

FINANCIAL EXPRESS

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED
 CIN: U67100TZ2014PTC020363
 Registered Office: No. 9, M.P. Nagar, 1st Street, Kungu Nagar Extn, Tirupur - 641607.
 Corporate Office: Kohinoor Square, 4th Floor, T. N. C. Kolkar Marg, R. G. Gadkhari Chowk, Dastur West, Mumbai 400 028. Tel: 022-6923 1111/8591439533

Appendix - IV-A [See proviso to rule 8 (6) r/w rule 9 (1)]

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 proviso to Rule 8(6) r/w 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(s) and Guarantor(s) that the below described immovable property mortgaged/charged 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 of the Secured Creditor, will be sold along with all known and unknown encumbrances on "AS IS WHERE IS", "AS IS WHAT IS", and "WHATSOEVER THERE IS" basis on 27/03/2024 for recovery of Rs.18,02,311/- (Rupees Eighteen Lakhs Two Thousand Three Hundred Eleven 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 Sharkhada

Description of the Immovable Secured Asset:	Reserve Price	EMD
All that part and parcel of the residential property of Mr. Amrutlal K Bhundiya bearing: Flat No. 405 4th Floor, Krishna Palace, R.S.No. 194, 195, Block No. 121, Plot No. 83 to 88, Parekh Estate Village- Tatihiaya, Palsana, Distt.- Surat, Gujarat. Admeasuring 300 Sq. Ft. Super Built Up Area & 18.61 Sq. Mts. Built Up Area, Along With Undivided Share In The Land Admeasuring 5.82 Sq. Mts. Boundaries by North: Staircase & Flat No. 404 South: Flat No. 406 East Open Space West: Open Terrace	Rs. 1,25,000/-	Rs. 12,500/-

In case the e-auction date is declared public holiday then the date will be automatically extended to the 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
 Place: Gurugram **Encore Asset Reconstruction Company Pvt. Ltd.**

DESCRIPTION OF THE PROPERTY

- All that property bearing shop no. 7 on the ground & Basement floor admeasuring 54.84 sq. mtrs. Builtup area Alongwith 21.25 sq.mtrs. Undivided share in the land of "Krishna Residency", Building No. A/4 situated at Block No. 460/B admeasuring 28616 sq.mtrs. paiki plot no. 156 of Mouje village Kholwad Taluka- Kamrej, District- Surat owned by Tushar Rajnikant Shah East- Parking of Flat, West- NH-8, North- Shop No. 6, South- Shop No. 8
- All that property bearing shop no. 8 on the ground floor admeasuring 55.26 sq. mtrs. Builtup area Alongwith 21.85 sq.mtrs. Undivided share in the land of "Krishna Residency", Building No. A/4 situated at Block No. 460/B admeasuring 28616 sq.mtrs. paiki plot no. 156 of Mouje village Kholwad Taluka- Kamrej, District- Surat owned by Tushar Rajnikant Shah East- Lift of Flat, West- NH-8, North- Shop No. 9, South- Shop No. 10
- All that property bearing shop no. 9 on the ground floor & Basement floor admeasuring 45.20 sq. mtrs. Builtup area Alongwith 17.51 sq.mtrs. Undivided share in the land of "Krishna Residency", Building No. A/4 situated at Block No. 460/B admeasuring 28616 sq.mtrs. paiki plot no. 156 of Mouje village Kholwad Taluka- Kamrej, District- Surat owned by Tushar Rajnikant Shah East- Star of Flat, West- NH-8, North- Shop No. 10/South- Shop No. 12
- All that property bearing shop no. 10 on the ground floor & Basement floor admeasuring 44.34 sq. mtrs. Builtup area Alongwith 17.18 sq.mtrs. Undivided share in the land of "Krishna Residency", Building No. A/4 situated at Block No. 460/B admeasuring 28616 sq.mtrs. paiki plot no. 156 of Mouje village Kholwad Taluka- Kamrej, District- Surat owned by Tushar Rajnikant Shah East- Star of Flat, West- NH-8, North- Shop No. 11/South- Shop No. 11
- All that property bearing shop no. 11 on the ground floor & Basement floor admeasuring 51.46 sq. mtrs. Builtup area Alongwith 19.65 sq.mtrs. Undivided share in the land of "Krishna Residency", Building No. A/4 situated at Block No. 460/B admeasuring 28616 sq.mtrs. paiki plot no. 156 of Mouje village Kholwad Taluka- Kamrej, District- Surat owned by Tushar Rajnikant Shah East- Star of Flat, West- NH-8, North- Shop No. 10/South- Shop No. 12
- All that property bearing shop no. 12 on the ground floor & Basement floor admeasuring 54.24 sq. mtrs. Built up area Alongwith 21.01 sq.mtrs. Undivided share in the land of "Krishna Residency", Building No. A/4 situated at Block No. 460/B admeasuring 28616 sq.mtrs. paiki plot no. 156 of Mouje village Kholwad Taluka- Kamrej, District- Surat owned by Tushar Rajnikant Shah East- Star of Flat, West- NH-8, North- Shop No. 10/South- Shop No. 11
- All that property bearing shop no. 107 on the Higher ground floor admeasuring 27.42 sq. mtrs. Builtup area Alongwith 10.62 sq.mtrs. Undivided share in the land of "Krishna Residency", Building No. A/4 situated at Block No. 460/B admeasuring 28616 sq.mtrs. paiki plot no. 156 of Mouje village Kholwad Taluka- Kamrej, District- Surat owned by Tushar Rajnikant Shah East- Star of Flat, West- NH-8, North- Shop No. 109/South- Shop No. 109
- All that property bearing shop no. 108 on the Higher ground floor admeasuring 27.63 sq. mtrs. Builtup area Alongwith 10.71 sq.mtrs. Undivided share in the land of "Krishna Residency", Building No. A/4 situated at Block No. 460/B admeasuring 28616 sq.mtrs. paiki plot no. 156 of Mouje village Kholwad Taluka- Kamrej, District- Surat owned by Tushar Rajnikant Shah East- Star of Flat, West- NH-8, North- Shop No. 107/South- Shop No. 109
- All that property bearing shop no. 109 on the Higher ground floor admeasuring 22.60 sq. mtrs. Builtup area Alongwith 8.76 sq.mtrs. Undivided share in the land of "Krishna Residency", Building No. A/4 situated at Block No. 460/B admeasuring 28616 sq.mtrs. paiki plot no. 156 of Mouje village Kholwad Taluka- Kamrej, District- Surat owned by Tushar Rajnikant Shah East- Star of Flat, West- NH-8, North- Shop No. 109/South- Shop No. 111
- All that property bearing shop no. 111 on the Higher ground floor admeasuring 25.74 sq. mtrs. Builtup area Alongwith 9.97 sq.mtrs. Undivided share in the land of "Krishna Residency", Building No. A/4 situated at Block No. 460/B admeasuring 28616 sq.mtrs. paiki plot no. 156 of Mouje village Kholwad Taluka- Kamrej, District- Surat owned by Tushar Rajnikant Shah East- Star of Flat, West- NH-8, North- Shop No. 111/South- Shop No. 111
- All that property bearing shop no. 112 on the Higher ground floor admeasuring 27.12 sq. mtrs. Builtup area Alongwith 10.51 sq.mtrs. Undivided share in the land of "Krishna Residency", Building No. A/4 situated at Block No. 460/B admeasuring 28616 sq.mtrs. paiki plot no. 156 of Mouje village Kholwad Taluka- Kamrej, District- Surat owned by Tushar Rajnikant Shah East- Star of Flat, West- NH-8, North- Shop No. 111/South- Shop No. 112

Reserve Price Rs. 2,10,00,000/- **EMD** Rs. 24,00,000/-
Date of E-Auction - 28/03/2024 at 12:00 pm to 1:00 pm
Minimum Bid Increment Amount:- Rs. 2,00,000/- (Rupees Two Lakh only)
Last date and time for submission of bid letter of participation/KYC Document/ Proof of EMD:- 27/03/2024 by 4:00 pm
Date of Inspection:- 20/03/2024 between 12:00 pm to 1:00 pm (only on prior confirmation)
Known Liabilities:- Not Known

This Publication is also a "Fifteen Days" notice to the aforementioned borrower/co-borrowers under Rule 8(6) r/w 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://www.omkaraarc.com/auction.php> and the contact details of authorised officer **Tanaji Mandavkar - 9769170774**, Also at **Gehna Baiwani - 9173670406** and **Email gehnabaiwani@omkaraarc.com** Bidder may also visit the website <http://www.bankauction.com> or contact service provider **M/s. C1 India Pvt. Ltd.**, Tel: Helpline: +91 729 1981124/25/26 Helpline E-mail ID: **support@bankauction.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/-
 Date: 12.03.2024 Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.
 Place: Surat (Acting in its capacity as a Trustee of Omkara PS 22/2020-21 Trust)

Encore Asset Reconstruction Company 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 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 of the Secured Creditor, will be sold along with all known and unknown encumbrances on "AS IS WHERE IS", "AS IS WHAT IS", and "WHATSOEVER THERE IS" basis on 27.03.2024 for recovery of Rs.18,02,311/- (Rupees Eighteen Lakhs Two Thousand Three Hundred Eleven 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 Sharkhada

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In case the e-auction date is declared public holiday then the date will be automatically extended to the 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
 Place: Gurugram **Encore Asset Reconstruction Company Pvt. Ltd.**

Home First Finance Company India Limited
 CIN : L65990MH2010PLC240703 Website: homefirstindia.com
 Phone No.: 180030008425 Email ID: loanfirst@homefirstindia.com

CORRIGENDUM

Please refer to the following newspaper publication - Demand Notice Publication is 07-03-2024 - Financial Express (English + Gujarati) With reference to the loan account LAI-00250402 Nagpure Laxmben, Nagpure Laxmben, Laxmikant M Nagpure was incorrectly published. The correct name is Pratik Laxmikant Nagpure, Nagpure Laxmben, Laxmikant M Nagpure. There is no change in the remaining matter.

Place:- Surat Sd/- Authorized Officer,
 Date:- 12-03-2024 Home First Finance Company India Limited

POSSESSION NOTICE (RULE 8(1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002)

WHEREAS The undersigned being the Authorized Officer of Union Bank of India, Naroda Branch, Laxmivila Greens, Shop No.14, Haridharan 4 Rasta, Nawa Naroda, Ahmedabad-382330, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (Second) 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 dated 14/12/2023 calling upon the Borrower/Guarantor **M/S. MORLI ELECTRONICS and MR. JIGNESHBHAI V PATEL** to repay the amount mentioned in the notice being Rs. 22,48,124.88 (Rupees Twenty Two Lakhs Forty Eight Thousand One Hundred and Twenty Four and Paise Eighty Eight only) within 60 days from the date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the Act read with rule 8 of the said rules on this 11th day of March of the year 2024.

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 Union Bank of India for an amount Rs. 22,48,124.88 (Rupees Twenty Two Lakhs Forty Eight Thousand One Hundred and Twenty Four and Paise Eighty Eight only) and interest & charges thereon.

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

Description of Immovable Property

All that piece & parcel of property being Flat No. G-406 on 4th floor in Block No. G, adm. About 59.65 sq. mtrs. Super Built Up area in "Galaxy Residency" scheme along with undivided proportionate land adm. 22.28 sq. mtrs. Of Survey No. 713/2 adm. 5601.00 sq. mtrs. or thereabout situate lying and being at Mouje Naroda, Taluka Asarva, Dist. Ahmedabad, in the Registration Dist. And Sub-Dist. Ahmedabad -8 (Naroda) bounded by East: Common Plot and Block No. F West: Passage of Flat No. G-403 North: Passage of Flat No. G-405 South: Passage of Flat No. G-401

Property owners:- Mr. Jigneshbhai Virendrabhai Patel

Date : 11/03/2024 Authorized Officer
 Place: Ahmedabad Union Bank of India

POSSESSION NOTICE

Whereas, the undersigned being the Authorized Officer of Asset Reconstruction Company (India) Limited acting in its capacity as Trustee of ARCIL RETAIL LOAN PORTFOLIO-042-B-TRUST ("Arcil") under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) ("said Act") and in exercise of powers conferred under Section 13 (12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("said Rules") issued a demand notice dated December 01, 2021, calling upon the borrower viz. **M/s. Rameshwar Steel Furniture, Mr. Jagdishkumar Prabhudas Niranjani & Mrs. Dharmishthaben Jagdishbhai Niranjani**, the guarantors and the mortgagors to repay the amount, details of which are mentioned in the table below:

Borrower Name and Guarantors	Demand Notice	Possession Date
M/s. Rameshwar Steel Furniture, Mr. Jagdishkumar Prabhudas Niranjani & Mrs. Dharmishthaben Jagdishbhai Niranjani Lan No -5F6RLP59427198	Rs. 1,09,58,641.89 (Rupees One Crore Nine Lacs Fifty Eight Thousand Six Hundred Forty One and Paise Eighty Nine Only) as on November 30, 2021. Notice dated: December 01, 2021	March 07, 2024 Physical Possession

The borrower/guarantor(s)/mortgagor(s) having failed to repay the said amounts, notice is hereby given to the borrower/guarantor(s)/mortgagor(s) in particular and the public in general that the undersigned has taken possession of the underlying Immovable Property described herein below in exercise of powers conferred on him/her under Sub-Section (4) of Section 13 of the said Act read with Rule 8 of the said Rules on "AS IS WHERE IS & WHATEVER THERE IS BASIS" on the date mentioned below.

The borrower/guarantor(s)/mortgagor(s) in particular and the public in general are hereby cautioned that Arcil is in the lawful possession of the Immovable Property mentioned above and under Section 13(13) of the SARFAESI Act, 2002. The borrower/guarantor(s)/mortgagor(s) or any person whatsoever, shall after receipt of this notice not transfer by way of sale, lease or otherwise deal with/ alienate the Immovable Property, without prior written consent of Arcil and any dealings with the Immovable Property will be subject to the charge of Arcil for the amount as mentioned above along with future interest at the contractual rate on the aforesaid amount together with incidental expenses, cost, charges etc.

The borrower's/guarantors'/mortgagors' attention is invited to the provisions of the Sub-Section (8) of Section 13 of the said Act, in respect of time available to redeem the above mentioned Immovable Property.

Sd/- Authorised Officer
Asset Reconstruction Company (India) Ltd.
 Date: 12.03.2024 Trustee of ARCIL RETAIL LOAN PORTFOLIO-042-B-TRUST

Arcil Asset Reconstruction Company (India) Ltd.,
 CIN : U65999MH2002PLC134884, Website : www.arcil.co.in
 Registered Office: The Ruby, 10th Floor, 29 Senapati Bapat Marg, Dadar (West), Mumbai - 400 028 Tel: 022-6658130
 Branch Address: 610, 6th Floor, Sun Square, Near Hotel Regenta Central Antrim, Off. C. Road, Navrangpura, Ahmedabad - 380 006, Gujarat. Tele: 079 - 40306301/02

AU SMALL FINANCE BANK LIMITED (A Scheduled Commercial Bank)
 Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001, Rajasthan, India (CIN:L36911RJ1996FLC011381)

SARFAESI Notice Under Rule 8 (5)-D by Private Treaty Sale

Bank Sale Mortgage property through private treaty and the reserve price & details are giving below table.

Name of Borrowers/Co-Borrowers/ Guarantors/Mortgages/Loan No.	Description of Property	Offer Price	Received Amount By Buyer
Hasmukhbhai Balura Sethiya S/O Baluram (Borrower), Anshubh Hasmukhbhai Sethiya W/O Nathuram (Co-Borrower) Loan No- 19001060714024914	Aerodrome Land, House / Block No. 15, Property No. 10/725, At. Himatnagar, Ta. Himatnagar, Dist. Sabarkantha, Gujarat. Admeasuring 104.23 SQ.MTR.	Rs. 16,01,000/- (Sixteen Lacs One Thousand only)	Rs. 8,00,500/- (Eight Lacs Five Hundred only)

The Secured creditor/Authorised officer has received an offer to Purchase of above mentioned properties. If Borrower have any prospective better buyer higher than above price, then requested to send him with DD/Pay order of 10% of his offer amount within fifteen days from the date of notice and balance amount will be required to be deposited within fifteen days from the acceptance of his offer otherwise the property will be sold to the offer which secured creditor/Authorised officer has received.

Sd/-
 Date: 11/03/2024 Place: Sabadkantha, Gujarat Authorized Officer AU Small Finance Bank Limited

pnb Housing Finance Limited Regd. Office: 9th Floor, Arnikh Bhawan, 22, K.G. Marg, New Delhi-110001, Ph: 011-23357171, 23357172, 24376414, Website: www.pnbhousing.com

Branch Office: 2nd Floor, Part I, Megha House, Opp. Kotak Bank, Mithakhali Law Garden Road, Ellisbridge, Ahmedabad, Gujarat - 380006

POSSESSION NOTICE (FOR IMMOVABLE PROPERTIES)

Whereas the undersigned being the Authorised Officer of the PNB Housing Finance Ltd. under the Securitisation and Reconstruction of Financial Assets & in compliance of Rule 8(1) of 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 on the date mentioned against each account calling upon the respective borrower(s) to repay the amount as mentioned against each account within 60 days from the date of notice(s) date of receipt of the said notices.

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 has taken possession of the properties described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on the dates mentioned against each account.

The borrower(s) in particular and the public in general is hereby cautioned not to deal with the properties and any dealing with the properties will be subject to the charge of PNB Housing Finance Ltd. for the amount and interest thereon as per loan agreement. 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.

S. No.	Loan Account No.	Name of the Borrower/Co-Borrower/Guarantor	Demand Notice Date	Amount Outstanding	Date of Possession Taken	Description Of The Property Mortgaged
1.	HOU/AHM/0516/287924	Kiranbharthi R Goswami & Priyankaben K Goswami	16-08-2017	Rs. 12,98,113/- (Rupees Twelve Lakhs Ninety Eight Thousand One Hundred Thirteen Only) as on 16-08-2017	05-03-2024 (Physical)	D - 303, Radhe Vandan Residency, Sanand-Kaneti Road, Sanand, Ahmedabad, Gujarat- 382110
2.	NHL/AHM/1015/959090 & NHL/AHM/0716/301403	Ritesh Niranjanankumar Soni & Ankubinder Ritesh Soni	23-12-2023	Rs. 1,13,13,242.76/- (Rupees One Crore Thirteen Lakhs Thirteen Thousand Two Hundred Forty Two & Seventy-Six paise Only) as on 23-12-2023	07-03-2024 (Symbolic)	Shop No. 42, (Shop No. 39, as per Bus Permission) Ground Floor, Ison Emporia (earlier it was known as Ison Jewels) Nr Star Bazar, Jodhpur Cross Road, Satellite, Ahmedabad, Gujarat-380015

PLACE:- AHMEDABAD, DATE:- 11.03.2024 AUTHORIZED OFFICER, PNB HOUSING FINANCE LTD.

BAJAJ HOUSING FINANCE LIMITED
 CORPORATE OFFICE: CEREBRUM T1 PARK B2 BUILDING, 3TH FLOOR, KALYANI NAGAR, PUNE, MAHARASHTRA - 411014
 BRANCH OFFICE NO. 4th Floor, Aarun Avenue, Opp. Mayer Bungalow, Nr. Lawgarden, Ellisbridge, Ahmedabad - 380006
 Authorized Officer's Details: Name: KUNAL SHAH, Email ID: kunal.shah@bajajfinserv.in, Mob No. 8669180448 & 9586096406

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 Housing Finance Limited ("BHFL") 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 as 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., as detailed below. The secured asset is being sold on 19/04/2024 and the bidding will be held on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" AND "WITHOUT RECOURSE BASIS" under the rule number 8 & 9 of the Security Interest (Enforcement) Rules (hereinafter referred to as the rules) and on the terms and conditions specified here-under:

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
LAN:- H418ECN0413216, H418HLP0249884, H418HLP0262874 & H418HLP0262904 1. KAVIAN VIMAWALA (BORROWER) 2. SHRENIK VIMAWALA (CO-BORROWER) Both At A-2 Rivera Entallia, Opp Suyog Bungalow, Prahladnagar, Ahmedabad-380051	1) E-AUCTION DATE :- 19/04/2024 BETWEEN 11:00 AM TO 12:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES 2. LAST DATE OF SUBMISSION OF EMD WITH KYC IS :- 18/04/2024 UP TO 5:00PM. (IST.) 3. DATE OF INSPECTION: :- 12/03/2024 to 16/04/2024 BETWEEN 11:00 AM TO 4:00 PM (IST).
TOTAL OUTSTANDING: Rs. 2,47,99,992/- (Rupees Two Crores Forty Seven Lakhs Ninety Nine Thousand Nine Hundred Ninety Two Only) Along with future interest and charges accrued w.e.f 22/02/2024.	
Description Of The Immovable Property: All That Piece And Parcel Of The Property Property No. 1 Shop No F-1, Third Floor (1st Floor As Per Sale Deed) Shiv Kartik Enclave, Opp Agam Orchid Near Shyam Palace And Sharungar Residency, Vip Road, Village Vesu, Sub Dist. Majura (surat City), Dist Surat - 395007, Butted & Bounded On East : Open Space, West : Open Space North : Open Space South : Shop No F-2	
Property No. 2 Shop No F-2, Third Floor (1st Floor As Per Sale Deed) Shiv Kartik Enclave, Opp Agam Orchid, Near Shyam Palace And Sharungar Residency, Vip Road, Village Vesu, Sub Dist. Majura (surat City), Dist Surat - 395007 Butted & Bounded On East : Adj Stair, West : Shop No F-3, North : Shop F-1 & South : Open Space	
Property No. 3 Shop No F-3, Third Floor (1st Floor As Per Sale Deed) Shiv Kartik Enclave, Opp Agam Orchid, Near Shyam Palace And Sharungar Residency, Vip Road, Village Vesu, Sub Dist. Majura, (surat City), Dist Surat - 395007, Butted & Bounded On East : Shop No F-2, West : Adj Stair, North : Shop F-4, South : Open Space	

1. RESERVE PRICE 2. EMD OF THE PROPERTY 3. BID INCREMENT

Reserve Price: The reserve price for property no. 1 is fixed at Rs. 81,85,520/- (Rupees Eighty One Lacs Eighty Five Thousand Five Hundred Twenty Only)
 EMD for property no. 1 is fixed at Rs. 8,18,552/- (Rupees Eight Lakhs Eighteen Thousand Five Hundred Fifty Two Only) 10% of Reserve Price.
BID INCREMENT - RS.50,000/- (RUPEES Fifty Thousand ONLY) & IN SUCH MULTIPLES.
 The reserve price for property no. 2 is fixed at Rs. 42,50,400/- (Rupees Forty Two Lakhs Fifty Thousand Four Hundred Only)
 EMD for property no. 2 is fixed at Rs. 4,25,040/- (Rupees Four Lacs Twenty Five Thousand Forty Only)
BID INCREMENT - RS.25,000/- (RUPEES Twenty Five Thousand ONLY) & IN SUCH MULTIPLES.
 The reserve price for property no. 3 is fixed at Rs. 47,14,000/- (Rupees Forty Seven Lakhs Fourteen Thousand Eighty Only) EMD for property no. 3 is fixed at Rs. 4,71,408/- (Rupees Four Lakhs Seventy One Thousand Four Hundred Eighty Only)
BID INCREMENT - RS.25,000/- (RUPEES Twenty Five Thousand ONLY) & IN SUCH MULTIPLES.

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 Housing 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 19th April, 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://www.bajajhousingfinance.in/auction-notices> or for any clarification please connect with Authorized officer.

Date: 12/03/2024 Place:- AHMEDABAD Authorized Officer (KUNAL SHAH) Bajaj Housing Finance Limited

The South Indian Bank Ltd
 Regional Office- Ahmedabad, Shop No.415, 4th Floor, Sakar VII, Ashram Road Navrangpura, Nehru Bridge Junction, Ahmedabad Gujarat, Pincode: 380009, Phone : 079-26585600, 079-26585700, no1018@sib.co.in.

E-AUCTION SALE NOTICE Date: 11-03-2024

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) and 9(1) of the Security Interest (Enforcement) Rules, 2002.

Borrower(s)

- M/s Meera Roadways (Rep. by Its Partners) Plot No. 03, Shop No. 11 Dhanalaxmi Complex, Madhapar Highway Bhuj, Gujarat - 370001.
- Mr. Manoj Kantil Thacker, (Partner of M/s. Meera Roadways) 18, Ganesh Kunj, Bhanushali Nagar, Bhuj, Gujarat - 370001.
- Mrs. Meena Manoj Thacker (Partner of M/s. Meera Roadways) 18, Ganesh Kunj, Bhanushali Nagar, Bhuj, Gujarat - 370001.

Guarantor

- Mr. Ankit Manoj Thacker, 18, Ganesh Kunj, Bhanushali Nagar, Bhuj, Gujarat - 370001.

Notice is hereby given to the public in general and in particular to the borrower/guarantor that the below described immovable property mortgaged to the South Indian Bank Ltd, Branch Bhuj (Secured Creditor), the Physical possession of which has been taken by the Authorised Officer of the South Indian Bank Limited (Secured Creditor), will be sold on "as is where is" basis, "as is what is" and "whatever there is" condition on 30-03-2024 for recovery of an amount of Rs. 7,31,76,257.25 (Rupees Seven Crores Thirty One Lacs Seventy Six Thousand Two Hundred Fifty Seven and Paise Twenty Five Only) as on 10-03-2024 with future interest, costs and expenses etc. thereon due to The South Indian Bank Limited, Branch Bhuj (Secured Creditor), from the above mentioned Borrower(s) and guarantor(s).

(Item No. 1)

Name of Property Owner	Manoj Kantil Thacker
Description of property	All that part and parcel of land admeasuring 417.89 Sq. Mt. at Plot No. 42, along with all other constructions improvements, easementary rights existing and appurtenant thereon situated in R.S. No. 685 Paiki, 685/p3, 686, 687/1, 687/2, 688, 689, 690/1, 690/2 at Bhuj Dudhal Road, Village: Paddhar, Taluka: Bhuj, District: Kutch and owned by Manoj Kantil Thacker morefully described in Sale Deed No 21652/2011 dated 03-12-2011 of Sub Registrar Office - Bhuj and bounded on North: Plot No. 41, South: Plot No. 43, East: Internal Road, West: Plot No. 31
Reserve Price	Rs. 9,50,000/- (Rupees Nine Lacs Fifty Thousand Only)
Earnest Money Deposit (EMD)	Rs. 95,000/- (Rupees Ninety Five Thousand Only) EMD shall be deposited on or before 27-03-2024 till 5.00 PM
Bid Increment amount	Rs. 20,000/- (Rupees Twenty Thousand Only)
Date and Place of Sale	30-03-2024 from 11.00 PM to 12.00 PM (with 5 minute unlimited auto extensions till sale is concluded)
Encumbrances known to the Bank	Nil

(Item No. 2)

Name of Property Owner	Manoj Kantil Thacker
Description of property	All that part and parcel of land admeasuring 702.55 Sq. Mt. along with all other constructions improvements, easementary rights existing and appurtenant thereon situated at Plot No. 334, R.S. No. 685 Paiki, 685/p3, 686, 687/1, 687/2, 688, 689, 690/1, 690/2 at Bhuj Dudhal Road, Village: Paddhar, Taluka: Bhuj, District: Kutch and owned by Manoj Kantil Thacker morefully described in Sale Deed No 19835/2011 dated 21-10-2011 of Sub Registrar Office - Bhuj and bounded on North: Plot No. 333, South: Road, East: R.S. No. 691, West: Internal Road
Reserve Price	Rs. 14,22,000/- (Rupees Fourteen Lacs Twenty Two Thousand Only)
Earnest Money Deposit (EMD)	Rs. 1,42,200/- (Rupees One Lac Forty Two Thousand Two Hundred Only) EMD shall be deposited on or before 27-03-2024 till 5.00 PM
Bid Increment amount	Rs. 20,000/- (Rupees Twenty Thousand Only)
Date and Place of Sale	30-03-2024 from 12.00 PM to 01.00 PM (with 5 minute unlimited auto extensions till sale is concluded)
Encumbrances known to the Bank	Nil

(Item No. 3)

Name of Property Owner	Manoj Kantil Thacker
Description of property	All that part and parcel of land admeasuring 239.68 Sq. Mt. along with Building thereon having plinth area admeasuring 161.27 Sq. Mt. (approx.) along with all other constructions, improvements, easementary rights