

FINANCIAL EXPRESS

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TATA CAPITAL HOUSING FINANCE LTD.
Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013.
Branch Address: TATA CAPITAL HOUSING FINANCE LIMITED, 4th Floor, Shanti Annexe, Opp B D Patel House, Near, Sardar Patel Statue, Nanarupa, Ahmedabad

NOTICE FOR SALE OF IMMOVABLE PROPERTY (Under Rule 9(1) of the Security Interest (Enforcement) Rules 2002)
E-Auction 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 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below Borrower and/ Co- Borrower, or their legal heirs/representatives (Borrowers) in particular that the below described Immovable property mortgaged to Tata Capital Housing Finance Ltd. (TCHFL), the Possession of which has been taken by the Authorised Officer of TCHFL, will be sold on **25-10-2023** on "As is where is" and "As is what is" and "Whatever there is" and without any recourse basis" for recovery of outstanding dues from below mentioned Borrower and Co-Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below. Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said secured asset/ property shall be sold by E- Auction at **2.00 P.M.** on the said **25-10-2023**. The sealed envelope containing Demand Draft of EMD for participating in E- Auction shall be submitted to the Authorised Officer of the TCHFL on or before **23-10-2023 till 5.00 PM** at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, 4th Floor, Shanti Annexe, Opp B D Patel House, Near, Sardar Patel Statue, Nanarupa, Ahmedabad.

The sale of the Secured Asset/ Immovable Property will be on "as is where condition is" as per brief particulars described herein below :

Sr. No	Loan A/c. No and Branch	Name of Borrower(s) / Co-borrower(s) Legal Heir(s) / Legal Representative(s) Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money	Possession Types
31.	9978 253	Mr. J A Y E S H K U M A R MAKWANA, Mrs. HASUMATI MAKWANA	Rs. 5,34,014/- (Rupees Five Lakh Thirty Four Thousand Fourteen Only) 25-08-2021	Rs. 3,00,000/- (Rupees Three Lakh Only)	Rs. 30,000/- (Rupees Thirty Thousand Only)	Physical
Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat no G-308 on 3rd Floor in Block G, admeasuring 26.56 Sq. Mtrs., undivided share proportionate share in the underneath land of the building and all internal and external rights thereto of the premises/campus known as "SHUBH SHUKRA", restricted on non-agriculture land for residential use bearing Revenue Survey No. 405, Block No. 0, admeasuring 12011 Sq. Mtrs., (City survey no 1500) paiki admeasuring 10911 sq. mt. Paiki Situate at Moje Village: Vishnagar village, Taluka: Vishnagar, Sub District: Vishnagar, District: Mahesana of Gujarat. Bounded :- East :- Flat No. G-307, West :- Society Road, North :- Flat No. G-309, South :- Society Road						
32.	9331 535	Mrs. CHANDRAKALA S VAISHNAV (Borrower), Mr. SHRINIVAS VAISHNAV (Co-borrower)	Rs. 1,41,11,797/- 14-August-2019	Rs. 1,60,00,000/- (Rupees One Crore Sixty Lakh Only)	Rs. 16,00,000/- (Rupees Sixteen Lakh Only)	Physical
Description of the Immovable Property: Immovable Property Plot No. 54 along with structure Ratnaji Party, Nadiad AM About Plot Area 9000 Sq.ft. situated on the Land Bearing R/S No. 574 of Village Sim Ratnaji Party-Nadiad Dist. Kheda. Bounded as follows:- East by : By Road of Shanti Society After Boundary of Same Society, West by : By Property of Prakashbhai H Patel Engineers, North by : By Property of Harshad Pursotamsdas, South by : By Property of Pavan G Agarwal. Note :- The bidders are advised to conduct due diligence before submitting the bid. The liability and responsibility of getting the sale certificate registered shall be of the bidder only.						
33.	1005 8970	MR. DAYABHAI SHAMJIBHAI HIRANI (Borrower) - Mrs. MUKTABEN DAYABHAI HIRANI (Co-borrower), Mrs. BHAVINA TILSIBHAI HIRANI (Co-borrower), Mr. TULSIBHAI SHAMJIBHAI HIRANI (Co-borrower),	Rs. 19,08,737/- (Rupees Nineteen Lakh Eight Thousand Seven Hundred Thirty Seven Only) 29-04-2021	Rs. 7,50,000/- (Rupees Seven Lakh Fifty Thousand Only)	Rs. 75,000/- (Rupees Seventy Five Thousand Only)	Physical
Description of the Immovable Property: Schedule –AAll the rights, piece & parcel of Immovable property bearing SHOP no 3, 4 & 5, on Ground Floor Shop no 3 carpet area admeasuring 10.12 Sq. Mtrs., Shop no 4 carpet area admeasuring 10.00 Sq. Mtrs., Shop no 5 carpet area admeasuring 09.03 Sq. Mtrs., Total Carpet Area 29.25 Sq. Mtrs., undivided share proportionate share in the underneath land of the building and all internal and external rights thereto of the premises known as "AKAR COMPLEX", restricted on non-agriculture land for Commercial & residential use bearing Revenue Survey No. 489, Plot No. 105, admeasuring 1036-3-0 Sq. Mtrs., Ward 16/2, C.S no 232/64 Situate at Taluka: City, Sub District: Rajkot, District: Rajkot of Gujarat.						
Shop no 3 Carpet area 10-22 sq. mt. bounded as follows:- North by : Parking, South by : 25 Foot Road, East by : Shop No. 2, West by : Shop No. 4 Shop no 4 Carpet area 10-00 sq. mt. bounded as follows:- North by : Shop No. 5, South by : 25 Foot Road, East by : Shop No. 3, West by : 40 Foot Road Shop no 5 Carpet area 9-03 sq. mt. bounded as follows:- North by : Shop No. 6, South by : Shop No. 4, East by : Shop No. 3 and Parking, West by : 40 Foot Road						
34.	1061 0800	Mr. Chetankumar Vasanbhai Sorathia, Mrs. Jalpaben Chetankumar Sorathia	Rs. 10,72,161/- (Rupees Ten Lakh Seventy Two Thousand One Hundred Sixty One Only) 14-05-2021	Rs. 5,50,000/- (Rupees Five Lakh Fifty Thousand Only)	Rs. 55,000/- (Rupees Fifty Five Thousand Only)	Physical
Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat no 401 on 4th Floor in Building "Vasundhara Avenue", built up area admeasuring 31.87 Sq. Mtrs., and along with all internal and external rights thereto of the premises/campus known as "BALAJI GREEN CITY", constructed on non-agriculture land for residential use bearing Revenue Survey No. 140 paiki 2, admeasuring 1119.07 Sq. Mtrs., Situate at Moje Village: Vavdi, of City Rajkot, District: Rajkot of Gujarat. Bounded :- East :- Others Property, West :- Flat No. 402, North :- Common Passage & Lift, South :- Space & Margin						
35.	TCHH 1259 00010 0047 60 & 10425 375	BAKUL LILADHAR CHANDARANA, JASMITA BAKUL CHANDARANA	Rs. 799335/- (Rupees Seven Lakh Ninety Nine Thousand Three Hundred Thirty Five Only) is due and payable by you under loan account No. TCHHL0259000100084760 and an amount of Rs. 310573/- (Rupees Three Lakh Ten Thousand Five Hundred Seventy Three Only) is due and payable by you under loan account No. 10425375 totalling to Rs. 1109908/- (Rupees Eleven Lakh Nine Thousand Nine Hundred Eight Only) 14-11-2022	Rs. 10,75,000/- (Rupees Ten Lakh Seventy Five Thousand Only)	Rs. 1,07,500/- (Rupees One Lakh Seven Thousand Five Hundred Only)	Physical
Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat No. A-401 on the 4th floor admeasuring 33.85 sq. mts. as Built up area of all undivided share proportionate share in the underneath land of the building and all internal and external rights thereto of the premises/campus known as "RATNAM ELEGANCE", constructed on non-agricultural land for residential use known as "Arhantnagar 1" bearing Revenue Survey No. 12p1 and 12p2, admeasuring 882.57 Sq Mts of Plot no. 86-91 (Land Adm. 96-99 Sq. Mtrs of Plot No. 86, Land adm. 96-99 Sq. Mtrs of Plot No. 87, Land adm. 96-99 Sq. Mtrs. of Plot No. 88, Land adm. 96-99 Sq. Mtrs of Plot No. 89, Land adm. 11-63 Sq. Mtrs of Plot No. 90, Land adm. 382-98 Sq. Mtrs of Plot No. 91), Situated at Moje Village: Ghanteswar, District & Sub District: Rajkot of Gujarat Bounded :- East :- Open to Sky, West :- Main Door, Common Passage, Stairs, Lift, Open to Sky after Flat No A/405, North :- Open to Sky, South :- Flat No. A/402 & Open to Sky.						
36.	10668 556 & TCHH F025 90001 00065 890	MR. NANDAN MAHENDRABHAI RANPARA, MR. CHINTAN MAHENDRABHAI RANPARA, MRS. CHARMI NANDAN RANPARA, MRS. CHETNA CHINTAN RANPARA, MRS. VINABEN MAHENDRABHAI RANPARA	Rs. 852885/- (Rupees Eight Lakh Fifty Two Thousand Eight Hundred Eighty Five Only) is due and payable by you under Agreement no. TCHHF0259000100065890 and an amount of Rs. 4440881/- (Rupees Forty Four Lakh Forty Thousand Eight Hundred Eighty One Only) is due and payable by you under Agreement no. 10686556 totalling to Rs. 5293766/- (Rupees Fifty Two Lakh Ninety Three Thousand Seven Hundred Sixty Six Only) 04-02-2022	Rs. 28,70,000/- (Rupees Twenty Eight Lakh Seventy Thousand Only)	Rs. 2,87,000/- (Rupees Two Lakh Eighty Seven Thousand Only)	Physical
Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat no 401 on 4th Floor, buildup area admeasuring 62.17 Sq. Mtrs., along with Terrace Adm. 42.26 Sq. Mtrs., undivided share proportionate share in the underneath land of the building and all internal and external rights thereto of the premises/campus known as "SHRI RAM PLAZA", restricted on non-agriculture land for residential use bearing Revenue Survey No. 287/2, Plot No. 52, Situate at in RANAJI CORPORATION of Rajkot City, Sub District: & District: Rajkot of Gujarat. Bounded :- East :- Other property, West :- Common Road, North :- Shop Terrace, South :- Passage						
37.	TCHHL 025900 6520 & TCHIN 025900 010000 8399	NASRUDIN B. KHOKHAR, MAHIN HARDWARE RUBINA NASRUDIN KHOKHAR	Rs. 2651907/- (Rupees Twenty Six Lakh Fifty One Thousand Nine Hundred Seven Only) is due and payable by you under loan account No. TCHHL0259000100006520 and an amount of Rs. 44166/- (Rupees Forty Four Thousand One Hundred Sixty Six Only) is due and payable by you under loan account No. TCHIN0259000100008399 totalling to Rs. 2696073/- (Rupees Twenty Six Lakh Ninety Six Thousand Seventy Three Only) 15-11-2022	Rs. 22,95,000/- (Rupees Twenty Two Lakh Ninety Five Thousand Only)	Rs. 2,29,500/- (Rupees Two Lakh Twenty Nine Thousand Five Hundred Only)	Physical
Description of the Immovable Property: All the rights, piece & parcel of Immovable House over land measured 58-11 Sq. Mt. of sub plot No.- 2/B among Plot No. 1 (P). Situated at Revenue Survey No. : 263, Situated within the limits of Rajkot Municipal Corporation, Ta. & Sub-Dist. Rajkot, Dist: Rajkot of Gujarat. Bounded :- East :- Open Space, West :- Adj. N.A.Plots of R.S. No. 263, North :- Plot No. 1 Sub Plot no. 2-C, South :- Plot No. 1 Sub Plot no. 2-A.						

At the Auction, the public generally is invited to submit their bid(s) personally. The Borrower(s)/Co-Borrower (s) are hereby given last notice to pay the total dues with further interest within 15 days from the date of publication of this notice, failing which the Immovable Property will be sold as per schedule. The E auction will be stopped if, amount due as aforesaid, with interest and costs (including the cost of the sale) are tendered to the Authorised Officer or proof is given to his satisfaction that the amount of such secured debt, interest and costs has been paid before the date of the auction.

No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the Immovable Property sold.

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions:

NOTE: The E-auction of the properties will take place through portal <http://bankauctions.in/> on **25-10-2023 between 2.00 PM to 3.00 PM with limited extension of 10 minutes each.**

Terms and Condition: 1. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall at once again be put up to auction subject to the discretion of the Authorised Officer. 2. The Immovable Property shall not be sold below the Reserve Price. 3. Bid Increment Amount will be: Rs. 10,000/- (Rupees Ten Thousand Only) 4. All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA CAPITAL HOUSING FINANCE LTD." Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorised Officer. 5. The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorised Officer to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. 6. For reasons recorded, it shall be in the discretion of the Authorised Officer to adjourn/discontinue the sale. 7. Inspection of the Immovable Property can be done on **18-10-2023 between 11 AM to 5.00 PM** with prior appointment. 8. The person declared as a successful bidder shall, immediately after such declaration, deposit twenty-five per cent of the amount of purchase money/bid which would include EMD amount to the Authorised Officer within 24hrs and in default of such deposit, the property shall forthwith be put to fresh auction/Sale by private treaty. 9. In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorised Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day is a Sunday or other holiday, then on the first office day after the 15th day. 10. In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/Sale by private treaty. The deposit including EMD shall stand forfeited by TATA CAPITAL HOUSING FINANCE LTD and the defaulting purchaser shall lose all claims to the property. 11. Details of any encumbrances, known to the TATA CAPITAL HOUSING FINANCE LTD, to which the property is liable: as per table above. Claims, if any, which have been put forward to the property and any other known particulars bearing on its nature and value: as per table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities arises of property tax, electricity etc. 12. For any other details or for procedure online training on e-auction the prospective bidder may contact the Service Provider, M/s. 4Closeure, Block No.605 A, 6th Floor, Malviyavnagar, 8142000682 Email - arjit@bankauctions.in and Email : info@bankauctions.in or Manish Bansal, Email Id Manish.Bansal@tatacapital.com. Authorised Officer Mobile No 8588983696. Please send your query on WhatsApp Number - 9999078669. 13. TDS of 1% will be applicable and payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by highest bidder in the PAN of the owner/ borrower/s and the copy of the challan shall be submitted to our company 14. Please refer to the below link provided in secured creditor's website <http://surl.li/ufmz> for the above details. 15. Kindly also visit the link: <https://www.tatacapital.com/property-disposal.html>

Please Note - TCHFL has not engaged any broker/agent apart from the mentioned auctioning partner for sale/auction of this property. Interested parties should only contact the undersigned or the Authorised officer for all queries and enquiry in this matter.

Place: Ahmedabad **Sd/- Authorised Officer**
Date: 07-10-2023 **Tata Capital Housing Finance Ltd.**

SBI STATE BANK OF INDIA
SBI State Bank of India, 1st Floor, Rana Arjun, 42, Sardar Patel Nagar, Nr Girish Cold Drinks Cross Road, Off C.G. Road, Ellisbridge, Ahmedabad - 380006

Notice regarding Physical Possession of property u/s 13(4) of SARFAESI Act 2002

Notice is hereby given under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, a demand notice was issued on the dates mentioned against below mentioned account and stated hereinafter calling upon them to repay the amount within 60 days from the date of receipt of said notice.

The Borrower / Guarantor's having failed to repay the amount, notice is hereby given to the Borrower / Guarantor's and the public in general that the undersigned has taken physical possession of the property described herein below in exercise of power 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 below mentioned account from **Court Commissioner appointed for compliance of order dated 10-04-2023 in CMA No. 385/2023 passed by 3rd Additional Senior Civil Judge, Ahmedabad (Rural), Mirzapur under section 14 of the said Act.**

The Borrower / Guarantor'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 State Bank of India for the amount outstanding as mentioned below with further interest, incidental expenses, cost, charges, etc.

The Borrower / 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.

Name of Account / Borrower & address	Name of Proprietor/ Partners/Guarantors/ Owner of property etc.	Description of the property mortgaged / charged	Date of Demand Notice	Date & Type of Possession	Amount Outstanding
M/s Vashundhara Enterprise Address - Shed no.9, Shivbhumi-3, Industrial Estate, Mr. Shyam Industrial Hub, Gatrad Kunjad Road, Ahmedabad, Gujarat	Proprietor, Guarantor & Owner - Mr. Alpesh Govindbhai Sutariya.	All the piece and parcels of Immovable property being Plot (Industrial Shed) No. 09, admeasuring about 162.01 sq mtrs along with construction admeasuring about 180 sq mtrs, standing thereon and having undivided proportionate share in common roads, common plot, parking, road etc admeasuring about 76.04 sq mtrs, total admeasuring about 238.05 sq mtrs, in the scheme known as "Shivbhumi-3 Industrial Estate" of M/s Shiv Developers, a Partnership Firm situated upon non-agricultural land bearing new Block No. 301 allotted in lieu of old survey No. 414 of mouje - Bakrol - Bujang, Taluka - Daskroi, District - Ahmedabad	04.06.2022	01.10.2023	Rs. 1,92,80,853.30 (Rupees one crore ninety-two lakh eight thousand eight hundred fifty-three paise thirty only) as on 04-06-2022 with further interest, incidental expenses, cost, charges, etc

Date : 01.10.2023 **Place :** Ahmedabad **Sd/- Authorized Officer** State Bank of India, SARB, Ahmedabad

PRUDENT ARC LIMITED
Registered & Corporate Office at 611, D-Mall, Plot No. A-1, Netaji Subhash Place, Pitampura, New Delhi - 110 034, Tel: +91-11-453200000, Email ID : info@prudentarc.com, CIN : U74900DL2011PLC225445

DEMAND NOTICE

We, Prudent ARC Limited a Company incorporated under the Companies Act 1956 and registered with the Reserve Bank of India under Section 3 of the SARFAESI Act, 2002 as Securitisation and Asset Reconstruction Company in its capacity as Trustee of Prudent Trust 71/22 acquired the secured debt of the borrower and its Co-borrower/Mortgagors with underlying securities from the original lender Agrivise Finserv Limited (erstwhile Star Agri Finance Limited) under the provisions of Section 5 of SARFAESI Act, 2002 vide Assignment Agreement dated 30.06.2022.

Whereas, the Borrowers/Guarantors/Mortgagors have committed defaults in repayment of interest and principal amounts as per due dates. The account has been classified as a Non-Performing Asset on the dates mentioned hereunder in accordance with the Directives/ Guidelines issued by the Reserve Bank of India, consequent to the Authorised Officer of Prudent ARC Limited under Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 & in the exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued demand notices to Borrowers/ Co-Borrowers/ Guarantors/ Mortgagors on the dates mentioned herein below under section 13 (2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 to pay the amount mentioned in the notice together with further interest the contractual rate, costs, charges incidental expenses, etc. However, the notices were returned un-served and as such they are hereby informed by way of public notices about the same.

Name & Address of the Borrower/Director/Mortgagor/ Guarantor/ Loan Account No.	Date of Demand Notice Date of NPA	Outstanding Amount as per Demand Notice	Description of the Mortgaged Property/ Secured Assets
1. Mr. DHAVAL ANILBHAI RATHOD [Borrower] SANJAYNAGAR, NEAR CITY BUS STOP , GANDHIGRAM, OPP. TEJAS PRIMARY SCHOOL, JUNAGADH, GUJARAT - 362001	18-08-2023 05-04-2023	Rs. 13,66,008/- (Thirteen lakhs Sixty Six Thousand and Eight Rupees Only) as on 18-08-2023	SCHEDULE - I (Details of Security / Mortgaged Property) ALL THAT PARTS & PARCELS OF A FLAT NO-104 ADMEASURING 59-64 SQ. MTS. SITUATED ON FIRST FLOOR OF A RESIDENTIAL APARTMENT NAMED 'SHRIJAI PALACE' CONSTRUCTED ON THE LAND OF PLOT NO.5 OF 'WESTERN PARK' OF NA. RS. 233/1 PAIKI SITUATED AT SHAPURU PRIMAARY SCHOOL, JUNAGADH, GUJARAT - 362001
2. Mr. ANILKUMAR DEVSI BHAI RATHOD (Co Borrower) S/O DEVSHIRAJ RAO SANJAYNAGAR, NEAR CITY BUS STOP GANDHIGRAM, OPP. TEJAS PRIMARY SCHOOL, JUNAGADH, GUJARAT - 362001			SHAPURU GRAM PANCHAJAT WITHIN LIMITS OF SHAPURU GRAM PANCHAJAT. EASTADJ. FLAT NO 103 , COMMON WALL, WEST - ADJ. PLOT AFTER OPEN MARGIN LAND, NORTH- JUNAGADH - VANTHALI ROAD AFTER OPEN MARGIN LAND, SOUTH- STAIR PASSAGE.
3. MRS MUKTABEN ANILBHAI RATHOD (Co Borrower) W/O ANILBHAI RATHOD SANJAYNAGAR NEAR CITY BUS STOP GANDHIGRAM, OPP. TEJAS PRIMARY SCHOOL, JUNAGADH, GUJARAT - 362001			

Under the circumstances as aforesaid, the Notice is hereby given once again to the Borrowers/ Guarantors/ Mortgagors/ Property holders to pay the Prudent ARC Limited within 60 days from the date of publication of this notice the amount indicated here in above together with further interest at contractual rates on the aforesaid amount and incidental expenses, costs, charges etc. incurred from Borrowers/Guarantor/ Mortgagor mentioned here in above till the date of payment. If the Borrowers / Guarantors / Mortgagors fail to make payment to the Prudent ARC Limited as aforesaid, then the Prudent ARC Ltd. shall proceed against the above mentioned secured Assets under section 13(4) of the Act and applicable Rules entirely at the risks of the Borrowers/ Guarantors/ Mortgagors as to the costs and consequences. The Borrowers / Guarantors / Mortgagors are prohibited Under Section 13 (13) of the SARFAESI Act, 2002 to transfer the aforesaid assets, whether by way of sale, lease or otherwise without the prior written consent of the Prudent ARC Limited.

YOUR ATTENTION IS DRAWN TO THE PROVISIONS OF SECTION 13(8) OF THE SARFAESI ACT, 2002 IN RESPECT OF TIME AVAILABLE TO YOU TO REDEEM THE SECURED ASSETS.

Date: 07.10.2023, **Place:** Gujarat **Authorised Officer, For Prudent ARC Limited (Prudent Trust – 71/22)**

JANAKALYAN SAHAKARI BANK LTD.
VIVEK DARSHAN, 140, SINDHI SOC. CHEMBUR, MUMBAI 400 071.
Phone No. 022- 25275391 Mob No. 9594942281 / 7039004202

PUBLIC NOTICE FOR AUCTION OF SECURED ASSET
(See Provision to rule 8 (6))
Notice for sale of Immovable Asset

Sale by tender under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 of the under mentioned property mortgaged to Janakalyan Sahakari Bank Ltd.

Sr. No	Name of Borrower	Description of the properties	Reserve Price	EMD
1.	M/s. Metafoe casting Pvt.Ltd. (Outstanding Amount as per Demand Notice of Rs. 43,35,39,449.00 as on 31.12.2022)	All that Piece and Parcel of immovable Property consisting Plot of land bearing Survey/Block No.421 Paiki 4 situated at Village Kundi, Taluka and Dist.-Valsad, Gujarat-396375 Plant & Machinery at Plot No. SN.421 Paiki Village Kundi, Taluka and Dist.-Valsad, Gujarat-396375 (The Plant Manufactures steel and stainless steel casting by lost foam sintered shell process, the main products of the company are Gate Valve Body, Butterfly Valve Body, Motor Casting, Pump Casting, and various Machineries like Shot Blasting Machine, Gauging Machine, Axis Machine and Muffle Furnace Machine Moulding, Sintering Furnace, Costing Machine etc.) All that Piece and Parcel of the immovable property consisting Non Agricultural Land bearing Plot No.1, Survey No.96 (pt), Chanvai Dhampur Road, Near Mangalyam Meadows, Village- Chanvai, Taluka and Dist.- Valsad, Gujrat - 396020 (admeasuring area about 7869.88 Sq. mtrs)	₹ 12,00,00,000.00 ₹ 7,00,00,000.00 ₹ 5,58,50,000.00	₹ 12,00,000.00 ₹ 7,00,000.00 ₹ 6,00,000.00

1. Sale of the properties is on "AS IS WHERE IS AND WHATEVER THERE IS BASIS" and the intending bidder may make discrete enquiries as regards any claim, charges, on the properties, of any authority besides the Bank's above dues. All such charges, taxes, levies, society dues and/or any other liability accrued against the properties, if any, shall be borne by the successful bidder. The present accrued liabilities, if any, on the properties are not known. The details information about terms & condition of the Auction can be obtained from our Head Office on above given address. The Auction will be conducted at Head Office on **09.11.2023 at 3.00 pm.**

2. SATURDAY 30 DAYS SALE NOTICE UNDER SARFAESI ACT 2002 READ WITH RULE 8 (6): The Borrower/ Guarantor/ Mortgagor are hereby notified to pay the sum as mentioned in the Demand Notice along with interest up to date and all other charges from 30 days from date of Notice failing which the properties will be put up for sale/sold and balance dues if any will be recovered with interest and cost.

3. The interested parties can have inspection of the properties on **04.11.2023 between 12.00pm to 2.00 pm**

Date: 07.10.2023 **Place:** Mumbai **Sd/- Authorized Officer**

MUTHOOT HOUSING FINANCE COMPANY LIMITED
Registered Office: T.C.No.14/2074-7, Muthoot Centre, Punnem Road, Thiruvananthapuram - 695 034, CIN No. - U69220ML000025624 Corporate Office: 12/A-1, 13th floor, Parkview Crescendo, Plot No. C38 & C39, Bandra Kurla Complex-G block (East), Mumbai-400015 TEL. No: 022-62728517, Authorised Officer Email ID: authorised.officer@muthoot.com, Contact Person:- Vipul Katola - 9924113421.

PUBLIC NOTICE – AUCTION CUM SALE OF PROPERTY
Sale of Immovable Assets Under Securitization And Reconstruction Of Financial Assets & Enforcement of Security Interest Act, 2002

In exercise of powers contained in the Securitization and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002, the Authorized Officer of the Muthoot Housing Finance Company Ltd., (hereinafter referred to as the "Company") has taken the possession of under mentioned properties (hereinafter referred to as "Secured Asset") and held as security in respect of HOUSING Loan facilities granted to below mentioned customers (hereinafter referred to as "Borrowers") and further it has been decided to sell the Secured Asset on "as is where is", "as is what is", "whatever there is" and "no recourse" basis/conditions by inviting sealed tenders from public in respect of the secured debt amount in amount to below with further interest and expenses thereon till final payment of the overdue from Borrowers.

Sr. No.	Name of Borrower/s & LAN	Description of property	Possession Type & Date	Total O/s Amount (Rs.) Future Interest Applicable	Reserve Price	EMD
1	LIAN009/2681 Tirath Manubhai More Ashok S More Sonali T More Manubhai S More	ALL THE PIECE & PARCEL OF IMMOVABLE PROPERTY BEARING UNIT NO.4 (AS PER APPROVED PLAN PART OF PLOT NO.1 AND 2)ADMEASURING ABOUT 55 SQ.YARDS, PLOT AREA NET AND 87.56 SQ.YARDS AS PER SUPER BUILTUP AND CONSTRUCTION THEREON 125 SQ.YARDS. SUPER BUILTUP AREA, AT AND IN THE SCHEME KNOWN AS " SANT PLAZA", SITUATED ON THE LAND BEARING BLOCK/SURVEY NO.884,885 IN THE SIM OF MOJE VILLAGE : SALUNTAPOD,TALUKA -NADIAD (RURAL), DIST : KHEDA IN THE DISTRICT OF KHEDA AND REGISTRATION SUB DISTRICT OF NADIAD, EAST. PLOT NO.3, COMMON WALL BETWEEN, WEST: PLOT NO.5 COMMON WALL BETWEEN, NORTH: SOCIETY APPROACH ROAD, SOUTH: SURVEY NO.887 AFTER SPACE OF MARGIN	Physical Possession - 14-March-2023	Rs.190997/- as on 05-October-2023	Rs. 14,20,000/-	Rs. 1,42,000/-

Inspection Date & Time: 18-October-2023 & 19-October-2023 at 10.00 AM to 05.00 PM
Auction Date: 10-November-2023 10.00 AM to 03.00 PM & Last date for Submission of Bid: 09-November-2023
Place of Sale Ahmedabad Branch: Unit No. 304, Third Floor, Third Eye Complex, Panchavati Cross Roads, C. G. Road, Ahmedabad, Gujarat - 380006

Intending bidders may inspect the properties on the date and time as mentioned above.

Terms & Conditions of public auction:- 1) Sale is strictly subject to the terms and conditions mentioned hereunder as per extant guidelines under SARFAESI Act, 2002 & also the terms and condition mentioned in the offer /tender document to be submitted by the intending bidders 2)The property will be sold on "As is where is" and "As is what is" "whatever there is" and "no recourse" condition, including encumbrances, if any. 3)The properties under auction can be inspected on the date & time specified above. For any queries with regards to inspection of properties or submission of tenders, kindly establish contact to the Authorised Officers at respective locations on above mention contact numbers. The interested buyers may send their offers for the above property in a sealed cover along with Demand Draft Payable at Mumbai favoring "Muthoot Housing Finance Company Limited", towards earnest money deposit (EMD) 10% of Reserve Price and the proof of residence such as copy of the Passport, Election Commission Card, Ration Card, Driving license etc. 5)In no eventuality the property would be sold below the reserve price. 6)The bidders present in the auction would be allowed to increase their offer multiples of Rs.10000/- in addition to Reserve Price fixed 24Hr dues and outgoing, i.e., Municipal Taxes, Maintenance & Society Charges, Electricity and water taxes or any other dues including Stamp Duty, 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. 7)The successful bidder/purchaser shall have to pay 25% of the final bid amount (after adjusting 10% of the E.M.D. already paid) within next working days from the acceptance of the offer by the Authorized Officer in respect of the sale, failing which, the earnest money deposit will be forfeited. 9)The 75% of the Sale price shall have to be paid within 15 days of conveying the 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 Authorised Officer. 10)The Authorized Officer reserves his right to vary any of the terms and condition of this notice for sale, without prior notice, at his discretion. 11)In case, all the dues together with all cost, charges and expenses incurred by the Secured Creditor are tendered by the above name borrower / co-borrower till one working day prior to the date of the auction, the property need not be sold and all the bids received from the prospective bidders shall be returned to them without any liability / claim against M/s Muthoot Housing Finance Company Ltd.

The borrower/guarantor/mortgagor are hereby given **STATUTORY 30 DAYS NOTICE UNDER RULE 8(6) & 9 of the Security Interest (Enforcement) Rules of SARFAESI Act** to discharge the liability in full and pay the dues as mentioned above along with upto date interest and expenses within above mentioned days from the date of this notice failing which the Secured Asset will be sold as per the terms and conditions mentioned above. Borrower/s are also requested to remove their uncharged belongings from the property within 30 days' time else it will be removed from property on their risk and cost.

Place: Gujarat , **Date:** 07-October-2023 **Sd/- Authorized Officer - For Muthoot Housing Finance Company Limited**

FEDBANK FINANCIAL SERVICES LIMITED
Having corporate office at Kanakia Wall Street, A Wing, 5th Floor, Unit No.501, 502, 511, 512 Andheri Kurla Road, Chakala Andheri East Mumbai, Maharashtra - 400093

POSSESSION NOTICE

Whereas, The undersigned being the Authorized Officer of Fedbank Financial Services Ltd. under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 21ST JULY, 2023 calling upon the Borrower, Mortgagor, Co-Borrower(s) and Guarantor- (1) UDIPI JAYA RESTAURANT, (2) BRIJESH ANANDBHAI PUJARI, (3) HARINAKSHI ANAD PUJARI, (4) BISMITA ANAD PUJARI; to repay the amount mentioned in the said notice being Rs.70,06,176/- (Rupees Seventy Lakh Six Thousand One Hundred Seventy Six only) as on 12/07/2023, in Loan Account No. FEDAHMSTL047968 together with further interest thereon at the contractual rate plus all costs charges and incidental expenses etc. within 60 days from the date of receipt of the said demand notice.

The Borrower, Mortgagor, Co-Borrower(s) and Guarantor mentioned hereinabove having failed to repay the above said amount within the specific period, notice is hereby given to the Borrower, Mortgagor, Co-Borrower(s), Guarantor and the public in general that the undersigned Authorised officer has taken possession of the property described herein below in exercise of powers conferred on him under Section 13(4) of the SARFAESI Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002 on this the **October 04th of the year 2023**

The Borrower, Mortgagor, Co-Borrower(s) and Guarantor mentioned hereinabove in particular and the public in general is/are hereby cautioned not to deal with the following property and any dealings with the following property will be subject to the charge of Fedbank Financial Services Ltd. for an amount Rs. 70,06,176/- (Rupees Seventy Lakh Six Thousand One Hundred Seventy Six only) as on 12/07/2023, in Loan Account No. FEDAHMSTL047968 together with further interest thereon at the contractual rate plus all the costs charges and incidental expenses etc.

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

SCHEDULE I

DESCRIPTION OF THE MORTGAGED PROPERTY

Property bearing Flat No. 401, on 4th Floor, admeasuring 132 Sq. Yards. Super Built up area as a member of ARUNODAY ASSOCIATION Known as "Krishna Apartment" Situated at Sub Plot No. 10 [Old Sub Plot No. 10 & 9(Paiki)] of Final Plot No. 741 of TPS 3/5 Varies of Mouje CHHIVADAV Taluka Sabarnati in the District of Ahmedabad & Registration Sub District of Ahmedabad-3 [Memnagar].

Sd/-
Place: AHMEDABAD