

TYGER HOME FINANCE

Tyger Home Finance Private Limited

Registered Office : Shikhar, Nr. Mithakhali Circle, Navrangpura, Ahmedabad-380009, Gujarat, India
Corporate Office : One BKC, C-Wing, 1004/5, 10th Floor, Bandra Kurla Complex, Bandra (East), Mumbai, 400 051, Maharashtra, India. CIN: U65999GJ2017PTC098960, Website : www.adanihousing.in

POSSESSION NOTICE (FOR IMMOVABLE PROPERTIES)

Whereas the undersigned being the Authorised Officer of the **Tyger Home Finance Pvt Ltd.** (formerly Known as M/s. Adani Housing Finance Pvt Ltd vide Certificate of Incorporation dated 6th June 2024, issued by the Office of the Registrar of Companies, Ministry of Corporate Affairs, herein after refer to 'THFPL') 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 notice(s) 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 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) and the public in general is hereby cautioned not to deal with the property/ies and any dealing with the property/ies will be subject to the charge of **Tyger Home Finance Pvt Ltd** (Adani Housing Finance Private Ltd), for the amount and interest thereon as per loan agreement. The borrowers' attention is invited to provisions of Sub-section (8) and (9) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

Sr. No.	Loan A/C No./ Old Loan A/C No.	Name of the Borrower/ Co-Borrower/ Guarantor	Demand Notice date & Amount	Symbolic / Physical Possession on
1	8000HL001033438	Ajitkumar D Singh / Dimpaldevi A Singh	10-Mar-25 / Rs. 731515/- As On Date 10-Mar-25	27-Jun-25 Symbolic Possession
Mortgage Property Address : All that peace and parcel of Plot No. 170, area of Plot about 61.46 Sq. mtrs Survey No. 33, Rajvi Park, Village Kidana, Taluka - Gandhidham, Dist - Kutch in registration District of Kutch Reg Sub-District Gandhidham Gujarat Which is bounded as under :- East- Plot No. 189 West- 9.14 M Wide Road North- 6.70 M Wide Road South- Plot No. 171.				
2	8010HL001034983 + 801LAP001036925	Ajeet Ramraj Sharma / Vijay Laxmi	10-Jan-25 / Rs. 1068376/- (596746 + 471630) As On Date 10-Jan-25	30-Jun-25 Physical Possession
Mortgage Property Address : All the piece and parcel of Plot No. 44 of the society known as 'Sal Krupa Residency situated at: Lindiyad bearing Old Block no: 3 and 5, after re-survey new Block Nos.: 5 and 7 of village: Lindiyad, Taluka: Mangrol, District: Surat admeasuring about 41.06 Square Meter along with undivided proportionate share in the said land for Road and cop admeasuring about 26.29 Square Meter Which is bounded as under :- East: Society Internal Road West- Block No.2 North- Plot No.45 South- Plot No.43.				

Place : Gujarat
Date : 02.07.2025

For Tyger Home Finance Pvt. Ltd.
Sd/-
Authorised Officer

IDFC FIRST Bank Limited
(erstwhile Capital First Limited and amalgamated with IDFC 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

IDFC FIRST Bank

APPENDIX IV [Rule 8(1)] POSSESSION NOTICE (For immovable property)

Whereas the undersigned being the authorized officer of **IDFC First Bank Limited** (erstwhile Capital First Limited and amalgamated with **IDFC Bank Limited**) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and in exercise of powers conferred under Section 13(12) of the said Act read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notices calling upon the Borrower/ Co-borrowers and Guarantors to repay the amount mentioned in the demand notice appended below within 60 days from the date of receipt of the said notice together with further interest and other charges from the date of demand notice till payment/realization.

The Borrower/ Co-Borrowers/ Guarantors having failed to repay the amount, notice is hereby given to the Borrower/ Co-Borrowers/ Guarantors and public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under sub-section (4) of Section 13 of the Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this notice.

Loan Account Number	Borrower/s/ Co-borrower/s/ Guarantors Name	Description of The Mortgaged Properties	Demand Notice		Date and Type of Possession Taken
			Date	Outstanding Amount (Rs.)	
98371106	1. Solanki Jayshriben Ashvinbhai, 2. Solanki Sureshbhai Venibhai, 3. Solanki Ashvinkumar Sureshbhai, 4. Solanki Jayshriben Ashvinbhai	All That Piece And Parcel Of Residential Property Bearing Village Authority Property No. 1409/A, Admeasuring Area 500 Sq. Feet, Situated At Vad Valu Faliyu, Masra, Ta: Thasara, District: Kheda, Gujarat - 388215, And Bounded As:- East : Public Road, North : House Of Maheshbhai Venibhai, West : Public Road, South: House Of Balvanthbhai Venibhai	12.03.2025	Rs. 3,10,945.10/-	26.06.2025 Possession
125531383	1. Raval Shankarbhai, 2. Raval Savitaben,	All That Piece And Parcel Of Pucca Residential House Bearing Gram Panchayat Property No 300 In Gantmal Land, Property Area : 720.00 Sq. Feet, Situated At Village: Mokai, Taluka: Kaloi, District: Panchmahal, Gujarat-389320, And Bounded As:- East: Kotar, West : Public Road, North : Vado South : House Of Mangalbhai.	29.03.2025	Rs. 6,14,743.26/-	26.06.2025 Possession

The Borrower/ Co-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 **IDFC First Bank Limited** (erstwhile Capital First Limited and amalgamated with **IDFC Bank Limited**) for an amount mentioned in the demand notice together with further interest and other charges from the date of demand notice till payment/realization.

Sd/-
Authorised Officer
IDFC First Bank Limited
(erstwhile Capital First Limited and amalgamated with IDFC Bank Limited)

Date : 26.06.2025
Place : Gujarat

MUTHOOT HOUSING FINANCE COMPANY LIMITED
Registered Office: TC NO. 14/2074-7, Muthoot Centre, Punnem Road, Thiruvananthapuram - 695 034.
CIN NO U65922KL2010PLC025624

Corporate Office: 12/A D1, 13th Floor, Parinee Crescendo, Plot No.C38 & C39, Bandra Kurla Complex-G Block (East), Mumbai-400051, Tel:022-62728517
Branch Address: 653/2-3, Mota Dastur Mohallo, Behind Kotak Mahindra Bank,Rusthampura,Udhana Darwaja, Surat, Gujarat-395002.
Authorised Officer: Contact Person: Vimal R Gandhi Mobile No. : 9924141996, Email ID: authorised.officer@muthoot.com

PUBLIC NOTICE FOR E- AUCTION FOR SALE OF IMMOVABLE PROPERTIES

E- AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES UNDER SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS & ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISIO 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) / Mortgage(s) and Guarantor(s) that the below described immovable properties mortgaged / charged to Muthoot Housing Finance Company Ltd., the possession of which has been taken by the Authorised Officer of Muthoot Housing Finance Company Ltd., Secured Creditor pursuant to demand notice (s) issued under Section 13(2) of the Securitization And Reconstruction Of Financial Assets & Enforcement Of Security Interest Act, 2002, in the following loan account (s) the property (ies) will be sold on "AS IS WHERE IS", "AS IS WHAT IS", AND "WHATSOEVER THERE IS" AND "WITHOUT RECOURSE BASIS" for recovery of dues plus interest to Muthoot Housing Finance Company Ltd. Secured Creditor from Borrower(s)/ Mortgage(s) and Guarantor(s). The Sale will be conducted through E-auction on **Web Portal : https://sarfaesi.auctiontiger.net/EPROC/**

S. No.	Loan Account No. / Name of Borrower (s) / Co-Borrower(s) / Guarantor(s) / Mortgage (s)	Outstanding Amount (Rs.) Future Interest Applicable	Possession Type & Date	Inspection Date and time	Reserve Price	Earnest Money Deposit (EMD)	Date and Time of E- Auction	Last Date of Bid Submission
1.	16100078387 1. Arvindbhai Ishvarbhai Bhalaiya Alias Arvindbhai Ishvabhai Bhalaiya 2. Kapilaben Arvindbhai Bhalaiya 3. Sanjaykumar Manilal Patel Alias Sanjaybhai Manilal Patel (Guarantor)	Rs. 14,66,427.77/- Rupees Fourteen Lakhs Sixty Six Thousand Four Hundred Twenty Seven And Paise Seventy Seven Only as on 25-June-2025	Physical Possession on 16-06-2024	15/07/2025 11.00 AM to 03.00 PM	Rs. 7,00,000/- Rupees Seven Lakhs Only	Rs. 70,000/- Rupees Seventy Thousand Only	05-08-2025 11.00 AM to 12.00 PM	04-08-2025 11.00 AM to 12.00 PM

Description of Mortgaged Properties: All The Piece & Parcel of Immovable Property Bearing Plot No.18/a Admeasuring 36.37 Sq.mts along With 25.88 Sq.mts Undivided Share In The Land of Road & Cop In "Krishna Park", Situate Block No.382, R S No.390 Moje Kamrej, City of Surat. **Bounded By East :** Property Of Plot No 18 West : Society Road North : Property Of Plot No 19/a South : Property of Plot No 17/c.

S. No.	Loan Account No. / Name of Borrower (s) / Co-Borrower(s) / Guarantor(s) / Mortgage (s)	Outstanding Amount (Rs.) Future Interest Applicable	Possession Type & Date	Inspection Date and time	Reserve Price	Earnest Money Deposit (EMD)	Date and Time of E- Auction	Last Date of Bid Submission
2.	1210001805 1. Rameshbhai Nanubhai Parmar 2. Kokilaben Rameshbhai Parmar	Rs. 2,86,990.68/- Rupees Two Lakhs Eighty Six Thousand Nine Hundred Ninety And Paise Sixty Eight Only as on 30-June-2025	Physical Possession on 09-03-2025	16/07/2025 11.00 AM to 03.00 PM	Rs. 4,80,000/- Rupees Four Lakhs Eighty Thousand Only	Rs. 48,000/- Rupees Forty Eight Thousand Only	05-08-2025 11.00 AM to 12.00 PM	04-08-2025 11.00 AM to 12.00 PM

Description of Mortgaged Properties: All that piece & parcel of immovable property bearing Mukhya Mantri Avas Yojana (e.w.s) Draft T.p.s. no 94 on Plot-1, Flat No. 1-605, Survey No.314/A, D.p.no. 3/1, Final Plot No.3/1/2, Colony 448 Ews Hathijan, Nr. Utrr Buniyadi School, Hathijan, Ahmedabad., The Project Known As "mukhya Mantri Avas Yojna (e.w.s)" Comprises of 470 Residential Flats In 9 Blocks Total Area 27.02 Sq.Mt. **Bounded By** On East : Lift & Lobby On North : Common Passage On South : Shop At G.1 On West : Flat No. 606

TERMS & CONDITIONS :

- The E-auction Sale is strictly subject to the terms and conditions mentioned hereunder as per extant guidelines under SARFAESI Act, 2002 & also the terms and conditions mentioned in the bid/offer/tender document to be submitted by the interested bidder(s).
- The sale will be held on "as is where is", "as is what is", and "whatever there is" and "without recourse basis".
- The interested bidders shall submit the Offer/ Bid in the prescribed Bid/Offer/tender form that is available on e-auction portal: <https://sarfaesi.auctiontiger.net/EPROC/> and must be accompanied by Earnest Money Deposit ("EMD") by way of Demand Draft in favor of "Muthoot Housing Finance Company Limited". Along with bid/tender/offer documents, the interested bidder are required to submit KYC documents i.e. copy of PAN card bidder's identity proof and the address proof such as copy of the Passport, Election Commission Card, Ration Card, Driving license etc.
- To the best of knowledge and information of the Authorised Officer of Muthoot Housing Finance Company Limited, there is no encumbrances/claims except as disclosed as per the records available with respect of the property(ies). MHFCL however shall not be responsible for any outstanding statutory dues/ encumbrances/ third party claims/rights/ dues (Municipal Taxes, Maintenance / Society Charges, Electricity and water taxes or any other dues including Stamp Duty, GST, Registration Charges, Transfer Charges and any other expenses and charges in respect of the registration of the Sale Certificate in respect of the said properties shall be paid by the successful bidder/purchaser. The interested bidders should make their own independent inquiries regarding encumbrances, title of property and to inspect and satisfy themselves.
- The successful bidder/purchaser shall have to pay 25% of the final bid amount (after adjusting 10% of the E.M.D. already paid) not later than the next working days after the acceptance of the bid by the Authorized Officer.
- The balance 75% of the Sale price shall have to be paid on or before 15 days of confirmation of the sale to the successful Purchaser by the Authorized Officer or such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer. In case of default in payment by the successful bidder, the amount already deposited shall be liable to be forfeited and property shall be put to re-auction and the defaulting borrower shall have no claim in respect of the property and amount.
- The interested bidder who have deposited the EMD and require any assistance in login to the e auction portal, submitting bid, training on e-bidding process etc., may contact during office hours on working days to our service provider **M/s e-Procurement Technologies Limited (Auction Tiger)**, Help Line Nos: 9173528727 & 63518 96643, Mr. Maulik Shrivani, E-mail ID: maulik.shrivani@auctiontiger.net and for any property related query may contact the Authorised Officer as mentioned above.
- The Authorized Officer reserves the right to reject any/all bids without assigning any reason. All the bids received from the prospective bidders shall be returned to them without any liability / claim against MHFCL.
- The borrower's attention is invited to the provisions of sub section 8 of section 13, of the SARFAESI Act, in respect of the time available, to redeem the secured asset.
- Public in general and borrower(s)/ mortgage(s) in particular please take notice that if in case auction scheduled herein fails for any reason whatsoever then secured creditor may enforce security interest by way of sale through private treaty.
- For detailed terms and conditions of sale, please refer our website https://muthoothousing.com and web portal of M/s e-Procurement Technologies Limited (Auction Tiger) https://sarfaesi.auctiontiger.net/EPROC/**
- The borrower(s)/guarantor(s)/mortgage(s) are hereby given STATUTORY 30 DAYS NOTICE UNDER RULE 8 & 9 of The Security Interest (Enforcement) Rules of SARFAESI ACT

Place: Gujarat
Date: 02-07-2025

Sd/-
Authorised Officer
For Muthoot Housing Finance Company Limited

HERO HOUSING FINANCE LIMITED
Contact Address: Office No 412, fourth Floor, Seven Sees, Plot no 1 in revenue survey No. 270/P-3, above Tanishq Showroom, Junagarh, Gujarat- 362001.
Regd. Office: 05, Community Centre, Bassari Lok, Vasant Vihar, New Delhi- 110057.
Ph: 011 49267000, Toll Free No: 1800 212 8800, Email: customer.care@hero4all.com
Website: www.herohousingfinance.com | CIN: U65192DN2016PLC30148

POSSESSION NOTICE (FOR IMMOVABLE PROPERTIES)

(As per Appendix IV read with rule 8(1) of the Security Interest Enforcement Rules, 2002)

Whereas, the undersigned being the Authorized Officer of the Hero Housing Finance Limited, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notices as mentioned below calling upon the Borrowers to repay the amount mentioned in the notice within 60 days from the date of the said notice.

The borrower, having failed to repay the amount, notice is hereby given to the borrower, in particular and the public, in general, that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule 8 of the said Rules.

The borrower, in particular, and the public in general, are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Hero Housing Finance Limited, for an amount referred to below along with interest thereon and penal interest, charges, costs etc. from date mentioned below.

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

Loan Account No.	Name of Obligor(s) / Legal Heir(s) / Legal Representative(s)	Date of Demand Notice/ Amount as per Demand Notice	Date of Possession (Constructive / Physical)
HHFJNGH0U 21000015462 & HHFJNGJPL 21000015466	Nileshbhai Prabha Shambharkhai Vyas, Giteben Latsankar Vyas	19/11/2024 Rs. 7,30,954/- as on date 18/11/2024	28.06.2025 (Physical)
Description of Secured Assets/Immovable Properties:- All That piece and parcel of Residential Plot Bearing No. 7/P (Type B-1) of RSN 129/P, Jai Mataji, Swastik Nagar, Near Khodiyar Dairy, Behind Nandanvan City Bus Stop, Off. Khailpur Main road, Village Khamdhol Tehsil and District Junagadh, Gujarat-362002, Construction on Land Area Admeasuring 35-65 Sq. Mtr, along with common amenities written in Title Document, Property Bounded By: North: Adj. 6 Mtr Wide Road, East: Adj. Plot No. 7P/B/2, West: Adj. Plot No. 2, South: Adj. Plot No. A1			
HHFJNGH0U22000031343 & HHFJNGJPL22000031352	Shekh Tahib Moslem, Theba Rajiyaben Ismailbhai	21/04/2025 Rs. 2478426/- as on 09/04/2025	28-06-2025 (Symbolic)
Description of Secured Assets/Immovable Properties:- All That Piece And Parcels Of Residential House Having A Land Area 47.61 Sq. Mtrs. Situated At Junagadh C. S. Block No. 3 C. S. No. 236/1p (ground Floor Construction Buildup Area 43.31 Sq. Mtrs And First Floor Construction Buildup Area 49.31 And Second Floor Construction Buildup Area 51.50 Total Area 144.12 Sq. Ml.) In Junagadh Mahanagar Palika Champa Faliya, Memanvada Sub-dist & Reg. Dist Junagadh In The State Of Gujarat. With Common Amenities Written In Title Document, Property Bounded By: North: Adj. Road Of Memanvada Gate, South:- Adj. Common Wall, East:- Adj. Property, West: Adj. Property, Independent Wall			

DATE :- 02-07-2025, Sd/-
PLACE:- JUNAGADH FOR HERO HOUSING FINANCE LIMITED

JM FINANCIAL HOME LOANS

JM Financial Home Loans Limited

Corporate Office: 3rd Floor, Sushashit IT Park, Plot No. 68E, off Datta Pada Road, Opp. Tata Steel, Borivali (E), Mumbai - 400 066

Possession Notice

Under section 13(4) of securitisation and reconstruction of financial assets and enforcement of security interest act, 2002 and rule 8(1) of the security interest (enforcement) rule 2002, (appendix iv)

Whereas the undersigned being the authorised officer of JM Financial Home Loans Limited (hereinafter referred as JMFHLL) under the securitisation 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 to the 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 demanded 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 JMFHLL has taken possession of the property described hereinbelow in exercise of 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 is hereby cautioned not to deal with the below mentioned property and any dealings with the said property will be subject to the first charge of the JMFHLL for the amount as mentioned herein below with future interest thereon.

Sr. No.	Borrower(s)/ Co-Borrower (s) /Guarantor(s) Name and Loan No.	Description of Secured Asset (Immovable Property)	1. Date of Possession 2. Demand Notice Date 3. Amount Due in Rs. As on
1.	1. Mr. Mahavir Bhurabhai Manjariya 2. Mrs. Jasuben Bhurabhai Manjariya 3. Mr. Bhurabhai Samatbhai Manjariya Loan Account No. HJUN24000057118	Revenue Survey No. 68/Paiki, (Block No. 01), Plot No- 23/Paiki South Side, "Yogi Nagar", Jetpur - Navagadh Nagarpalika, Taluka - Jetpur, Dist. - Rajkot, Gujarat - 360360. Boundaries: East: Adj. Land of R.S. No. 67/Paike, West: Adj. 7-62 Mtrs wide Road, North: Adj. Property of Plot No. 23/Paike, South : Adj. Property of Plot No. 22	1. 27-06-2025 2. 11-04-2025 3. Rs. 20,82,930/- (Rupees Twenty Lakh Ninety Two Thousand Nine Hundred Thirty Only) outstanding as on 07-Apr-2025.
2.	1. Mr. Vikrambhai Mesurbhai Karamta 2. Mrs. Matiben Vikrambhai Karamta Loan Account No. HRJT23000046711	"UJADPA" of Jetpur City Survey No. 3668/1, Sheet No. 47 situated at Jetpur - Navagadh, within the limits of Jetpur Municipality in Sub District Jetpur, District - Rajkot, Gujarat - 360370. Residential NA land admeasuring 188-00 Sq. Mtrs. Boundaries: East: Open Land, West: Road, North: Property of CSN 3668/2, 3669 & 3677, South : Property of CSN 3667	1. 27-06-2025 2. 11-04-2025 3. Rs. 34,53,372/- (Rupees Thirty Four Lakh Fifty Three Thousand Three Hundred Seventy Two Only) outstanding as on 07-Apr-2025.
3.	1. Mr. Kevin Kalpeshbhai Pandhi 2. Mr. Kalpeshbhai Babul Pandhi 3. Mrs. Harshaben Kalpeshbhai Pandhi 4. Mrs. Radhika Dipakbhai Nakum Loan Account No. LRJT22000227202	Laxmi Wadi Main Road, Lekh No. 126/P Shop, City Survey Ward No. 09 of survey No. 2776-B/P, Ground Floor shop, Rajkot, Gujarat, Pincode - 360002. Boundaries: - East : Other Property / Rest Property, West : Laxmiwadi Main Road, North : House of Dharmishababen Kiritkumar & others, South : Shop of Kishoribhai Vithalda Hingu	1. 28-06-2025 2. 08-04-2025 3. Rs. 20,82,991/- (Rupees Twenty -Six Lakh Eighty-Six Thousand Two Hundred and Ninety-One only) outstanding as on 07-Apr-25
4.	1. Avinash Singh 2. Mrs. Pritoo Loan Account No. HVPJ23000033445	Flat No. G - 04, "B - Wing", Sai Krupa Apartment, Ground Floor, (Old Survey No. 132/2 To 9, New Survey No.2135P) Plot No.03 To 13 & 16 To 24, village - Dungra, Ta. Vapi, Dis. Valsad, Gujarat Pincode - 396191. Boundaries: - East : Flat No. G-03, West : Road & Passage, North : Passage & Flat No. G-01, South : Road	1. 30-06-2025 2. 15-04-2025 3. Rs. 11,91,005/- (Rupees Eleven Lakh Ninety-One Thousand and Five Rupees Only) outstanding as on 15-Apr-25
5.	1. Mr. Sanjay Verma 2. Mrs. Janki Devi Verma Loan Account No. HVPJ24000068169	Flat No. 302, A-Wing, 3rd Floor, "Kheteshwar Avenue", Plot No. 40, 41, 42, Village Chhanwada, Taluka - Vapi, Dist- Valsad, Gujarat, Pin Code - 396191. Boundaries: - East : Flat No. A-301, West : Flat No. A-303, North : Road, South : Passage	1. 30-06-2025 2. 15-04-2025 3. Rs. 10,39,699/- (Rupees Ten Lakh Thirty Nine Thousand Six Hundred Ninety Nine Only) outstanding as on 14-Apr-2025.
6.	1. Mr. Sonu Thakur 2. Mrs. Madhu Kumbhar Loan Account No. HUMB23000044604	Flat No. 209, 2nd Floor, "Valram Apartment", Plot No. 18, 19, 26, 27, Village - Chinri, Taluka - Vapi, Dist - Valsad, Gujarat - 396191. Boundaries: - East: By Open Space and compound Wall, West: By flat No. 210, North: By Passage and flat No. 207, South : By Open Space and compound wall	1. 30-06-2025 2. 15-04-2025 3. Rs. 8,70,688/- (Rupees Eight Lakh Seventy Thousand Six Hundred Sixty Eight Only) outstanding as on 14-Apr-2025.

Date: 02/07/2025 Place: Gujarat

For JM Financial Home Loans Limited, Sd/- Authorised Officer

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED
CIN: U67100TZ2014PTC020363, Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028
Email : rajesh.jumani@omkaraarc.com/zuber.khan@omkaraarc.com/pratik.rasa@omkaraarc.com, Tel.: 022-69231111 Authorised Officer M. No. : +91 86579 69231/+91 86556 68565

[Appendix - IV-A] [See proviso to rule 8 (6) r/w 9(1)] PUBLIC NOTICE FOR E-AUCTION SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 8 (6) r/w 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 Secured Creditor, possession of which has been taken by the Authorised Officer of Omkara Assets Reconstruction Pvt. Ltd. (OARPL), Further, OARPL (acting in its capacity as Trustee of Omkara PS 06/2021-22 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 25.06.2021 from IndusInd Bank Ltd (Assignor Bank) along with underlying security from assignor bank. Accordingly, OARPL has stepped into the shoes of assignor bank and empowered to recover the dues and enforce the security. The Authorized Officer of OARPL took the **Physical Possession** of the below mentioned secured property from the Borrower/Mortgagor/Co-Borrower. The Authorized Officer of OARPL hereby intends to sell the below mentioned secured properties for recovery of dues and hence the lenders/bids are invited in sealed cover for the purchase of the secured properties. The properties shall be sold in exercise of rights and powers under the provisions of sections 13 (2) and (4) of SARFAESI Act, on "As is where is", "As is what is", and "Whatever there is" and "Without recourse Basis" for recovery of amount shown below in respective column due to OARPL as Secured Creditor from respective Borrower and Co-Borrower(s) shown below. Details of the Borrower(s)/Guarantors/Mortgagors, Securities, Owner, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Possession Date, Reserve Price, Bid Increment Amount, Earnest Money Deposit (EMD), Date & Time of Inspection is given as under:

Sr. No.	Name of Borrower(s)/ Guarantors/ Mortgagors	Details of the Secured Asset	Owner of the property	Outstanding Dues as on 30.06.2025 (IN INR)	Demand Notice Date	Possession Date	Reserve Price (IN INR)	Bid Increment Amount (IN INR)	EMD (IN INR)	Date & Time of Inspection
1.	M/s. Vrudakshi Textile (Borrower), Shardaben Sanjaybhai Virani (Proprietor/ Mortgagee/Guarantor), Sanjaybhai Rameshbhai Virani (Guarantor/Mortgagor), Rameshbhai Manjibhai Virani (Guarantor) and M/s. Vraj Fabrics (Guarantor)	All that piece and parcel of All Parcel and Piece property bearing Plot No. 712, admeasuring 670.18 Sq. Mtrs and 494.61 Sq. Mtrs construction along with undivided share in the land of road & C.O.P in situate at revenue survey no. 456, block no. 459 of mouje village Pipodra, Ta: Mangrol, Dist: Surat Which is Bounded As Under: East: Block No. 466/p, West: Road, North: Plot No. 8, South: Plot No. 7114	Shardaben Sanjaybhai Virani	Rs. 2,37,86,333/- (Rupees Two Crore Thirty-Seven Lakh Eighty-Six Thousand Three Hundred Thirty-Three Only)	12.11.2020	25.02.2024 (Physical Possession)	Rs. 1,00,00,000/- (Rupees One Crore Only)	Rs. 50,000/- (Rupees Fifty Thousand Only)	Rs. 10,00,000/- (Rupees Ten Lakh Only)	14.07.2025 (From 11.00 A.M. to 12:00 P.M.)

Account No.: 344905001084, Name of the Beneficiary: Omkara PS 06/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICIC0003449

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD : 21.07.2025 till 6:00 pm

Date of E-Auction & Time : 23.07.2025 between 12:00 pm to 2:00 pm

TERMS & CONDITION OF THE AUCTION: For detailed terms and conditions of the sale please refer to the link provided in Secured Creditor's (OARPL) website i.e. <http://omkaraarc.com/auction.php> or website of service provider i.e. <http://www.bankeauction.com>.

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) r/w 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

This notice is also a mandatory notice of not less than 15 (Fifteen) days to the Borrower(s) of the above loan account under Rule 8(6) r/w 9(1), of Security Interest (Enforcement) Rule, 2002 and provisions of Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of auction/sale through e-auction on the above referred date and time. Please note that the above-mentioned phone numbers are the only official numbers of Authorised Representatives of Omkara ARC. Omkara ARC does not validate/authorise any agents/brokers to conduct sale of its assets on their behalf and any person getting into such transaction is doing so at its own risk and Omkara ARC shall not be held liable for any such transaction.

Date : 02.07.2025
Place : Surat

Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 06/2021-22 Trust)

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED
CIN: U67100TZ2014PTC020363, Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028
Email : rajesh.jumani@omkaraarc.com/zuber.khan@omkaraarc.com/pratik.rasa@omkaraarc.com, Tel.: 022-69231111 Authorised Officer M. No. : +91 86579 69231/+91 86556 68565

[Appendix - IV-A] [See proviso to rule 8 (6) r/w 9(1)] PUBLIC NOTICE FOR E-AUCTION SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 8 (6) r/w 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 Secured Creditor, possession of which has been taken by the Authorised Officer of Omkara Assets Reconstruction Pvt. Ltd. Further, Omkara Assets Reconstruction Pvt Ltd (OARPL) (acting in its capacity as Trustee of Omkara PS 06/2021-22 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 25.06.2021 from IndusInd Bank Ltd (Assignor Bank) along with underlying security from assignor bank. Accordingly, OARPL has stepped into the shoes of assignor bank and empowered to recover the dues and enforce the security. The Authorized Officer of OARPL took handover of the **Physical Possession** of the below mentioned secured property from the Borrower/Mortgagor/Co-Borrower. The Authorized Officer of OARPL hereby intends to sell the below mentioned secured properties for recovery of dues and hence the lenders/bids are invited in sealed cover for the purchase of the secured properties. The properties shall be sold in exercise of rights and powers under the provisions of sections 13 (2) and (4) of SARFAESI Act, on "As is where is", "As is what is", and "Whatever there is" and "Without recourse Basis" for recovery of amount shown below in respective column due to OARPL as Secured Creditor from respective Borrower and Co-Borrower(s) shown below. Details of the Borrower(s)/Guarantors/Mortgagors, Securities, Owner, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Possession Date, Reserve Price, Bid Increment Amount, Earnest Money Deposit (EMD), Date & Time of Inspection is given as under:

Sr. No.	Name of Borrower(s)/ Guarantors/ Mortgagors	Details of the Secured Asset	Owner of the property	Outstanding Dues as on 30.06.2025 (IN INR)	Demand Notice Date	Possession Date	Reserve Price (IN INR)	Bid Increment Amount (IN INR)	EMD (IN INR)	Date & Time of Inspection
1.	M/s. Vraj Fabrics (Borrower), Sanjaybhai Rameshbhai Virani (Proprietor/ Mortgagee/Guarantor), Rameshbhai Manjibhai Virani (Mortgagor/ Guarantor) & Shardaben Sanjaybhai Virani (Guarantor) (LAN: 603014028529)	Property No. 1:- All that Piece or parcel of property bearing Plot No. 9/c, admeasuring 79.43 Square Meters, in "Shyani Apartment Co. Op Housing Society Limited" situated at revenue Survey No. 121/2, admeasuring 1770 Square Meters of Moje Fulpada, City of Surat, Dist. Surat. On the East - Society, On the West - Plot No. 9/b, On the North - Society, On the South - 6.10 meters Society internal Road <								