682937 E mail maharashtra@c1india.com. 3. For any property related query or inspection of property schedule, the interested person may contact the concerned Authorized Officer: Ne

Patel (Mob. No. 9819963344) (Email ID neelam.patel@omakararc.com) & Akshay Shah (Mob. No. 9833505891) (Email ID akshay.shah@omkaraarc.com) or at address as mentioned above in office hours during the working days. . To the best of knowledge and information of the Authorized Officer, there is no known encumbrance on any property, except as stated in the table above STATUTORY NOTICE FOR SALE UNDER Rule 8(6) READ WITH RULE 9(1) OF STATUTORY INTEREST (ENFORCEMENT) RULES, 2002

This notice is also a mandatory Notice of Fifteen (15) days to the Borrower/Guarantors of the above loan account under Rule 8(6) read with rule 9(1) of Security Interest (Enforcement) Rules, 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 further interest, cost & expenses till the date of payment. 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) Rules, 2002.

Date: 11.06.2024

Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 05/2017-18 Trust, Omkara PS 15/2018-19 Trust, Omkara PS 27/2019-20 Trust Omkara PS 20/2020-21 Trust, Omkara PS 30/2020-21 Trust & Omkara PS 02/2023-24 Trust)

## Aadhar Housing Finance Ltd.

Corporate Office: Unit No. 802, Natraj Rustomjee, Western Express Highway and M.V. Road, Andheri (East), Mumbai - 400069.

Surendranagar Branch: Shop No. - 327,328 & 329, 3rd Floor, Mega Mall, Near Milan Cinema. S.T.Road. Surendranagar - 363001 (Gujarat)

## APPENDIX IV **POSSESSION NOTICE** (for immovable property)

Whereas, the undersigned being the Authorized Officer of Aadhar Housing Finance Limited (AHFL) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, 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 t read with Rule 8 of the Security Interest Enforcement rules, 2002. The horrower's attention is invited to prov 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 are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of AHFL for an amount as mentioned herein under with interest thereon.

Sr. No.	Name of the Borrower(s)/ Co-Borrower(s) (Name of the Branch)	Description of Secured Asset (Immovable Property)	Demand Notice Date & Amount		
2.2	(Loan Code No. 03700000314/ Surendranagar Branch) Sanjay Kalubhai Sinijiya(Borrower), Sharadaben Kalubhai Sinijiy & Kalu Shankarbhai Sinijiya (Co-Borrowers)	All that part & parcel of property Bearing, 674 Paikee Plot No 8 Paikee North Side Sub Plot No 10 Ramanagar B H Andhvidhyalay Surendranagar, Surendranagar, Gujarat, 363001  Boundaries: East - Unit No.25, West - Road, North - Unit no.11, South - Unit no.9	15-05-2023 ₹ 7,18,603/-		

Place : Gujarat **Authorised Officer** Date : 11-06-2024 Aadhar Housing Finance Limited

### **HDFC Bank Ltd.** ☐ HDFC BANK

Branch: HDFC Bank Limited, Trident, Race Course, Vadodara-390007. Tel.: 079-64807999

NOTICE FOR REMOVAL OF

Whereas the Authorised Officer/s of HDFC Bank Ltd., (erstwhile HDFC Limited having amalgamated with HDFC Bank Limited by virtue of a Scheme 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 Demand Notices under Section 13 (2) of the said Act, calling upon the following borrower(s) / Legal Heir(s) and Legal Representative(s to pay the amounts mentioned against their respective names together with interest thereon at the apicable rate as a mentioned in the said notices, within 60 days from the date of the said Notice/s, incidental expenses, costs, charges etc till the date of payment and / or realization.

Sr. No.	Name of Borrower(s)/ Legal Heir(s)/ Legal Representative(s)	Outstanding Dues		Date of Possession Physical/	Description of Immovable Property(ies)/ Secured Asset(s)
(a)	(b)		(d)	(e)	(f)
1	MR. ARPIT MALVIK HATHI (Borrower) MR. UTKARSH HATHI (Co-Borrower)	Rs. 3,22,09,402/- as on 31-Aug., 2022*	10-Oct., 2022		UNIT-3, 4, 5, FLOOR-1, 1, 1, URBAN TWO, S. NO. BLOCK-69/A/2, 69/B, FP-76, TP-2, OPP. AKSHAR PAVILLION, NR. PRIYA TALKIES,

VADODARA-391410 with further interest as applicable, incidental expenses, costs, charges etc incurred till the date of payment and / or realisation

Furthermore, since the borrower/s / Legal Heir(s) and Legal Representative(s) mentioned herein above have failed to repay the amounts lue, notice is hereby given to the borrower/is / Legal Heir(s) and Legal Representative(s) mentioned herein above in particular and to the public in general that the Authorised Officer/s of HDFC have taken possession of the immovable property (ies) / secured asset(s) described herein above in exercise of powers conferred on him/them under Section 13 (4) of the said Act read with Rule 8 of the said Rules on the dates tioned above.

The borrower(s) / Legal Heir(s) and Legal Representative(s) mentioned herein above in particular and the public in general are hereby ultioned not to deal with the aforesaid Immovable Property(ies) / Secured Asset(s) and any dealings with the said Immova cured Asset(s) will be subject to the mortgage of HDFC.

Borrower(s) / Legal Heir(s) / Legal Representative(s) attention is/are invited to the provisions of sub-section (8) of section 13 of the Act, is pect of time available to redeem the secured asset/s.

Copies of the Panchnama drawn and Inventory made are available with the undersigned, and the said Borrower(s) / Legal Heir(s) / Lega presentative(s) is / are requested to collect the respective copy from the undersigned on any working day during normal office hours. Further, vide this Public Notice is issued in view of the fact that HDFC has not been able to communicate / establish contact with the esaid Borrower (s)/Legal heir(s)/Legal Representative(s) at his/her/their last known address as per HDFC's records

At the time of taking over possession of the said immovable property (ies) / Secured Asset (s), the Authorised Officer of HDFC has drawn p an inventory of personal belongings and household goods lying therein, copy whereof can be collected from the undersigned on any

In the circumstances, Notice is hereby given, to the said Borrower (s)/ Legal heir(s) / Legal Representative(s) to forthwith remove the ersonal belongings / household goods lying in the aforesaid immovable property (ies) / Secured Asset (s) within 10 (Ten) Days from the date ere of, failing which the Authorised Officer will have no other option but to remove the personal belongings/household goods and dispose of deal with it in the manner as may be deemed fit, entirely at the Borrower (s) / Legal heir(s) / Legal Representative(s) risk as to cost and sequences, in which event, no claim will be entertained in this regard in future For, HDFC Bank Ltd.

Date: 10-06-2024

**Authorised Officer** 

Regd. Office : HDFC Bank Ltd. HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai-400013. CIN: L65920MH1994PLC080618, Website: www.hdfcbank.com

गार्डन रीच शिपबिल्डर्स एण्ड इंजीनियर्स लिमिटेड Garden Reach Shipbuilders & Engineers Limited (भारत सरकार का उपक्रम / A Govt. of India Undertaking), रहा मंत्रालय / Ministry of Defence

NIT NO.: PUR/ASK/PRESS/GHD MHD FTNGS/LTA13/STOCK/RA-3016 Sub: Supply of GHD/MHD Fittings for Long Term Agreement Due Date: 21 days from date of publication Details will be available in GRSE e-Procurement porta

E-TENDER NOTICE FOR ONLINE BIDDING

https://eprocuregrse.co.in and websites http://www.grse.in 8 https://eprocure.gov.in/cppp/ 2. Any addendum/corrigendum to this tender enquiry will be published

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#### **GUJARAT URJA VIKAS NIGAM LIMITED**



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STATE BANK Home Loan Centre 1, 2nd Floor, State Bank Bhavan. Opp. Panjarapole, Ghod Dod Road, Surat E-mail - sbi.10001@sbi.co.in

Notice u/s 13(2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 Dear Sir(s), Mr. Bharatbhai Punabhai Bambhaniya (Borrower) & Mr. Mehulkumar Punabhai Bambhaniya (Co-Borrower) Both at: Plot No. 16 Shree Darshan Bunglows, Parvat- Devadh Road, Nr. Devadh Cricket Ground

Devadh, Surat- 394210. Availed Credit Facilities from State Bank of India, L F ROAD Branch (16041), SURAT. The Credit facilities are secured by mortgage

**Description of Property** All the pieces and parcel of Property bearing Plot No. 16, Shree Darshan Bunglows, Parvat-Devadh Road, Nr. Devadh Cricket Ground Devadh, Surat, Old Revenue Survey No. 200/1, Block No. 187 admeasuring 74.31 square meters.

You created mortgage of the above property. As you failed to adhere to the terms o the sanction (1) Housing Term Loan A/C no. 38484411350 (Sanctioned Limit Rs.25,50,000/-), (2) Top Up Loan A/C no. 38484757842 (Sanctioned Limit Rs.5,50,000/-) the account is now irregular and the debt has been classified as Non performing asset on 08/06/2024, in accordance with the directives/quidelines relating to asset classification issued by the Reserve Bank of India consequent to the default committed by you in repayment of principal debt and interest thereon. Therefore, the bank hereby calls upon you u/s 13(2) of the SARFAESI Act, 2002 by issuing this Demand Notice No. RACPC/SURAT/24-6-65/38484411350-38484757842 dated 10/06/2024 as the notice sent to above mentioned address was returned undelivered. Your outstanding liabilities (in aggregate) due and owing to the bank is sum of (1) Rs.25,99,755/- (Rupees Twenty Five Lakh Ninety Nine Thousand Sever Hundred Fifty Five Only) in Home Loan Ac no 38484411350, & (2) Rs.5,70,135/(Rupees Five Lakh Seventy Thousand One Hundred Thirty Five Only) in Top Up Loan Ac no , 38484757842. Total of above loan is Rs.31,69,890/- (Rupees Thirty One Laki Sixty Nine Thousand Eight Hundred Ninety Only) as on 10/06/2024, plus un applied interest w.e.f 08/06/2024 and unrealized interest with further interest and incidental expenses, costs etc. within 60 days from the date of this notice falling which the

aforesaid securities. Sd/- Authorized Officer & Chief Manage State Bank of India, RACPC SURAT. Date: 10/06/2024