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For the Indian Intelligent. The Indian Express

IDFC FIRST Bank Limited

Date: 30.11.2024

Place : Gujarat

IDFC FIRST (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) | CIN : L65110TN2014PLC097792 Registered Office: - KRM Towers, 8th Floor, Harrington Road, Chetpet, Chennai- 600031. Tel: +91 44 4564 4000 | Fax: +91 44 4564 4022

NOTICE UNDER SECTION 13 (2) OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 The following borrowers and co-borrowers availed the below mentioned secured loans from IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) The loans of the below-mentioned borrowers and co-borrowers have been secured by the mortgage of their respective properties. As they have failed to adhere to the terms and conditions of the respective loan agreements and had become irregular, their loan were classified as NPA as per the RBI guidelines. Amounts due by them to IDFC FIRST Bank Limited (erstwhile Capital First Limited amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) are mentioned as per respective notices issued more particularly described in the following table and further interest on the said amounts shall also be applicable and the same will be charged as per contractual rate with effect from their

res	pective dates.				
Sr No.	Loan Account No.	Type of Loan	Name of borrowers and co-borrowers	Section 13 (2) Notice Date	Outstanding amount as per Section 13 (2) Notice
1	72708606 & 153352614	Loan Against Property	TKO Kiran Talapada Vilashben Kiranbhai	16.10.2024	INR 4,49,570.54/-

Property Address: All That Piece And Parcel Of Immovable Property Being The Residential Property Bearing Jalampur Gram Panchayat Milkat/house Aakranino. 887, Land Admeasuring Around 139.35 Sq. Mtr. (1500 Sq. Ft.) Within The Limits Of Gram Panchayat, Situated At Place Known As Village: Jalampur, Taluka: Vigamgam District: Ahemdabad, Gujarat-382150, And Bounded As: East: House Of Bharvad Ganeshbhai, West: Public Road, North: Public Road, South: Open Plot

You are hereby called upon to pay the amounts to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) as per the details shown in the above table with contracted rate of interest thereupon from their respective dates and other costs. charges etc., within 60 days from the date of this publication, failing which the undersigned shall be constrained to initiate proceedings, under Section 13 (4) and section 14 of the SARFAESI Act, against the mortgaged properties mentioned hereinabove to realize the amount due to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) Further you are prohibited under Section 13 (13) of the said Act from transferring the said secured assets either by way of sale/lease or otherwise.

> **Authorized Officer IDFC First Bank Limited** (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited

OMKARA 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 (West), Mumbai - 400028 | Mobile: +91 9173670406 | Board: +91 22 69231111

[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 Tushar Enterprise and co-

borrower Tushar Rajnikant Shah, Khushbu Tushar Shah 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 on 25th March, 2022, will be sold on "As is where is", "As is what is", and "Whatever there is" and without recourse basis on 19/12/2024 at 1.00 pm (last date and time for submission of bids is 14/11/2024 by 6.00 PM), for recovery of Rs. 3,41,30,963.55/- (Rupees Three Crore Forty One Lakh Thirty Thousand Nine hundred Sixty Three and Fifty Five paise only) as on 08.08.2019 Plus Interest and Expenses 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.

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		EMD	
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:- Surstowned by Tushar Rainikant Shah Fast:- Parking of Flat West:- NH-	1,60,00,000/-	Rs. 16,00,000	

8 North:- Shop No. 6 South:- Shop No. 8 All that property bearing shop no. 8 on the ground floor admeasuring 55,26 sq. mts. Builtup area Alongwith 21.41 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:- Flat Parking West:- NH-8 North:- Shop No. 7 South: - Shop No. 9 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: - Lift of Flat West: -

NH-8 North: Shop No. 8 South: Shop No. 10 . 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:- Stair of Flat

West:- NH-8 North:- Shop No. 9 South:- Shop No. 11 , All that property bearing shop no. 11 on the ground floor & Basement floor admeasuring 51.48 sq. mtrs. Builtup area Alongwith 19.95 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:- Stair of Flat West:- NH-8 North:- Shop No. 10 South:- Shop No. 12

5. 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: - Parking of Flat West:- NH-8 North:- Shop No. 11 South:- Building No. B

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: - Flat West: - NH-8 North: -Shop No. 111 South: - Building No. B

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:- 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:-Suratowned by Tushar Rajnikant Shah. East:-Lift of Flat West:- NH-8

North:- Shap No. 108 South:- Shap No. 110 10.All that property bearing shop no. 110 on the Higher ground floor admeasuring 22.17 sq. mtrs. Builtup area Alongwith 8.59 sq.mtrs undivided share in the land of "Krishna Residency", Building No. A/4 situated at Block No. 460/B admeasuring 28616 sq.mtrs, palki plot no. 156 of Mouje Village Kholwad Taluka:- Kamrei, District: - Surat owned by Tushar Rajnikant Shah. East: - Stair of Flat West: - NH-8

North:- Shop No. 109 South:- Shop No. 111 1.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:- Kamrei. District: - Surat owned by Tushar Rajnikant Shah, East: - Stair of Flat West: - NH-8

North:- Shop No. 110 South:- Shop No. 112 12. 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: - Flat West: - NH-8 North: -Shop No. 111 South: - Building No. B

Date of E-Auction: 19/12/2024 at 1:00 pm to 2:00 pm

Minimum Bid Increment Amount: Rs. 50,000/- (Rupees Fifty Thousand only) Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:18/12/2024 by 6:00 pm

Date of Inspection: 03/12/2024 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://omkaraarc.com/auction.php. and the contact details of authorised officer Rajendra Dewarde 9324546651 email ld rajendra.dewarde@omkaraarc.com , Also at Gehna Balwani :9173670406 and Email gehna.balwani@omkararc.com Bidder may also visit the website http://www.bankeauction.com or contact service provider M/s. C1 India Pvt. Ltd", Tel. Helpline: +91 7291981124/25/26, Helpline E-mail ID:

Intending bidders shall comply and give declaration under section 29A of insolvency and bankruptcy code 2016. Sd/- Authorized Officer, Omkara Assets Reconstruction Pvt Ltd. Date: 30.11.2024 (Acting in its capacity as a Trustee of Omkara PS 22/2020-21 Trust) Place: Surat

support@bankeauctions.com, Mr. Bhavik Pandya, Mobile :8866682937 Email -Maharashtra@c1india.com.

बैंक ऑफ़ इंडिया BOI Bank of India **METODA GIDC BRANCH** CORRIGENDUM

Please refer 'Notices under Sarfaesi Act 2002" Published in "Financial Express" Dated: 27.11.2024. In this Connection in A/c. of M/S Super Cad Cam LLP. please read the correct Date of Possession issued for Publish Dt. is 26.11.2024 (Instead of Dt. 25.11.2024) All other contents remain same.

Date: 30-11-2024, Authorised Officer, Place : Rajkot

DEMAND NOTICE

Inder Section 13(2) of the Securitisation And Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002 (the said Act.) read with Folie 3(1) of the Security Interest (Enforcement) Rules 2002 (the said Rules). In exercise of powers conferred under Section 13(2) of the said Act read with Rule 3 or the said Rules, the Authorised Officer of IFL Home Finance Ltd. (IFL HFL) (Formerly known as India Infolin Housing Finance Ltd.) has issued Demand Notice under section 13(2) of the said Act, calling upon the Borrower(s), to repay the amount mentioned in the respective Demand Notice(s) issued to them. In connection with above, notice is hereby given, to the Borrower(s) to pay within 60 days from the publication of this notice, the amounts indicated herein below, together with further interest from the date(s) of Demand Notice till the date of payment. The detail of the Borrower(s), amount due as on date of Demand Notice and

security offered lowards repayment of loan amount are as under:-				
Name of the Borrower(s)/ Guarantor(s)/	Demand Notice Date & Amount	Description of Secured asset (immovable property)		
Mr. Ranjit Jitbahadur Vasisht Mr.Anikumar Bhanjibhai Pobaru , Mrs.Bhavnaben R Vashishtha, Shri Gajavan Developers, Prospect No 755305	₹18,67,543.00/- (Rupees	All that piece and parcel of the property being: Flat No.301, Third floor, Building called "Modak-3", Area Ad-Measuring: 789 Sq.ft, Plot No 49 (P), Situated at Rajkot Revenue Survey No 481/2 (P), City Survey Ward No. 1, Rajkot, Gujarat, 360/007		

WardNo.1, Rajkot, Gujarat, 360007 If the said Borrower fail to make payment to IIFL HFL as aforesaid, IIFL HFL may proceed against the above secured assets under Section 13(4) of the said Act, and the applicable Rules, entirely at the risks osts and consequences of the Borrowers. For further details please contact to Authorised Officer at **Branch** Office: Office No.301, 3rd Floor, The Imperia, Opp. Shashtri Maidan, Above Federal Bank, Nr.Axis Bank Rajkot, Gujarat-360001 or Corporate Office: IIFL Tower, Plot No. 98, Udyog Vihar, Ph-IV Gurgaon, Haryana Place : Rajkot : Date : 30.11.2024 Sd/- Authorised Officer, For IIFL Home Finance Ltd.

Credila

CREDILA FINANCIAL SERVICES LTD.

755305

(earlier known as HDFC Credita Financial Services Ltd.) Registered Office: B-301, Citi Point, Andheri Kurla Road,

POSSESSION NOTICE Appendix - IV [See Rule 8 (1)] (For Immovable Properties)

Next to Kohinoor Continental, Andheri (East), Mumbai-400059. Whereas, The Authorised Officer of the Credila Financial Services Ltd. (earlier known as HDFC Credila Financial Services Ltd. 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 issued demand notices on the dates noted against accounts calling upon the Borrowers & Guarantors to repay the amount mentioned in the notices aggregating amount & further interest thereon as mentioned in the notice and all costs, charges and expenses incurred by Credita Financial Services Ltd. till repayment within 60 days from the date of receipt of the said notice. The Borrowers & Guarantors having failed to repay the amount, notice is hereby given to the Borrowers & Guarantors and the public in general that the undersigned has taken Symbolic Possession of the properties described herein below in exercise of powers conferred on him under Sub Section (4) of Section 13 Act read with rule 8 of the Security Interest Enforcement Rules 2002 of the said Act on this 27" & 28" day of November of the year 2024. The Borrowers & Guarantors 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 Credita Financial Services Ltd. (earlier known as HDFC Credita Financial Services Ltd.) for an amount & further interest thereon as mentioned in the notice, and all costs, charges and expenses incurred by the Bank till repayment. The Borrower's & Guarantor's attention is invited to the provisions of sub-section (8) of section 13 of the SARFAESI Act, in respect of time available, to redeem the secured assets.

Name of the Borrower/Guarantor	Date of Demand & Notice O/s.Amount Rs.	Description of Immovable Properties		
Ms. Dhruvi Bhaveshbhai Khambolia & Shri Bhavesh Hirabhai Khambolia	26.07.2024 Rs. 8,15,336/- as on 24.07.2024, further interest, all costs, charges & expenses	All the Piece and Parcel of the Immovable Property being Flat No. 307 on 3" Floor, adm. 200 Sq. yards / feet (Super Built Up) (as per Possession Letter on Dt. 23/11/2006) in Nandanvan (Ghatlodiya) Co. Op. Hou. Soc. Ltd. scheme known as "Prit Residency" situated at F.P. No. 38 paiki of T.P. No. 2 of Mouje - Ghatlodiya, Taluka - Ghatlodiya and District - Ahmedabad. (Date: 28.11.2024)		
Shri Rushi Bhaveshbhai Khambolia & Shri Bhavesh Hirabhai Khambolia	26.07.2024 Rs. 36,26,344/- as on 22.07.2024, further interest, all costs, charges & expenses	All the piece and parcel of the Immovable Property being Flat No. 307 on 3" Floor, adm. 200 Sq. yards/feet (Super Built Up) (as per Possession Letter on Dt. 23/11/2006) in Nandanvan (Ghatlodiya) Co. op. Hou. Soc. Ltd. scheme known as "Prit Residency" situated at E.P. No. 38 paiki of T.P. No. 2 of Mouje - Ghatlodiya, Taluka - Ghatlodiya and District - Ahmedabad. (Date: 28.11.2024)		
Shri Om Mukeshbhai Jasoliya, Shri Mukeshbhai Jivrajbhai Jasoliya & Smt. Jayshriben Mukeshbhai Jasoliya	26.07.2024 Rs. 21,18,603/- as on 23.07.2024, further interest, all costs, charges & expenses	All the piece and parcel of the Immovable Property Office No. D-7 on 4 th Floor, adm. 338.00 Sq. Fts i.e. 31.40 Sq. Mtrs Super Built up Area & adm. 169 Sq. Fts. i.e. 15.70 Sq. Mtrs together with undivided Proportionate share in underneath Land of "Padam Arcade-2" situated at Ward No. 1, Nondh No. 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958A/2, 1958/B Total admeasuring 254.35.92 Sq. Mtrs. in Jamrukh Gali of Village - Nanpura, Sub District - Choryasi Suret City, Dist. Surat. Bounded by :- East : Bhangi Street, North : Stair, West : Common Passage, South : Common Toilet. (Date : 27.11.2024)		

Public Notice For E-Auction Cum Sale (Appendix - IV A) (Rule 8(6)) Sale of Immovable property mortgaged to IIFL Home Finance Limited (Formerly known as India Infoline Housing Finance Ltd.) (IIFL-HFL) Corporate Office It Plot No. 98. Udyog Vihar, Phase–IV, Gurgaon–122015. (Haryana) and Branch Office at:- Ahmadabad Commerce House, 4th Floor, Commerce House 4.

Nr Shell Petrol Pump, Anandragar Road, Prahladnagar, Ahmedabad – 380051 under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter 'Act'). Whereas the Authorized Officer ('AC') of IIFL-HFL had taken the possession of the following property/les pursuant to the notice issued U/S 13(2) of the Act in the following loan accounts/prospect nos, with a right to sell the same on "AS IS WHERE IS BASIS, AS IS WHAT IS BASIS AND WITHOUT RECOURSE BASIS" for realization of IIFL-HFL's dues. The Sale will be done by the ndersigned through e-auction platform provided at the website: www.iiflonehome.com.

Borrower(s) /	Demand Notice Date	Description of the Immovable	Date of Physical	Reserve Price	
Co-Borrower(s)/ Guarantor(s)	and Amount	property/ Secured Asset	Possession	Rs. 4,00,000/- (Rupees Four Lakh Only)	
	23-Jan-2024 Rs. 809793.00				
 Mr. Narayanlai Sukhlalji Teli, 2. Mrs. Premdevi 	(Rupees Eight Lakh Nine Thousand Seven Hundred	bearing Flat No Y-502, 5th Floor, Of Block No Y, in Survey No 135/1 , Umang Narol 8, Narol, Maninagar Taluka , Ahmedabad-	Rs. 10,33,011/- (Rupees Ten Lakh Thirty		
Mr. Sukhial Teii	and Ninety Three Only)			Rs. 40,000/- (Rupees Forty Thousand Only)	
(Prospect No IL10248688)	Bid Increase Amount Rs. 20,000/-(Rupees Twent Thousand Only)	382405 Area Admeasuring (In Sq. Ft.); Property Type: Saleable_Area, Carpet Area Property Area: 405.00, 405.00			
1. Mr. Vidharam Varma	09-Aug-2023 Rs. 9,50,040		22-Sep-2024	Rs. 85 000/- (Rupees	
Mrs.Kusumben Varma 3. Vidharam	(Rupees Nine Lakh Fifty Thousand Forty Only)	bearing Flat No. B-207 on Second Floor , Carpet Area Ad Measuring 312 Sq. Ft., Of	Total Outstanding As On Date 12-Nov-2024		
(Prospect No IL10242339)	Bid Increase Amount Rs. 20,000/-(Rupees Twent Thousand Only)	Block B., Omshanti Raj Niwas, situated at Plotno. 15, 17, 94 of Survey number 24, 26, 27, 1479 of Mouje Vatwa, T.P.S. 84, Vatva, Ahmedabad, Gujarat Pincode: 380040	Rs. 11,35,248/-(Rupees		
Date of Inspection of property 16-Dec-2024 1100 hrs -1400 hrs		EMD Last Date 18-Dec-2024 till 5 pm.	Date/ Time of E-Auction 20-Dec-2024 1100 hrs-1300 hrs.		

| Mode Of Payment :- EMD payments are to be made vide online mode only. To make payments you have to visit https://www.iffonehome.com and pay through link available for the property/ Secured Asset only. Note: Payment link for each property/ Secured Asset is different. Ensure you are using link of the property/ Secured Asset you intend to buy vide public auction. For Balance Payment - Login https://www.iiflonehome.com >My Bid >Pay Balance Amount. Terms and Conditions:-

advance and has to create the login account, login ID and password. Intending bidders have to submit / send their "Tender FORM" along with the payment details towards EMD, copy of the KYC and PAN card at the above mentioned Branch Office. The bidders shall improve their offer in multiple of amount mentioned under the column "Bid Increase Amount". In case bid is placed in the last 5 minutes

of the closing time of the auction, the closing time will automatically get extended for 5 minutes.

The successful bidder should deposit 25% of the bid amount (after adjusting EMD) within 24 hours of the acceptance of bid price by the AO and the balance 75%

. For participating in e-auction, intending bidders required to register their details with the Service Provider https://www. inflonehome.com, well in

of the bid amount within 15 days from the date of confirmation of sale by the secured creditor. All deposit and payment shall be in the prescribed mode of payment. The purchaser has to bear the cess, applicable stamp duty, fees, and any other statutory dues or other dues like municipal tax, electricity charges, land

and all other incidental costs, charges including all taxes and rates outgoings relating to the property.

The purchaser has to pay TDS application to the transaction/payment of sale amount and submit the TDS certificate with IFL HFL Bidders are advised to go through the website https://www.iflonehome.com and https://www.ifl.com/home-loans/properties-for-auction for detailed terms and conditions of auction sale & auction application form before submitting their Bids for taking part in the e-auction sale proceedings. For details, help procedure and online training on e-auction prospective bidders may contact the service provider E mail ID: care@iffonehome.com.

For any query related to Property details, Inspection of Property and Online bid etc. call IIFL HFL toll free no. 1800 2672 499 from 09:30 hrs to 18:00 hrs. between Monday to Friday or write to email: - care@iffonehome.com.

Notice is hereby given to above said borrowers to collect the household articles, which were lying in the secured asset at the time of taking physical possession within 7 days, otherwise IIFL-HFL shall not be responsible for any loss of property under the circumstances.

O. Further the notice is hereby given to the Borrower's, that in case they fail to collect the above said articles same shall be sold in accordance with Law.

11. In case of default in payment at any stage by the successful bidder / auction purchaser within the above stipulated time, the sale will be cancelled and

the amount already paid will be forfeited (including EMD) and the property will be again put to sale. 12. AO reserves the rights to postpone/cancel or vary the terms and condition of tender/auction without assigning any reason thereof. In case of any dispute in tender/Auction, the decision of AO of IFFL-HFL will be final.

15 DAYS SALE NOTICE UNDER THE RULE 9 SUB RULE (1) OF SARFAESI ACT, 2002. The Borrower are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of

fender/Auction, failing which the property will be auctioned/sold and balance dues if any will be recovered with interest and cost. Place: AHMEDABAD; Date: 30-11-2024 Sdl- Authorised Officer, For IIFL Home Finance Ltd.

HDB SHAVELAL

HDB FINANCIAL SERVICES LIMITED

REGISTERED OFFICE: RADHIKA, 2ND FLOOR, LAW GARDEN ROAD, NAVRANGPURA, AHMEDABAD, GUJARAT, PIN CODE-380009

Branch Office: 404, 4th Floor, Pushpak Landmark Building, Anandnagar, Satellite, Ahmedabad, Gujarat - 380015. Branch Office: "Heera Panna" complex, Third Floor, 319-Dr Yagnik Road. Rajkot, Gujrat - 360007.

Demand notice under section 13(2) sarfaesi act, 2002

You, below mentioned borrowers, co-borrowers and guarantors have availed loan(s) facility(les) from HDB Financial Services Limited branch by mortgaging your immovable properties (securities) you have not maintained your financial discipline and defaulted in repayment of the same. Consequent to your defaults your loans were classified as non-performing assets as you to avail the said loan(s) along with the underlying security interest created in respect of the securities for repayment of the same. The HDBFS has right for the recovery of the outstanding dues, now issued demand notice under section 13(2) of the securitization and reconstruction of financial asset and enforcement of security interest act, 2002 (the act), the contents of which are being published herewith as per section 13(2) of the act read with rule 3(1) of the security interest (enforcement) rules, 2002 as and by way of alternate service upon you. Details of the borrowers, co-borrowers, guarantors, loans, securities, outstanding dues, demand notice sent under section 13(2) and amount claimed there under are given below:

1 (1) Borrower And Co-Borrowers: I. PAVAN SALES CORPORATION 2. VIPUL MOHANBHAI VASOYA 3.SUDHA NATHALAL CHITRODA R/O.No.1-PLOT NO 32 BH APPLE INTERNATIONAL GIDC PHASE 2 DARED JAMNAGAR JAMNAGAR-361004 GUJARAT R/O.No.2-3-SHIVAM SOCIETY ST NO 2 OPP VACHHRA DADA TEMPLE STREET AIR FORCE 2 ROAD KHODIYAR COLONY JAMNAGAR-361006 GUJARAT. (2) Loan Account Number: 19770753 (3) Loan Amount In Inr: Rs.3850000/- (Rupees Thirty Eight Lakhs Fifty Thousand Only) With Loan Account No. 19770753 (4) Detail Description Of The Security Mortgage Property- All That Piece And Parcel Of Property Of Industrial Open Plot No 32 Admeasuring 166.30 Sq Mtrs Of Land Bearing RS No 6 (Old RS No 4/1) Of Village Dared Which Was Converted In To Non Agricultural Industrial Plots By The Order Of Jamnagar Municipal Corporation And Collector Jamnagar Located At Dared Taluka And District Jamnagar (5) Demand Notice Date: 16/11/2024. (6) Amount Due In Inr: Rs.2838997.91/- (Rupees Twenty Eight Lakh Thirty Eight Thousand Nine Hundred & Ninety Seven - Paise Ninety One Only) as of 13.11.2024 And Future Contractual Interest Till Actual Realization Together With Incidental Expenses, Cost And Charges Etc.

(2) Borrower And Co-Borrowers: 1. AMBICA RESTURANT AND LODGE 2. PRATAPSINH JILUBHA SARVAIYA 3, TARABA PRATAPSINH SARVAIYA 4. BHUPENDRSINH PRATAPSINH SARVAIYA 5. PRATAPSINH JILUBHA SARVAIYA 6.DHARMENDRASINH PRATAPSINH SARVAIYA R/O.No.1-SHOP NO 7 HARI KRISHNA COMPLEX OPP RTO OFFICE VIJAYRAJNAGAR PLOT NO 36 BHAVNAGAR BHAVNAGAR BHAVNAGAR. 364003 GUJARAT - And Also-Plot no 63/a.1 r.s. no 253 Nirbhay Co. op. Hou. Society Ltd. at Chitra Bhavnagar Bhavnagar. 364003 - And Also-White House complex ground floor shop no 6 plot no 79 ward no 7 sheet no 202 c.s no 5684 paiki BHAVNAGAR.364001. R/O.No.2-3-4-6-PLOT NO 63/A/1 NIRBHAY SOCIETY R S NO 253 CHITRA RAJKOT ROAD BHAVNAGAR. BHAVNAGAR 364003 GUJARAT, R/O.No.5-SHOP NO 7 OPP RTO OFFICE HARIKRUSHNA COMPLEX VIJAYRAJNAGAR PLOT NO 69 BHAVNAGAR BHAVNAGAR GUJARAT, 364001 (2) Loan Account Number: 5670290, 5891635, 17160567 (3) Loan Amount In Inr: Rs:2240992/-(Rupees Twenty Two Lakhs Forty Thousand Nine Hundred Ninety Two Only) With Loan Account No. 5670290 - Rs.1975000/- (Rupees Nineteen Lakhs Seventy Five Thousand Only) With Loan Account No. 5891635 - Rs.415000/- (Rupees Four Lakhs Fifteen Thousand Only) With Loan Account No. 17160567 (4) Detail Description Of The Security Mortgage Property -All That Piece And Parcel Of Bhavnagar Registration District, Sub District Bhavnagar2 (Chitra) Property Comprising Of Plot No 63/A 1 Admeasuring 109.53 Sq Mtrs Of Nirbhay Co.Operative Housing Society Ltd A Society Duly Constituted Under Societies Registration Act Bearing Registration No GH:2339 Dt. 04/06/1967 On Land Bearing Revenue Survey No 253 Paikee Chitra Taluka District Bhavnagar And Recorded In Bhavnagar Municipal Corporation Vide No 17003601120002 (5) Demand Notice Date: 16/11/2024. (6) Amount Due In Inr: (A) + (B) + (C) i.e. Rs 3062828 (Rupees Thirty Lakh Sixty Two Thousand Eight Hundred & Twenty Eight Only) as of 13.11.2024 And Future Contractual Interest Till Actual Realization Together With Incidental Expenses, Cost And Charges Etc.

- The borrower and co-borrowers/guarantors are called upon to make payment of the above mentioned demanded amount with further interest as mentioned herein above in full within 60 days of this notice failing which the undersigned authourised officer of HDBFS shall be constrained
- to take action under the act to enforce the above mentioned securities. Please note that, as per section 13 (13) of the said act Mortgagers are restrained from transferring the above-referred securities by way of
- sale, lease, leave & license or otherwise without the consent of HDBFS. For any query or full and final settlement, please contact: Mr. Chirag Chaggani: Contact No. 9909910901 (Regional Collection Manager), Mr. Prashant Makhecha: Contact No.7600800900 (Zonal Collection Manager), Mr. Sunil Vishvakarma Mobile No. 8600375505 (Area Legal Manager) at HDB Financial Services Ltd.

PLACE: Rajkot DATE: 30/11/2024

For HDBFS **AUTHORISED SIGNATORY**



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