



 <b>UNITY</b> <small>Small Finance Bank</small>	<b>UNITY SMALL FINANCE BANK LIMITED</b> Corporate Office: Centrum House, Vidyanagari Marg, Kalina, Santacruz (E) Mumbai 400 098	<b>SYMBOLIC POSSESSION NOTICE</b> <b>(FOR IMMOVABLE PROPERTIES)</b> <b>SEE RULE 8(i)</b>
<p>Whereas, the undersigned being Authorised Officer of <b>Unity Small Finance Bank Limited</b> 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 Notice dated mentioned hereunder calling upon the following Borrower/ Co-Borrowers/ Guarantors to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.</p> <p>The following Borrower/ Co-Borrowers/ Guarantors having failed to repay the amount, notice is hereby given to the following Borrower/ Co-Borrowers/ Guarantors and the public in general that the undersigned has taken possession of the properties described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on <b>17/05/2025</b>.</p> <p>The Borrower/ Co-Borrowers/ Guarantors in particular and the public in general is hereby cautioned not to deal with the properties described herein below and any dealing with the said properties shall be subject to the charge of Unity Small Finance Bank Limited for the amount mentioned herein below and interest thereon.</p> <p>The Borrower/s/ Co-Borrower/s/ Guarantor'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.</p>		
Name of the Borrower/ Co-Borrowers/ Guarantors & Loan Account Number	Description of the Properties Mortgaged/ Secured Asset(s)	Date of Demand Notice and Outstanding Amount
1. <b>MAA BEVERAGES (BORROWER)</b>	ALL THAT PIECE AND PARCEL OF IMMOVABLE PROPERTY BEARING RESIDENTIAL TENAMENT NO. 13, ADMEASURING AREA 96.44 SQ. YARDS I.E 80.63 SQ. MTRS. TOGETHER WITH CONSTRUCTION OF GROUND FLOOR ADMEASURING AREA 60.16 SQ. YARDS I.E 50.32 SQ. MTRS. AND SECOND FLOOR ADMEASURING AREA 74.45 SQ. YDS. I.E 39.69 SQ. MTRS. IN THE SOCIETY KNOWN AS "NAKLANGNAGAR CO-OPERATIVE HOUSING SOCIETY LIMITED", CONSTRUCTED ON NON-AGRICULTURAL LAND BEARING TOWN PLANNING NO. 6, FINAL PLOT NO. 27 PAKI, SITUATED AT MOLJIE: PALDI, TALUKA: SABARMATI IN THE REGISTRATION SUB DISTRICT OF AHMEDABAD AND DISTRICT OF AHMEDABAD, SUB REGISTRAR AHMEDABAD, 4 (PALDI).	Demand Notice Dated 05/02/2025 for Amounting to Rs. 38,48,526.76/- (RUPEES THIRTY-EIGHT LAKHS FORTY-EIGHT THOUSAND FIVE HUNDRED TWENTY-SIX AND SEVENTY-SIX PAISA ONLY)
2. <b>SATANI MONIKA RASIKBHAI (CO-BORROWER &amp; MORTGAGOR)</b>		AS ON 05/02/2025 Full Applicable interest and Other Charges.
3. <b>SATANI NIMESHKUMAR RASIKBHAI (CO-BORROWER)</b>		
4. <b>SATANI BHAVANABEN RASIKBHAI (CO-BORROWER)</b>		
5. <b>SATANI RASIKBHAI NAGJIBHAI (CO-BORROWER)</b>		
Loan Account Number :- USFBAHDLOAN000005004144		


 <b>Motilal Oswal Home Finance Limited</b> Regd. Office: Motilal Oswal Tower, Rahmattullah Sayani Road, Opp. Patel ST Depot, Prabhat, Mumbai - 400 025, Phone: 3226 1111, Fax: 3226 1112 Website: www.motilaloswal.com, Email: hqenquiry@motilaloswal.com			<b>PUBLIC NOTICE FOR E-AUCTION CUM SALE</b>
<b>E-Auction Sale Notice of 30 Days for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.</b>			
Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned property mortgaged to Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited ) will be sold on "As is where is", "As is what is", and "Whatever there is", by way of "online e-auction" for recovery of dues and further interest, charges and costs etc, as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002) through website motilaloswal.com" as per the details given below :			
<b>Date and time of E-Auction Date: 27-06-2025 11:00 AM to 02:00 Pm</b> <b>(with unlimited extensions of 5 minute each)</b>			<b>Last date of EMD Deposit:26-06-2025</b>
Borrower(s)/Guarantor(s) / Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price, EMD / Last Bid Price
<b>LAN: LXMOAHMA5523-240702648</b> Branch: AHMEDABAD Borrower: VIPULKUMAR SHRIMALI Co-Borrower: DOLIBEN SHRIMALI	<b>06-02-2025 For Rs: 2106480/- (Rupees Twenty One Lac Six Thousand Four Hundred Eighty Only)</b>	Plot No - 25, Whose Area Is Length 12.80 Meter By Width 3.65 Square Meter 46.72 Square Meter Siddhi Vinayak Society Nr Siddhraj Homes Arsoadiya Kalol 0 Nr Siddhraj Homes 382721 Kalol, Gandhinagar, Gujarat	<b>Reserve Price: Rs.2200000/- (Rupees Twenty Two Lakh Only)</b> <b>EMD: Rs. 220000/- (Rupees Two Lakh Twenty Thousand Only)</b>
<b>LAN: LXMOASURA5522-230660288</b> Branch: SURAT Borrower: SANJAY DURGA KOTKAR Co-Borrower: RUPALI SANJAY KOTKAR	<b>06-02-2025 For Rs: 2500040/- (Rupees Twenty Five Lac Forty Only)</b>	Final Plot No. 143/C Of 11736 Sq.Mtr Block No. 15/4 Scheme No. 62 Plot No. 72, Mahadevdevi, Dindoli Godadara Road Dindoli Surat, Bt. Its Training Institute Bs, Mauli Hospital 394212 Surat Gujarat	<b>Reserve Price: Rs.2600000/- (Rupees Twenty Six Lakh Only)</b> <b>EMD: Rs. 260000/- (Rupees Two Lakh Sixty Thousand Only)</b>
<b>LAN: LXADAA00317-180057483</b> Branch: ADAJAN Borrower: RAJESHBHAI ANANTARA RAVAI Co-Borrower: SONALBEN GAJESHBHAI RAVAI	<b>06-02-2025 For Rs: 1069777/- (Rupees Ten Lac Sixty Nine Thousand Seven Hundred Seventy Seven Only)</b>	Plot No. 128 Kavaya Residency Near Swagat Soc Near Tapovan School . Kim Surat Near Swagat Soc . 0 0 Na 362225 Mangrol Junagadg Gujarat	<b>Reserve Price: Rs.1200000/- (Rupees Twelve Lakh Only)</b> <b>EMD: Rs. 120000/- (Rupees One Lakh Twenty Thousand Only)</b>
<b>LAN: LXKAD00217-180055851</b> Branch: KADODARA Borrower: KISHAN KESHAV NAYAK Co-Borrower: GANESH KRUSHNA NAYAK	<b>06-02-2025 For Rs: 499022/- (Rupees Four Lac Ninety Nine Thousand Twenty Two Only)</b>	Plot No 83 Green Avenue Ayitadara Road Near Gokuldharm Residncy Kosamba Ankleshwar 393001 Bharuch Surat Gujarat	<b>Reserve Price: Rs.600000/- (Rupees Six Lakh Only)</b> <b>EMD: Rs. 60000/- (Rupees Six Thousand Only)</b>
<b>LAN: LXBO700117-180055350</b> Branch: BOTAD Borrower: GHANSHYAMBHAI KHODABHAI KHADASALIYA Co-Borrower: KHODABHAI BECHARBHAI KHADASALIYA	<b>20-02-2025 For Rs: 493124/- (Rupees Four Lac Ninety Three Thousand One Hundred Twenty Four Only)</b>	106 Palikee Acre-100 Gunth, Plot No 4 Palikee East Side Land For Residential Use Salangpur Road Village: Sethali Dist. Botad 364710 Bhavnagar Gujarat	<b>Reserve Price: Rs.600000/- (Rupees Six Lakh Only)</b> <b>EMD: Rs. 60000/- (Rupees Sixty Thousand Only)</b>
<b>LAN: LXBO700416-170040241</b> Branch: BOTAD Borrower: SURESHBHAI BABUBHAI CHUDASAMA Co-Borrower: PARVATIBEN SURESHBHAI CHUDASAMA	<b>15-12-2020 For Rs: 97590/- (Rupees Nine Lac Seventy Five Thousand Nine Hundred Two Only)</b>	Plot No - 72 Paiki South Side, R.S No. - 852/2, Kalyansagar Opposite, Mahadev Temple, Khas Road, Near Mahadevi Vinimiki Nagar, Botad, Bhavnagar, Gujarat - 364710	<b>Reserve Price: Rs.1200000/- (Rupees Twelve Lakh Only)</b> <b>EMD: Rs. 120000/- (Rupees One Lakh Twenty Thousand Only)</b>
<b>Terms and Conditions of E-Auction:</b> 1.The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may visit to the Web Portal : <a href="https://www.auctionbazar.com">https://www.auctionbazar.com</a> of our e-Auction Service Provider, <b>M/s. ARCA EMART PRIVATE LIMITED</b> for bidding information & support, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online. The interested buyers may go through the auction terms & conditions and process on the same portal and may contact to <b>JANI MAHENDRA-7045978708/ BAROT ANIKITKUMAR -7045155624/PRATIPALSIHH LAXA-9372704845/MAHESHKUMAR CHIMANBHAI CHAUDHARI-9372704901/CHAKAN JAYESH MANOJ/RUPENDRA-9371713790/WIREDRASINSI SHADESHVINH SARVAIYA-9137383546</b> details available in the above mentioned Web Portal and may contact their Centralised Help Desk : + 91 83709 69966, E-mail ID: <a href="mailto:contact@auctionbazar.com">contact@auctionbazar.com</a> .			
<b>Place : Gujarat</b> <b>Date : 21.05.2025</b>			
<b>Sd/-, Authorised Officer, Motilal Oswal Home Finance Limited</b> <b>(Earlier Known as Aspire Home Finance Corporation limited)</b>			

	<b>Motilal Oswal Home Finance Limited</b> Regd. Office: Motilal Oswal Tower, Rahmulla Sahyay Road, Opp. Patel St Depot, Prabhadevi, Mumbai - 400 025, CS - 3291 (556565) Website: www.motilaloswal.com Email: info@motilaloswal.com		<b>PUBLIC NOTICE FOR E-AUCTION CUP SALE</b>	
	<b>E-Auction Sale Notice of 15 Days for Sale of Immovable Asset/s under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.</b> Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned property mortgaged to Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited ) will be sold on "As is where is", "As is what is", and "Whatever there is", by way of "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002) through website motilaloswal.com/as per the details given below			
<b>Date and time of E-Auction Date: 12-06-2025 11:00 Am to 02:00 Pm</b> <i>(with unlimited extensions of 5 minute each)</i>			<b>Last date of EMD Deposit: 11-06-2025</b>	
<b>Borrower(s)/Guarantor(s) / Loan Account</b>	<b>Demand Notice Date and Amount</b>	<b>Description of the Immovable property</b>	<b>Reserve Price, EMD, L. Last date of EMD</b>	
<b>LAN: LXMOKD40545523-240713690</b> Branch: KADODARA Borrower: DHARMENDRA NATVARBHAI VAJA Co-Borrower: RAHJANABEN DHARMENDRAHAI VAJA	12-12-2024 For Rs: 1321000/- (Rupees Thirteen Lakh Twenty One Thousand Only)	Survey No. 3/5, Flat No 403 4th Floor Wing-A Arman Park Gandhi Road Surat Japa B/S Madinacompex 0 0 Moje-Bardoli Ta-Bardoli Di Surat 346001 Gujarat	<b>Reserve Price:</b> Rs. 1400000/- (Rupees Fourteen Lakh Only) <b>EMD: Rs. 140000/-</b> (Rupees One Lakh Forty Thousand Only)	
<b>LAN: LXM0AAN920-210555763</b> Branch: ANAND Borrower: JAGDISHBHAI VALAND Co-Borrower: NAYANABEN VALAND	05-12-2024 For Rs: 799024/- (Rupees Seven Lakh Ninety Nine Thousand Twenty Four Only)	House No. 904 R.S No. 537 Plot No. C/5 Shanti Niketan Society P/lot B/H Jorda Anand Gujarat 388640	<b>Reserve Price:</b> Rs.900000/- (Rupees Nine Lakh Only) <b>EMD: Rs. 90000/-</b> (Rupees Ninety Thousand Only)	
<b>LAN: LXPAL0419-200074649</b> Branch: PALANPUR Borrower: DABHI DEVUSINH BHURSINH Co-Borrower: A.JUBA DEVUSINH DABHI	08-06-2023 For Rs: 594518/- (Rupees Five Lakh Ninety Four Thousand Five Hundred Eighteen Only)	Miklat No 182, Dhorai Sim, Taluka- Vadgam, Danta, Banas Kantha, Gujarat 385120	<b>Reserve Price:</b> Rs. 750101/- (Rupees Seven Lakh Fifty Thousand One Hundred & One Only) <b>EMD: Rs. 75010/-</b> (Rupees Seventy Five Thousand & Ten Only)	
<b>LAN: LXADA00417-180065438</b> Branch: ADAJAN Borrower: VIJAY JAGDEV PANDEY Co-Borrower: SHAMILA VIJAY PANDEY	06-01-2025 For Rs: 895216/- (Rupees Eight Lakh Ninety Five Thousand Two Hundred Sixteen Only)	Flat No 206 2nd Floor New Hari Residency Hanhant Park Soc-1 P.No A-136A-14 R.S No 133 Block No 137a H.No 3 Area G/ 30001 47 St. Ne Kadodara Police Station N.H.8 Palisana 394327 Palisana Surat Gujarat	<b>Reserve Price:</b> Rs. 300000/- (Rupees Three Lakh Only) <b>EMD: Rs. 30000/-</b> (Rupees Thirty Thousand Only)	
<b>LAN: LXVAP00217-180064376</b> Branch: VAPI Borrower: RAMBIHARI RAMAKANT GUPTA Co-Borrower: RAJMATI DEVI RAMAKANT GUPTA	07-11-2024 For Rs: 517653/- (Rupees Five Lakh Seventeen Thousand Six Hundred Fifty Three Only)	Flat No. 302 Third Floor Siddhi Residency Chhtri Tal: Vapi Dist Valsad - 0 0 396191 Valsad Gujarat	<b>Reserve Price:</b> Rs.600000/- (Rupees Six Lakh Only) <b>EMD: Rs. 60000/-</b> (Rupees Sixty Thousand Only)	
<b>LAN: LXADA00316-170048789</b> Branch: ADAJAN Borrower: ESHWAR SHRAWAN MALI Co-Borrower: SHARAD SHRAWAN MALI	05-12-2024 For Rs: 1466899/- (Rupees Fourteen Lakh Sixty Eight Thousand Six Hundred Eighty Nine Only)	Plot No 36 R.S No 100 101 Block No 85 Sai Angan Residency Sai Deep Residency Joka Palisana Surat 0 0 394305 Palisana Surat Gujarat	<b>Reserve Price:</b> Rs. 1600000/- (Rupees Sixteen Lakh Only) <b>EMD: Rs. 160000/-</b> (Rupees One Lakh Sixty Thousand Only)	
<b>LAN: LXBOT00218-190070811</b> Branch: BOTAD Borrower: PRVINBHAI BHIKHABHAI GHIL Co-Borrower: HETALBEN PRVINBHAI GHIL Guarantor: MAHESHBHAI LABHUBHAI DEKANI	05-12-2024 For Rs: 443787/- (Rupees Four Lakh Forty Three Thousand Seven Hundred Eighty Seven Only)	Khodiyamarg-2 Holaya Road R. Sur No 212 & 213 Paiklee Plot No 17 Paiklee South Side Land Dist - Botad (Guj) Botad Bhavnagar Gujarat 364710	<b>Reserve Price:</b> Rs. 250000/- (Rupees Two Lakh Fifty Thousand Only) <b>EMD: Rs. 25000/-</b> (Rupees Twenty Five Thousand Only)	
<b>LAN: LXKADA00317-180068586</b> Branch: ADAJAN Borrower: SATISH BADRINATH SARJO Co-Borrower: KHUSHBU CHANDRASHEKHAR SARJO	07-11-2024 For Rs: 680115/- (Rupees Six Lakh Eighty Thousand One Hundred Fifteen Only)	Flat No 304 3rd Floor B-Wing R. B. Plaza B/H Kings Corner Hotel Nr. Itlawa Patiya Sachin - Palisana Main Road Dist - Surat 394315 Chorasai Surat Gujarat	<b>Reserve Price:</b> Rs.800000/- (Rupees Eight Lakh Only) <b>EMD: Rs. 80000/-</b> (Rupees Eighty Thousand Only)	
<b>LAN: LXSUR00217-180062292</b> Branch: SURAT Borrower: NITESH YOGRAJ BHURE Co-Borrower: KAILASBHAI YOGRAJ BHUREY	05-12-2024 For Rs: 689307/- (Rupees Six Lakh Eighty Nine Thousand Three Hundred Seven Only)	Flat No G/2 Matrushakti Residency Beside Randerl Mata Temple Sayan Surat Sayan Gujarat 394130	<b>Reserve Price:</b> Rs.800000/- (Rupees Eight Lakh Only) <b>EMD: Rs. 80000/-</b> (Rupees Eighty Thousand Only)	
<b>LAN: LXVAP00316-170046323</b> Branch: VAPI Borrower: SHAILENDRA NANDLAL RAJBHAR Co-Borrower: MANJU SHAILENDRA RAJBHAR Guarantor: NANDLAL JAGESHWAR BHARADWAJ	23-12-2020 For Rs: 445167/- (Rupees Four Lakh Forty Five Thousand One Hundred Sixty Seven Only)	Flat No - 306, Third Floor, Om Palace, Chhrii Vapi, Ranchord Nagar, Valsad, Gujarat - 396191	<b>Reserve Price:</b> Rs.800000/- (Rupees Six Lakh Only) <b>EMD: Rs. 60000/-</b> (Rupees Sixty Thousand Only)	
<b>Terms and Conditions of E-Auction:</b> 1.The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may visit to the Web Portal <a href="https://www.auctionbazaar.com/">https://www.auctionbazaar.com/</a> of our e-Auction Service Provider: <b>Mrs. ARCA EMART PRIVATE LIMITED</b> for bidding information & support, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online. The interested buyers may go through the auction terms & conditions and process on the same portal and may contact to <b>BAROT ANKITKUMAR -7045155624/JANI MAHENDRA-704597708</b> and <b>DALPATINSINH ZALA-937270454/SRAJPUT HEMANT-9372713179/CHAVDA VISHAL-9372704795/ABDUL CHERANSHIN PRATAPINSINH-9372705264/DHAKAN JAYESH MANOJBHAI-9723311997/RAJPUT HEMANT-9372713179/VIRENDRASINH SHADEVSHIN SARVAIYA 917383854</b> details available in the above mentioned Web Portal and may contact their Centrialised Help Desk + 91 83799 69696, E-mail ID: <a href="mailto:contact@auctionbazaar.com">contact@auctionbazaar.com</a> .				
<b>Place:</b> Gujarat <b>Date :</b> 21.05.2025		<b>Sdr., Authorised Officer, Motilal Oswal Home Finance Limited</b> (Earlier Known as Aspire Home Finance Corporation Limited)		

<div>  <div> <h1>INDUS BANK LIMITED</h1> <h2>1st Floor, Sangam Tower, Church Road, Jaipur-302001.</h2> </div> </div>		
<p align="center"><b><u>Demand Notice (Under Rule 3 (1) of Security Interest (Enforcement) Rules, 2002)</u></b></p> <p><b>Substituted Service of NOTICE</b> U/s (2) of SECURITY INTEREST (ENFORCEMENT) RULES, 2002 AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002. Notice is hereby given to the borrowers as mentioned below that since they have defaulted in repayment of the Loan, facility availed by them from Indus Bank Limited (IBL), their said Credit Facility has been classified as Non-Performing Asset in the books of the Bank as per RBI guidelines thereof. Thereafter, Bank has issued demand notices to below mentioned under respective Borrower / Co borrower under section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFESI) Act on the last known addresses of the said borrowers thereby calling upon and demanding from them to repay the entire outstanding amount mentioned in respective demand notice within 70 days from the date of respective notices as per details given below, together with further interest on the contract rate on the below mentioned amount and incidental expenses, cost, charges etc. as stated in the said demand notices. However, the service is also being done by us by way of this publication as per Rule 3 of the Security Interest (Enforcement) Rules, 2002 (SARFESI Rules):</p>		
Name and address of Borrower and Co Borrowers/	Demand Notice Date & Outstanding Amount	Description of the Secured Assets/ Mortgaged Properties
<b>1.Mr. Suran Hiteshbhai Punabhai (BORROWER)</b> <b>2.Mrs.Aashmeetban Hiteshbhai Surani (CO-APPLICANT)</b> <b>3.Mrs Muktaban Punabhai Surani (CO-APPLICANT)</b>	<b>Demand Notice Date: 24/04/2025</b> <b>INR 1,14,38,709.91/(One Crore Fourteen Lakh Thirty-Eight Thousand Seven Hundred Nine Rupees and Ninety-One Paisa Only)</b> <b>NPA Date:- 07/04/2025</b> <b>Loan Account Number -GSS01403N</b>	All that piece or parcel of immovable property be Plot No: 55 of the society known as Mani Nagar Society situated at Nana Varchar bearing Revenue Survey No: 432, Block No: 1 of 71 Village: Nana Varchah, Taluka: Surat, City, District: Surat Total addressing about 127.93 Square Meters i.e. 153.00 Square Yards along with construction made thereon. East As Per Title Document, North As Per Title Document, west As Per Title Document, South: As Per Title Document
<p>We hereby call upon the borrower started herein to pay us within 70 days from the date of this notice, the outstanding amount of more particularly stated in respective Demand notices issued together with further interest thereon plus cost, charges, expenses, etc, thereto failing which we shall be at liberty to proceed against the above Secured Asset(s)/Immovable property (ies) under Section 13(4) of the said Act and the applicable Rules not limited to taking possession and selling the secured asset/enfranchisement at the risk of the said borrower(s)/co borrower (s)/Legal Heir/Legal Representative and to own cost and consequences. Please note that as per section 13(13) of the SARFESI Act, all of you are prohibited from transferring by way of sale, lease or otherwise, the aforesaid secured assets without prior written consent of the Bank. Any contravention of the said action by you shall invoke the penal provisions as laid down under section 29 of the SARFESI Act and / or any other legal provision in this regard. Please note that as per sub-section (8) of section 13 of the Act, if the dues of IBL together with all costs, charges and expenses incurred by IBL, are tendered to IBL at any time before the date fixed for sale or transfer, the secured asset shall not be sold or transferred by IBL, and no further step shall be taken by IBL, for transfer or sale of the secured asset. The borrower(s)/co 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 Indus Bank Ltd., for the amount and interest thereon.</p>		
Date: 24-05-2025 Place: Surat / Gujarat		<b>Sd/-For IndusBank Ltd</b> <b>Authorized Officer</b>

 <b>CAPRI GLOBAL CAPITAL LIMITED</b> Registered & Corporate Office : 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, Lower Panel, Mumbai-400013, Circle Office : 9B, 2nd Floor, Pusa Road, New Delhi – 110060			
<b>DEMAND NOTICE</b>			
Under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 3 (1) of the Security Interest (Enforcement) Rules, 2002. The undersigned is the Authorised Officer of Capri Global Capital Limited (CGCL) under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (the said Act). In exercise of powers conferred under Section 13(12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, the Authorised Officer has issued Demand Notices under section 13(2) of the said Act, calling upon the following Borrower(s) (the said Borrower(s)), to repay the amounts mentioned in the respective Demand Notice(s) issued to them that are also given below. In connection with above, Notice(s) is/are given, once again, to the said Borrower(s) to pay to CGCL, within 60 days from the publication of this Notice, the amounts indicated herein below, together with further applicable interest from the date(s) mentioned below till the date of payment and/or realization, payable under the loan agreement read with other documents/writings, if any, executed by the said Borrower(s). As security for due repayment of the loan, the following assets have been mortgaged to CGCL by the said Borrower(s) respectively.			
<b>S. No.</b>	<b>Name of the Borrower(s)/ N. Guarantor(s)</b>	<b>Demand Notice Date and Amount</b>	<b>Description of secured asset (immovable property)</b>
1.	(Loan Account No. LNCGCAHETL0000006304 (Old) 80600005432317 (New) LNB/AHE000049423 (Old) 80200005412034 (New) (AHMEDABAD BANK) M/s Sunilhar Enterprises Pvt. Ltd.(Through its Director) (Borrower) Mr. Sunil Madhukar Jamkhandi, Mrs.Rachana Sunil Jamkhandi (Co-Borrower)	13-05-2025  Rs. 57,67,304  (As on 07-05-2025)	All that Piece and Parcel of Property being Commercial Unit bearing Shop No. FF148, First Floor, Build Up Area Measuring 1230 Sq Ft i.e. 114.26 Sq Mts, Indocity Super Mail-II, Sub Plot No. 05, Mouje, Taluka and District Gandhinagar, Gujarat 382007, Bounded as follows: North: 6'8 Wide Corridor, South: Commercial unit No. 147, West: Commercial unit No. 149, East: S.G Highway
If the said Borrowers shall fail to make payment to CGCL as aforesaid, CGCL shall proceed against the above secured assets under Section 13(4) of the Act and the applicable Rules, entirely at the risks of the said Borrowers as to the costs and consequences. The said Borrowers are prohibited under the Act from transferring the aforesaid assets, whether by way of sale, lease or otherwise without the prior written consent of CGCL. Any person who contravenes or abets contravention of the provisions of the said Act/Rules made the reunder, shall be liable for imprisonment and/or penalty as provided under the Act.			
Place : Gujarat Date : 21/05/2025			Sd/- (Authorised Officer) For Capri Global Capital Limited (CGCL)

<b>NIWAS HOUSING FINANCE PRIVATE LIMITED</b> (Formerly known as Indostar Home Finance Private Limited, hereinafter referred to as NHFL) Regd. Office : Unit No. 305, 3rd Floor, Wing Z/E, Corporate Avenue, Andheri- Ghatkopar Link Road, Chakala, Andheri (East), Mumbai - 400093							
<b>POSSESSION NOTICE [Rule 8 (1) and (2)]</b>							
Whereas, The Authorized Officer of the Secured Creditor mentioned herein, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (Act), 2002 and in exercise of powers conferred under Section 13(2) read with (Rule 3) of the Security Interest (Enforcement) Rules, 2002 issued a demand notice calling upon the borrower(s) to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrower(s) having failed to repay the amount, notice is hereby given to the borrower(s) and the public in general that the undersigned being the Authorized Officer of NHFL has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on the date mentioned against each property. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. The borrower(s) in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the NHFL for the amount mentioned below and interest and other charges thereon.							
<b>Loan Account Number</b>  <b>LNP010HL-09210018743</b>	<b>Borrower(s) &amp; Property Details</b>  <b>1.RANJITKUMAR . (CO-BORROWER)</b>  <b>2.PINKIDEVI . (CO-BORROWER)</b>	<b>Amount &amp; Date of Demand Notice</b>  <b>Rs. 5,87,051/- (Rupees Five Lakh EightySeven Thousand FiftyOne Only)</b> <b>DATE: 15-May-2024</b>	<b>Date of Possession</b>  <b>18-May-2025</b>	<b>Possession Status</b>  <b>PHYSICAL POSSESSION</b>			
<b>PROPERTY BEARING :-</b> All That Piece And Parcel Of The Residential Flat No - G-03, Ground Floor, Building Known As "Shree Krishna Vihar-2", Admeasuring About 680 Sq. Fts., Equivalent To 63.17 Sq. Mtrs, Old Survey No - 152/6/Paikae 1 Plot No - 21 Admeasuring About 189 Sq. Mtrs.Bearing New Survey No - 1331/(Old Survey No - 152/6/Paikae 1/21), Plot No - 22 Admeasuring 156.00 Sq. Mtrs Bearing New Survey No - 1332 (Old Survey No - 152/6/Paikae 1/22), Totally Admeasuring About 345 Sq. Mtrs, Moje, Rata, Vapi, District Valsad - 396191. Which is Bounded As Under _East : Flat No - G-02, West : Passage, North : Parking, South : Open Space							
<b>LNPV010HL-03220023314</b>	<b>1.RAJESH KUMAR YADAV (BORROWER)</b> <b>2.BEENA YADAV (CO-BORROWER)</b>	<b>Rs. 105,327/- (Rupees Ten Lakh Ninetyfive Thousand Three Hundred Twentyseven Only)</b> <b>DATE: 18-Oct-2024</b>	<b>18-May-2025</b>	<b>PHYSICAL POSSESSION</b>			
<b>PROPERTY BEARING :-</b> All That Piece And Parcel Of The Property Bearing Flat No 705, 7th Floor "A Type" Building Known As Sunshine Tower, Constructed On New Survey No 3457 (Old Survey No 402/2/ Pakki 1), Village & Taluka Vapi, District-Valsad, Gujrat- 396191, Which Is Bounded As Under _East : Land Bearing Old Revenue Survey No 493 Paikae, West : Internal Road, North : Land Bearing Old Revenue Survey No 370 + 372 Paikae And Land Bearing Old Revenue Survey No 402/1 And Land Bearing Old Revenue Survey No 401 Paikae, South : Land Bearing Old Revenue Survey No 403 Paikae							
<b>LNPV010HL-02220022787</b>	<b>1. MOHAMMADLATIF VAKIL KHAN (BORROWER),</b> <b>2.SAISTA KHAN (CO-BORROWER)</b>	<b>Rs. 136108/- (Rupees Eleven Lakh Thirtysix Thousand one Hundred Eight Only)</b> <b>DATE: 23-Sep-2024</b>	<b>18-May-2025</b>	<b>PHYSICAL POSSESSION</b>			
<b>PROPERTY BEARING :-</b> -All That Piece And Parcel Of The Property Bearing, Flat No. 306 Floor, Lotus Apartment, Near Aagan Kutir Residency, Moje, Chharwad, Taluka-Vapi, District - Valsad - 396191. Four Boundaries Are. North - O.T.S & Flat No. 307, South - O.T.S, East - Passage, West - Road.							
<b>LNPV010HL-04230030647</b>	<b>1.ARUNBHAI BABUBHAI PATEL (BORROWER)</b> <b>2.KALAVATI BEN ARUNBHAI PATEL (CO-BORROWER)</b>	<b>Rs. 449,809/- (Rupees Four Lakh Fourtynine Thousand Eight Hundred Nine Only)</b> <b>DATE: 18-Oct-2024</b>	<b>18-May-2025</b>	<b>PHYSICAL POSSESSION</b>			
<b>PROPERTY BEARING :-</b> All That Piece And Parcel Of The Property Bearing Grampanchayat H. No. 425, Gopi Fallyu, Near - Gram Panchayat, Samardha Village, Dhagamda, Taluka-Ordri, District-Valsad- 396126 Which is Bounded As Under _East : Property of Gammanbhai Sukkarbhai Patel, West: Entry Road, North : Property Of Amrat Sukkarbhai Patel, South : Property Of Parsittambhai Buddhiyabhai Patel							
<b>Place: GUJARAT</b> <b>Date: 21.05.2025</b>				<b>Sd/, Authorized Officer</b> <b>NIWAS HOUSING FINANCE PRIVATE LIMITED</b>			



**kotak**  
Kotak Mahindra Bank

**Registered Office:** 27 BKC, C-2, Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400051.  
(Corporate Identity No. U65110MH1985PLC038137)  
**Kotak Mahindra Bank Ltd.** 9th Floor, B-Wing, Vivan Square, Jodhpur Cross Road, Satellite, Ahmedabad, Gujarat - 380015, Contact No : +91 9429319818, Email ID : puni.mahedha@kotak.com

**PUBLIC NOTICE  
FOR AUCTION  
CUM SALE**

Notice is hereby given to the public in general and in particular to the **Borrower/Co-Borrower/Guarantor** that the below described immovable property mortgaged to the Authorised Officer of Kotak Mahindra Bank Ltd, the **Physical Possession** of which has been taken by the Authorised Officer of Kotak Mahindra Bank Ltd, will be sold on "**AS IS WHERE IS**" "**AS IS WHAT IS**" and "**WHATEVER THERE IS**" basis, offers are invited to submit online through the Web Portal of our E-Auction Service Partner, **M/s.C1 India Pvt Ltd** ([www.c1india.com](http://www.c1india.com)) i.e [www.bankauctions.com](http://www.bankauctions.com) by the undersigned for sale of the immovable property of which particulars are given below:-

1) Name of the Borrower(s) / Guarantor(s) / Mortgagee(s)	Demand Notice Date and Amount	Description of the Immoveable properties	Reserve Price	Earnest Money Deposit (EMD)	Date / Time of E-Auction
<b>1. Chimanlal Laxmidas Bheshadaya</b> (Borrower / Proprietor/Mortgagor / Guarantor) <b>2. Mr. Aarti Electric Co.</b> (Guarantor) <b>3. Mr. Bhavisha Chimanlal Bheshadaya</b> (Co Borrower/ Guarantor) <b>(Loan Account No.57118959276HF37603050)</b>	Dt. 02.04.2024	Flat No. 201, 2nd Floor, Samanvay Palace-B, Jivraj Park, Ambika Township, Rajkot. <b>Type of Possession:- Physical</b>	<b>Rs. 20,49,057/-</b> (Rupees Twenty Lakh Forty Nine Thousand Fifty Seven Thirty Only)	<b>10% of Bid Amount Rs.20,49,057/-</b> (Rupees Two Lakh Forty Nine Hundred Five and Seven Paise only)	11.06.2025 From 11:00 AM to 12:00 PM
	<b>Rs. 19,79,080.69/-</b> (Rupees Nineteen Lakh Seventy Nine Thousand Eighty and Sixty Nine Paise only)				
<b>Date of Inspection of Immoveable Properties :</b> 01.06.2025, 11:00 A.M. to 01:00 P.M.		<b>Last Date for Submission of Offers / EMD :</b> 09.06.2025, till 04.00 P.M.			

**IMPORTANT TERMS & CONDITIONS OF SALE :-**

- The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may go through the website of our E-Auction Service Provider, **M/s. C1 India Pvt. Ltd.** i.e. [www.bankauctions.com](http://www.bankauctions.com) for bid documents, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online;
- All the intending purchasers/ bidders are required to register their name in the Web Portal mentioned above as [www.bankauctions.com](http://www.bankauctions.com) and generate their User ID and Password in free of cost of their own to participate in the e-Auction on the date and time aforesaid;
- For any enquiry, information, support, procedure and online training on e-Auction, the prospective bidders may contact the **M/s. C1 India Pvt. Ltd.** Department of our e-Auction Service Partner **P Dharani Krishna, through csd@disposallhub.com Tel. No : +91 7291971124,25,26 , Mobile No: 99481 82222 & E-mail Id: andhra@c1india.com & support@bankauctions.com**
- To the best of knowledge and information of the Authorised officer, there is no encumbrance in the property/ies. However, the intending bidders may inspect the property and its documents as mentioned above or any other date & time with prior appointment and they should make their own independent inquiries regarding the encumbrance, title of property/ies put on e-Auction and claims/ right/ dues/ affecting the property prior to submitting their bid. The e-Auction advertisement does not constitute any commitment or any representation of KMBL. The property is being sold with all the existing and future encumbrances whether known or unknown to KMBL. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues;
- For participating in the e-Auction, intending purchasers/ bidders will have to submit/upload in the Web Portal ([www.bankauctions.com](http://www.bankauctions.com)) the details of payment of interest-free refundable Earnest Money Deposit (EMD) of the secured asset as mentioned above by way of **Demand Draft** in favour of **Kotak Mahindra Bank Limited** payable at **Rajkot** along with self-attested copies of the PAN Card, Aadhaar Card, Residence Address Proof, Board Resolutions in case of company and Address Proof as specified above.

The Borrower(s) / Mortgagee(s) / Guarantor(s) are hereby given **STATUTORY 15 DAYS NOTICE UNDER RULE 6(2), 8(6) & 9(1) OF THE SARFAESI ACT** to discharge the liability in full and pay the dues as mentioned above along with upto date interest and expenses with in fifteen days from the date of this notice failing which the Secured Asset will be sold as per the terms and conditions mentioned above. In case there is any delay between the publications of sale notice in English and Vernacular newspaper, then in such case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final copy, thus removing the ambiguity. If the borrower/guarantors/mortgagors pays the amount due to Bank, in full before the date of sale, auction is liable to be stopped.

For detailed terms and conditions of the sale, kindly visit our official website [www.kotak.com/en/bank-auctions.html](http://www.kotak.com/en/bank-auctions.html) or contact the Authorised Officer **Mr. Prashant Satpute** on [9724433999](tel:9724433999) / **Mr. Ashok Motwani** on [9873737351](tel:9873737351) at above mentioned Regional office of Bank.

Special Instruction : e-Auction shall be conducted by our Service Provider, **M/s. C1 India Pvt. Ltd.** on behalf of Kotak Mahindra Bank Limited (KMBL), on pre-specified date, while the bidders shall be quoting from their own home/ offices/ place of their Bid as per their choice above the Reserve Price. Internet connectivity and other paraphernalia requirements shall have to be ensured by bidders themselves. Please note that failure of Internet connectivity (due to any reason whatsoever it may be) shall be sole responsibility of bidders and neither **KMBL nor C1 India Pvt. Ltd.** shall be responsible for these unforeseen circumstances. In order to ward-off such contingent situation, bidders are requested to make all the necessary arrangements/ alternatives whatever required so that they are able to circumvent such situation and still be able to participate in the e-Auction successfully. However, it is requested to the Bidder(s) not to wait till the last moment to quote/improve his/ her Bid to avoid any such complex situations.

**Date : 21.05.2025, Place : Rajkot**

**Sd/- Authorised Officer, Kotak Mahindra Bank Ltd.**

## Form No. URC-2

**Advertisement giving notice about registration under Part I of Chapter XXI of the Act [Pursuant to section 374(b) of the companies Act, 2013 and rule 4(1) of the companies (Authorised to Register) Rules, 2014]**

1. Notice is hereby given that in pursuance of sub-section (2) of section 366 of the Companies Act, 2013, an application is proposed to be made after fifteen days hereof but before the expiry of thirty days hereinafter to the Registrar at the Central Registration Centre (CRC), Indian Institute of Corporate Affairs (IICA), Plot No. 6, 7, 8, Sector 5, IMT Manesar, District Gurgaon (Haryana), Pin Code-122050 that M/S SHIV ENTERPRISE, a partnership firm may be registered under Part I of Chapter XXI of the Companies Act 2013, as a company limited by shares.
2. The Principal objects of the company are as follows:-  
"To carry on the business of manufacturers, researchers, consultants, importers, exporters, distributors, stockiest, dealers, franchise holders, bottlers, re-bottlers, packers, extractors, pulpers, crushers, grinder of carbonated and non - carbonated drinks, fruit juices, fruit pulp, milk, jams, jellies, sauce, concentrates and flavors (liquid and powder form), food colours, aerated water, green vegetables etc and all other kinds of non - alcoholic beverages in India and abroad."
3. A copy of the draft memorandum and articles of association of the proposed company may be inspected at the office at PLOT NO.7, REVENUE SURVEY NO. 227 PAKI, NAGHEDI INDUSTRIAL AREA, VILL: LAKHABAVAD, TA. & DIST.: JAMNAGAR GUJARAT 361006.
4. Notice is hereby given that any person objecting to this application may communicate their objection in writing to the Registrar at Central Registration Centre (CRC), Indian Institute of Corporate Affairs (IICA), Plot No. 6, 7, 8, Sector 5, IMT Manesar, District Gurgaon (Haryana), Pin Code-122050, within twenty one days from the date of publication of this notice, with a copy to the company at its registered office.

Dated this 21 <sup>st</sup> day of May, 2025	Name(s) of Applicant
	<ol style="list-style-type: none"> <li>1. KRUSHNASINH BALBHADRASINH ZALA PARTNER</li> <li>2. SANTOSHIBA KRUSHNASINH ZALA PARTNER</li> </ol>

	<b>OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED</b> Corporate Office: Kohnoor Saveru, 47th Floor, N.C Kulkar Marg, R. G. Gokhari Chowk, Dader West, Mumbai 400028. Contact No-9773406175.
<b>Sale Notice for Sale of Immovable Property</b>	
[See proviso to rule 8 (6) read with 9(1) for Immovable property and proviso to rule 6 (2)]	
<b>E-Auction Sale Notice for Sale of Immovable / Movable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) read with 9(1) of the Security Interest (Enforcement) Rules, 2002</b>	
Notice is hereby given to the public in general and in particular to the Borrower <b>Yuvatus Packaging (Borrower), Sushma Manoj Goyenka (Co-Borrower) and Manoj Kumar Goyenka (Co-Borrower)</b> that the below described immovable property mortgaged/charged to the Secured Creditor, the <b>Physical Possession</b> of which has been taken dated 03.10.2023 by the Authorized Officer of Omkara Assets Reconstruction Private Limited Secured Creditor, will be sold on <b>"As is where is", "As is what is", and "Whatever there is"</b> and without recourse basis on <b>06.06.2025 at 11.00 am</b> [last date and time for submission of bids is 05.06.2025 by 6.00 PM], for recovery of <b>Rs.37,66,599/- (Rupees Thirty-Seven Lacs Sixty Six Thousand Five Hundred Ninety-Nine Only)</b> as on July 20, 2020, plus Interest and Other Expenses.	
The M/s Omkara Assets Reconstruction Private Limited Secured Creditor from above mentioned borrower and co-borrower.	
The <b>Omkara Assets Reconstruction Pvt Ltd (acting in its capacity as Trustee of Omkara PS 04/2020-21 Trust)</b> has acquired entire outstanding debts lying against above said borrower/guarantors vide Assignment Agreement dated 15.06.2020 along with underlying security from The ECL Finance Ltd.	
The description of the Immovable & Movable Properties, reserve price and the earnest money deposit and known encumbrances (if any) are as under:	
<b>Description of the Property</b>	<b>Reserve Price</b>
B-303, Aman Falat, Near India Colony Opp. Radhe Upvan, Opp, Swaminarayan School, Mehmadabad, North. Area: 154.68 Sq. Mtrs Hathjain, Ahmedabad-382445 <b>Boundaries:-</b> North: Block-C, South: B-302, East: B-304, West: Road.	<b>Rs. 26,75,000/-</b>
	<b>Rs. 2,67,500/-</b>
<b>Date of E-Auction</b>	<b>06.06.2025 at 11.00 A.M to 1.00 P.M</b>
<b>Minimum Bid Increment Amount</b>	<b>Rs.25,000/- (Rupees Twenty-Five Thousand)</b>
<b>Last date and time for submission of bid letter of participation/ KYC Document/Proof of EMD:</b>	<b>05.06.2025 by 6:00 pm</b>
<b>Date of Inspection</b>	<b>02.06.2025 between 01.00 pm to 04.00 pm</b>
<b>Known Liabilities/Encumbrances</b>	To the best of our knowledge and information available on record, there is no known encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of the properties put on Auction.
This Publication is also a Fifteen Days' notice to the borrowers/co-borrower under Rule 8(6) read with 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., <a href="http://omkaraarc.com/auction.php">http://omkaraarc.com/auction.php</a> , and the contact details of authorized officer <b>Pratiksha Patel</b> (Contact No. 9773406175 and <b>Rajendra Dewarade 9325466651 and Email- pratiksha.patel@omkaraarc.com</b> Bidder may also visit the website <a href="http://www.bankeauction.com">http://www.bankeauction.com</a> or contact service provider <b>M/s. C India Pvt. Ltd.</b> Tel. Helpline: +91-7291981124/25/26, Helpline E-mail id: <a href="mailto:support@bankeauctions.com">support@bankeauctions.com</a> , Mr. Bhavik Pandya, Mobile: 88666 62937 E mail <a href="mailto:Maharashtra@CIndia.com">Maharashtra@CIndia.com</a> . Intending bidders shall comply and give declaration under section 29A of insolvency and bankruptcy code 2016.	
<b>Date : 21-05-2025</b> <b>Place : Ahmedabad</b>	Self-Authorized Officer For Omkara Assets Reconstruction Pvt Ltd (Acting in its capacity as a Trustee of Omkara PS 04/2020-21 Trust)

**Cholamandalam Investment and Finance Company Limited**  
**Registered office at** Cholai Cst-5 & 56, Super Road-4, Thiru vi ka Industrial Estate,  
 Guindy, Chennai- 600032. **Branch Office:** 7th Floor, Thiru. 702, The Jyomirata,  
 Tower, Near Rajahmundry Circle, Opp PRTI Office, Adyar, Chennai-395009

**POSSESSION NOTICE [Immovable Property Rule (8)1]**

Whereas the undersigned being the Authorized Officer of M/s Cholamandalam Investment and Finance Company Limited, having its registered office at, "Chola Cst- 5 & 56, Super-4 Road, Thiru vi ka Industrial Estate, Guindy, Chennai-600 032 and Branch Office at, 7th Floor, Thiru. 702, 703, The Jyomirata, Tower, Near Rajahmundry Circle, Opp PRTI Office, Adyar, Chennai-395009" and for 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 a demand notice dated 11/03/2025 to KANIPESHIHAI BHURABHAI KANANI, KHANHALI TUSHTU, MAYABEN KALPESHIHAI KANANI hereinafter referred to as the Borrower, to pay the amount due on the account No. HE19HRE0000039551 to repay the amount mentioned in the notice being Rs.1,24,93,436/- (Rupees: One Crore Twenty Four Lakh Ninety Three Thousand Four Hundred and Thirtysix only) as on 11/03/2025 with interest thereon within 60 days from the date of receipt of the said notice.

Whereas, the Borrower has failed to pay the amount, notice is hereby given to the borrowers in particular and the public in general that the undersigned has taken Possession of the property described herein below in exercise of the powers conferred on him under Section 13(4) of the said Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 19th day of May, 2025.

The Borrowers' attention is invited to provisions of Sub-section (8) of Section 13 of the Act, in respect of the following:-

The borrowers in particular and the Public in general are hereby cautioned not to deal with the property and any dealings with the said property will be subject to the charge of M/s Cholamandalam Investment and Finance Company Limited, for an amount of being Rs.1,24,93,436/- (Rupees: One Crore Twenty Four Lakh Ninety Three Thousand Four Hundred and Thirtysix only) as on 11/03/2025 and interest and charges thereon.

**DESCRIPTION OF THE IMMOVABLE PROPERTY**

**Property No:1:** All The Piece And Parcel of Immovable Property Bearing Hall No On the 4th Floor, 1465.91 Sq. Fts., i.e. 136.19 Sq. Mts., Built Up Area & 2308 Sq. Mts. i.e. 214.52 Sq. Mts., Super Built Up Area, Along With Undivided Share In The Land of Road in Shree Kheteshwar Complex Constructed Plot No. 6/a & 6/b Admeasuring 438 Sq. Mts., Situated At R. S. No. 182, Block No. 220, Admeasuring 4148 Sq.Mts. of Moje Village: Kadodara, Taluku: Palsana, Dist.: Surat, Own By Kalpeshtha Bhurabhai Kanani, Boundaries Area As Follows North: Applicable Block No. 221, Common Land of Mahadev Nagar Society, South: Applicable N.H. No. 6 Road, East: Applicable Block No. 220 Internal Plot No. 5, West: Applicable Plot of G & E

**Property No:2:** All The Piece And Parcel of Immovable Property Bearing Hall No On the 2nd Floor, 1465.91 Sq. Fts., i.e. 136.19 Sq. Mts., Built Up Area & 2308 Sq. Mts. i.e. 214.52 Sq. Mts., Super Built Up Area, Along With Undivided Share In The Land of Road in Shree Kheteshwar Complex Constructed Plot No. 6/a & 6/b Admeasuring 438 Sq. Mts., Situated At R. S. No. 182, Block No. 220, Admeasuring 4148 Sq.Mts. of Moje Village: Kadodara, Taluku: Palsana, Dist.: Surat, Own By Kalpeshtha Bhurabhai Kanani, Boundaries Area As Follows North: Applicable Block No. 221, Common Land of Mahadev Nagar Society, South: Applicable N.H. No. 6 Road, East: Applicable Block No. 220 Internal Plot No. 5, West: Applicable Plot of G & E

**Property No:3:** All The Piece And Parcel of Immovable Property Bearing Hall No On the 3rd Floor, 1465.91 Sq. Fts., i.e. 136.19 Sq. Mts., Built Up Area & 2308 Sq. Mts. i.e. 214.52 Sq. Mts., Super Built Up Area, Along With Undivided Share In The Land of Road in Shree Kheteshwar Complex Constructed Plot No. 6/a & 6/b Admeasuring 438 Sq. Mts., Situated At R. S. No. 182, Block No. 220, Admeasuring 4148 Sq.Mts. of Moje Village: Kadodara, Taluku: Palsana, Dist.: Surat, Own By Kalpeshtha Bhurabhai Kanani, Boundaries Area As Follows North: Applicable Block No. 221, Common Land of Mahadev Nagar Society, South: Applicable N.H. No. 6 Road, East: Applicable Block No. 220 Internal Plot No. 5, West: Applicable Plot of G & E

**Property No:4:** All The Piece And Parcel of Immovable Property Bearing Shop No. 103, On The First Floor, Admeasuring 221.21 Sq.Fts., i.e. 20.55 Sq. Mts., Built Up & 18.59 Sq. Mts., Carpet Area, Along With Undivided Share In The Land of Road in Shree Kheteshwar Complex, Constructed Plot No. 6/a & 6/b Admeasuring 438 Sq. Mts., Situated At R. S. No. 182, Block No. 220, Admeasuring 4148 Sq.Mts. of Moje Village: Kadodara, Taluku: Palsana, Dist.: Surat, Own By Kalpeshtha Bhurabhai Kanani, Boundaries Area As Follows North: Applicable Block No. 221, Common Land of Mahadev Nagar Society, South: Applicable N.H. No. 6 Road, East: Applicable Block No. 220 Internal Plot No. 5, West: Applicable Plot of G & E

**Property No:5:** All The Piece And Parcel of Immovable Property Bearing Shop No. 102, On The First Floor, Admeasuring 221.21 Sq.Fts., i.e. 20.55 Sq. Mts., Built Up & 18.59 Sq. Mts., Carpet Area, Along With Undivided Share In The Land of Road in Shree Kheteshwar Complex, Constructed Plot No. 6/a & 6/b Admeasuring 438 Sq. Mts., Situated At R. S. No. 182, Block No. 220, Admeasuring 4148 Sq.Mts. of Moje Village: Kadodara, Taluku: Palsana, Dist.: Surat, Own By Kalpeshtha Bhurabhai Kanani, Boundaries Area As Follows North: Applicable Block No. 221, Common Land of Mahadev Nagar Society, South: Applicable N.H. No. 6 Road, East: Applicable Block No. 220 Internal Plot No. 5, West: Applicable Plot of G & E

**Property No:6:** All The Piece And Parcel of Immovable Property Bearing Shop No. 101, On The First Floor, Admeasuring 221.21 Sq.Fts., i.e. 20.55 Sq. Mts., Built Up & 18.59 Sq. Mts., Carpet Area, Along With Undivided Share In The Land of Road in Shree Kheteshwar Complex, Constructed Plot No. 6/a & 6/b Admeasuring 438 Sq. Mts., Situated At R. S. No. 182, Block No. 220, Admeasuring 4148 Sq.Mts. of Moje Village: Kadodara, Taluku: Palsana, Dist.: Surat, Own By Kalpeshtha Bhurabhai Kanani, Boundaries Area As Follows North: Applicable Block No. 221, Common Land of Mahadev Nagar Society, South: Applicable N.H. No. 6 Road, East: Applicable Block No. 220 Internal Plot No. 5, West: Applicable Plot of G & E

**Place:** SURAT

**Sd/- Authorized Officer,**  
**Cholamandalam Investment & Finance Co. Ltd**