

Union Bank of India

Asset Recovery Branch,
1st Floor, Rangoli Complex, Opp. V S Hospital,
Ashram Road, Ellisbridge, Ahmedabad-380006

POSSESSION NOTICE [Rule-8(1)]

Whereas, the undersigned being the Authorised Officer of Union Bank of India, Asset Recovery Branch, under the Securitisation and Reconstruction of Financial Assets and Enforcement Security Interest (Second) Act, 2002 (Act No. 54 of 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 19.05.2022 calling upon the Borrowers/Guarantors of **Mr. Amish Silvanus Vyas and Mrs. Anita Amish Vyas** to repay the amounts mentioned in the notices being Rs.22,21,547.39 (Rupees Twenty Two Lakh Twenty One Thousand Five Hundred Forty Seven and Paise Thirty Nine Only), within 60 days from the date of receipt of the said notice.

The borrower as well as guarantors having failed to repay the full amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said rules on this 16 day of January, 2024.

The borrower/guarantors in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of the Union Bank of India, Asset Recovery Branch for the amounts Rs. 22,21,547.39 and further interest thereon.

Borrower/Guarantor's attention is invited to provisions of sub-section (8) of Section 13 of the said Act, in respect of time available to redeem the secured assets.

DESCRIPTION OF IMMOVABLE PROPERTIES

All that piece and parcel of immovable property bearing Flat No. B-1 (First Floor) having carpet Area 91.97 Sq Mtrs in Scheme known as "Dr. Lawrence Avenue" constructed on NA land bearing survey No. 273/5 paiki scheme no. 25, Final Plot No. 63 situated at mouje- Khokhara Mahemdabad, Taluka Maninagar, Dist- Ahmedabad property held in the joint Names of Mr. Amish Silvanus Vyas and Mrs. Anita Amish Vyas. Bounded By: North - Lift and Staircase, South - Compound Wall, East - Compound Wall, West - T.P.Road

Date : 16.01.2024
Place : Ahmedabad

Authorized Officer
Union Bank of India

BAJAJ HOUSING FINANCE LIMITED

Corporate Office: Cerebrum IT Park B2 Building 5th Floor, Kalyani Nagar, Pune, Maharashtra 411014,
Branch Office: 4th floor, RK Plaza, 409-410, R.K. Plaza, Dwadipura, Vadodara-390007, Gujarat

POSSESSION NOTICE

U/s 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, Rule 8-(1) of the Security Interest (Enforcement) Rules 2002, (Appendix-IV)

Whereas, the undersigned being the Authorized Officer of M/s BAJAJ HOUSING FINANCE LIMITED (BHFL) 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(s) to 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 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 M/s Bajaj Housing Finance Limited, has taken over the 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-(1) of the said rules. The Borrower(s) / Co Borrower(s) / Guarantor(s) in particular and the public in general are hereby cautioned not to deal with the below said property and any dealings with the said property will be subject to the first charge of BHFL for the amount(s) as mentioned herein under with future interest thereon.

Name of the Borrower(s) / Guarantor(s) (LAN No., Name of Branch)	Description of Secured Asset (Immovable Property)	Demand Notice Date & Amount	Date of Possession
Branch : BARODA (LAN No. H413HLP0235005 and H413LPT0238356) 1. ABDULHAKKA M CHANDA (Borrower) At 301 Sakar-2, Sakar-2, 39 - Suvas Colony, Fatehganj, Baroda -390002	All That Piece And Parcel Of The Non-Agricultural Property Described As: Property Bearing Flat No. 301, Adm 900 Sq Ft On 3rd Floor Of Sakar II Situated In Land Bearing C.S.No.1382 Of Village Sayajiganj, Ta And Dist Vadodara-390002	27TH October 2023 Rs. 21,76,530/- (Rupees Twenty One Lac Seventy Six Thousand Five Hundred Thirty Only)	13.01.2024

Date: 19.01.2024 Place: VADODARA
Authorized Officer Bajaj Housing Finance Limited

AAVAS FINANCIERS LIMITED

(Formerly known as AU HOUSING FINANCE LIMITED) (CIN:L65922RJ011PLC034297)
Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur, 302020

POSSESSION NOTICE

Whereas, the undersigned being the Authorised Officer of AAVAL FINANCIERS LIMITED (Formerly known as "AU HOUSING FINANCE LIMITED") under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred upon me under section 13(12) read with Rule 9 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice calling upon the borrowers mentioned herein below to repay the amount mentioned in the respective notice within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, undersigned has taken possession of the properties described herein below in exercise of powers conferred on me under Section 13(4) of the said Act read with Rule 9 of the said rules on the dates mentioned as below.

The borrower and guarantor in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the property will be subject to the charge of the AAVAL FINANCIERS LIMITED (Formerly known as "AU HOUSING FINANCE LIMITED") for an amount mentioned as below and further interest thereon.

Name of the Borrower	Date & Amount of Demand Notice	Description of Property	Date & Type of Possession
NAVIN KHOKHAR, PARULBEN NAVINBHAI KHOKHAR (A/C No.) LNSRTO0319-200119751	7 Nov 23 ₹ 1498515/- 4 Nov 23	PLOT NO. 79, SHUBHNAIDH RESIDENCY PART-2, VILLAGE - DEROD, TAL. KAMREJ, DIST. SURAT GUJARAT ADMEASURING 42.38 SQ. MT.	Symbolic Possession Taken on 16 Jan 24
AMIBEN BHOJABHAI VALA, BHOJABHAI DANABHAI VALA, HITESHBAI BHOJABHAI VALA (A/C No.) LNVER02222-230264055	7 Nov 23 ₹ 1545507/- 4 Nov 23	R.S. NO. 132/1, PARISHRAM SOCIETY, BLOCK NO. 1, VILLAGE : TALALA, TAL. : TALALA, DIST. GIR SOMNATH, STATE : GUJARAT ADMEASURING 103 Sq. Mtrs	Symbolic Possession Taken on 16 Jan 24
MERALI Velaram Chaudhary, Mrs. LANKI MANGILAL CHAUDHARY GUARANTOR - Mr. NITESHKUMAR GANGAPRASAD DUBEY (A/C No.) LNSVAP00315-160024301	9 Feb 23 ₹ 106681.41/- 8 Feb 23	FLAT NO 304, 3RD FLOOR, SAKI VIHAR, PLOT NO. 69, R. S. NO. 8/2, NEAR DGVCL OFFICE, SARIGAM, VALSAD, GUJARAT ADMEASURING 68.28 Sq. Mtrs	Physical Possession Taken on 16 Jan 24
VIJAYKUMAR B PATEL, MALADEVI VIJAY PATEL (GUARANTOR) - DHARMIN VINODHAI PATEL (A/C No.) LNSUR00316-170038908 & LNSUR00316-170038903	7 Nov 23 ₹ 467012/- & ₹ 403314/- 4 Nov 23	PROPERTY BEING FLAT NO. 211 ON 2ND FLOOR "DEV RESIDENCY" CONSTRUCTED ON PLOT NO. 88, 991 OF "SONIPARK HOUSING SOCIETY" 21' WING AND SITUATED AT TATLA, ON LAND BEARING BLOCK NO. 2 IN REGISTRATION DISTRICT SURAT SUB DISTRICT GUJARAT ADMEASURING 247.20 SQ. FT.	Symbolic Possession Taken on 17 Jan 24

Place : Jaipur Date: 19-01-2024
Authorized Officer Aavas Financiers Limited

INDIA SHELTER FINANCE CORPORATION LTD.

Registered Office: PLOT-15, 6TH FLOOR, SEC-4A, INSTITUTIONAL AREA, GURUGRAM, HARYANA-122002. Branch Office: 3rd-8 3rd Floor, Swastik Avenue, City Survey No. 16/135, Upon Bank Of Baroda, Near State Bank Of India, Lal Bungalow Road, Jamnagar - 351001

PUBLIC NOTICE- AUCTION FOR SALE OF IMMOVABLE PROPERTY

[Under Rule 8(6) Of The Security Interest (enforcement) Rules, 2002] Notice For Sale Of Immovable Property Mortgaged With India Shelter Finance Corporation (sic) Secured Creditor Under The Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002. Notice is hereby given to the Public in General And in Particular to the Borrower(s) And Guarantor(s) Or Their Legal Heirs/ Representatives That The Below Described Immovable Properties Mortgaged/Charged To The Secured Creditor, The Possession Of Which Has Been Taken By The Authorized Officer Of O/s (Secured Creditor), Will Be Sold On 03-Feb-2024 (Date Of Auction) On "As Is Where Is" And "What Ever There Is" Basis For Recovery Of Outstanding Dues From Below Mentioned Borrowers, Co-Borrowers Or Guarantors. The Reserve Price And The Earnest Money Deposit Is Mentioned Below. The Sealed Envelope Containing Demand Draft Of Earnest Money Participating In Public Auction Shall Be Submitted To The Authorized Officer Of O/s, On Or Before 02-Feb-2024 Till 3 PM At Branch/Corporate Office Office No. - 3rd-8 3rd Floor, Swastik Avenue, City Survey No. 16/135, Upon Bank Of Baroda, Near State Bank Of India, Lal Bungalow Road, Jamnagar - 351001

Loan Account No.	Name of Borrower(s) / Co-Borrower(s) / Guarantor(s) / Legal Heir(s) / Legal Rep.	Date of Demand Notice / Amount As On Date	Type of Possession / (Under Construction/ Physical)	Reserve Price	Earnest Money
PM0300000124 & AP-0845447	Mrs. Murnydevi W/o. Chandankumar Mishra & Mr. Chandankumar Mishra	20.09.2019 Rs. 13,74,210/- (Rupees Thirteen Lakh Seventy Four Thousand Two Hundred Ten Only)	Symbolic Possession	Rs. 6,00,000/- (Rupees Six Lakh Only)	Rs. 60,000/- (Rupees Sixty Thousand Only)

Description of Property: All That Pieces And Parcel Of The Land Of Sub Plot No. 53/2 Land Sq Mtrs 60.00 Permitted Buildup Area Admeasuring Sq Mtrs 75.81 Non-Agricultural Land Of Revenue Survey No. 88/2 Situated At Sikka, Jamnagar, Gujarat. Property Bounded With: East - Joint Plot No. 52, West - Sub Plot No. 53/1, North - 7.50 Mtrs Road, South - Joint Survey No. 96

Terms and condition:

- The prescribed Tender/ Bid Form and the terms and conditions of sale will be available with the Branch/Corporate Office. Office No.-106, 1ST FLOOR, KAVANNA COMPLEX, BESIDES RELIANCE CETRO MALL, AMBARWADI, AHMEDABAD, GUJARAT 380006 & Shop No. U-10/11, Sar cooperative centre, Shahadnagar corner, Ushva main road, Surat-395002, between 10.00 a.m. to 5.00 p.m. on any working day.
- The immovable property shall not be sold below the Reserve Price.
- Bid increment amount shall be Rs. 10,000/- (Rupees Ten Thousand Only).
- All the bids/ tenders submitted for the purchase of the above property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "India Shelter Finance Corporation Limited" payable at Delhi. The Demand Drafts will be returned to the unsuccessful bidders after auction.
- The above sale shall be subject to the final approval of ISFC, interested parties are requested to verify/confirm the statutory and other dues like Sales/Property tax, Electricity dues, and society dues, from the respective departments/ offices. The Company does not undertake any responsibility of payment of any dues on the property.
- 11) TDS of 1%, if any, shall be payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by the highest bidder in the PAN of the Company and the copy of the challan shall be submitted to the company.
- 12) Sale is strictly subject to the terms and conditions incorporated in this advertisement and in the prescribed tender form.
- 13) The successful bidder/purchaser shall bear all stamp duty, registration fees, and incidental expenses for getting sale certificate registered as applicable as per law.
- 14) The Authorized Officer has the absolute right to accept or reject the bid or adjourn/ postpone/ cancel the tender without assigning any reason thereof and also to modify any terms and conditions of this sale at any time.
- 15) Interested bidders may contact Mr. Kishan Chauhan & Aashish Bhatt, Mob- 6354953032 & 7874110808 during office hours (10.00AM to 6.00 PM).

15 DAYS SALE NOTICE TO THE BORROWER/GUARANTOR/MORTGAGOR

The above mentioned Borrower/Mortgagor/guarantors are hereby notified to pay the sum as mentioned in Demand Notice under section 13(2) with as on date interest and expenses before the date of Auction failing which the property shall be auctioned and balance dues, if any, will be recovered with interest and cost by you: Mr. Kishan Chauhan & Aashish Bhatt, Mob- 6354953032 & 7874110808 (AUTHORIZED OFFICER)
Date: 19-01-2024, Place: Gujarat
INDIA SHELTER FINANCE CORPORATION LTD

Indian Bank

3rd Floor, 301-311, Neelkanth Avenue-1,
Opp. Gujarat Vidyapeeth, C.U. Shah College Street,
Income Tax Cross Road, Ashram Road,
Ahmedabad-380014

E-AUCTION ON 14.02.2024 AT 11.00 A.M. TO 03.00 P.M.
UNDER SARFAESI ACT 2002 "AS IS WHERE IS, AS IS WHAT IS & WHATEVER THERE IS" BASIS through e-auction platform provided at the website <https://www.mstcecommerce.com>

M/s. Shradha Garment, Mr. Ashokkumar Narshingji Gohel (Proprietor)
Mr. Devial Narshingji Gohel (Mortgagor & Guarantor)
Mrs. Mamtaben Ashokkumar Gohel (Guarantor)

Details of the Immovable property (Physical Possession)

All that piece and parcel of immovable property / constructed property in the name of Shri Devial Narshingji Gohel (Darji), Muni. Sessions No. 2309/A, 2310 (As per AMC tax bill 67.53 Sq.Mtrs) constructed on ground floor, 1st Floor, 2nd Floor, 3rd Floor, property bearing City Survey No. 3621 of Sheet No-30 admeasuring 31.1 Sq.Yards i.e. 26.129 sq.mtrs of Mouje Village - Daryapur, Ward-2, in Registration District and Sub Registration District-Ahmedabad-1 (City) within the state of Gujarat in the name of Mr. Devial Narshingji Gohel (Darji). The boundaries of the Property are : East : Road, West : Road, North : Property of City Survey No. 3622, South : Property of City Survey No. 3620

Detail of encumbrance, Outstanding Dues of Local Govt, Electricity, Property tax, Municipal Tax, etc. if any known to the Bank

Name of the Borrower: M/s. Shradha Garments, Mr. Ashokkumar Narshingji Gohel (Proprietor)

Name of the Guarantor / Mortgagor (s): Mr. Devial Narshingji Gohel (Darji) (Mortgagor/Guarantor), Mrs. Mamtaben Ashokkumar Goyal (Guarantor)

Amount of Secured debt: Rs. 23,27,464.00 upto 18.04.2021 Plus interest till the date of realization & cost, charges & other expenses.

Reserve Price: Rs. 12,06,000/-

Earnest Money Deposit: 10% of Reserve Price

Last Date & time for Submission of Process compliance Form with EMD amount: On 13.02.2024 up to 4.00 P.M. E-auction through <https://www.mstcecommerce.com> Registration should be completed by intending bidder on or before EMD Date and there should be EMD balance in global wallet.

Date and Time of e-Auction: On 14.02.2024 Between 11.00 A.M to 03.00 P.M. with unlimited extension. Bid Incremental Value is Rs. 10,000/-

For further details and Terms & Conditions, contact: Mr. Rajesh Kumar Singh, Chief Manager Ph: 079-27431248 Mob: 9833775798, 9724592936 zozahmrecovery@indianbank.co.in, ahmedabad@indianbank.co.in

For downloading further details and Terms & Conditions, please visit: I. <https://www.indianbank.in> II. <https://www.mstcecommerce.com> III. <https://www.ibapi.in>

Important note for the prospective bidders

Bidder has to complete following formalities well in advance:

- Step 1 : Bidder/Purchaser Registration : Bidder to register on e-Auction portal (link given above) <http://www.mstcecommerce.com> (i.e. <https://www.mstcecommerce.com/auctionhome/ibapi/>) using his mobile number and email-id.
- Step 2 : KYC Verification: Bidder to upload requisite KYC documents. KYC documents shall be verified by e-auction service provider (may take 2 working days).
- Step 3 : Transfer of EMD amount to his Global EMD Wallet : Online/off-line transfer of fund using NEFT/Transfer, using challan generated on e-Auction portal. Step 1 to Step 3 should be completed by bidder well in advance, on or before EMD date.

Date : 15.01.2024
Place : Ahmedabad

Authorized Officer
Indian Bank

Note: This is also a notice to the borrower/guarantors/mortgagors of the above said loan about holding of this sale on the above mentioned date and other details.

JANA SMALL FINANCE BANK
(A scheduled commercial bank)

Regional Branch Office: 208 to 213, 2nd Floor, Shangrila Arcade, Above Sarawat Bank, 100 Feet Anand Nagar Road, Shyamal, Ahmedabad, Gujarat-380015

Registered Office: The Fairway, Ground & First Floor, Survey No.10/1, 11/2 & 12/B, Off Dholera, Koramangla Inner Ring Road, Next to EGL Business Park, Challahtta, Bangalore-560071

E-AUCTION NOTICE

PUBLIC NOTICE FOR SALE THROUGH E-AUCTION UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT (SARFAESI ACT) 2002, READ WITH PROVISOR RULE 8(6) & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES 2002.

The undersigned as authorised officer of Jana Small Finance Bank Limited has taken possession of the following property in exercise of powers conferred under section 13(4) of the SARFAESI ACT. The Borrower in particular and public at large are informed that online auction (e-auction) of the mortgage property in the below mentioned account for realisation of dues of the Bank will be held on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" on the date as prescribed as here under.

Sr. No.	Loan Account Number	Name of Original Borrower/ Co-Borrower/ Guarantor	Date of 13-2 Notice	Date of Possession	Present Outstanding balance as on 11.01.2024	Date & Time of Inspection of the property	Reserve Price in INR	Earnest Money Deposit (EMD) in INR	Date and Time of E-Auction	Last date TIME & Place for submission of Bid
1	45259420004641	1) Talaviya Vipulbhai Popatbhai, 2) Talaviya Jashuben Vipulbhai	10/12/2022	20/07/2023	Rs.13,99,512.07 (Rupees Thirteen Lakh Ninety Nine Thousand Five Hundred Twelve and Seven Paise Only)	25.01.2024 Time: 09:30 AM to 05:00 PM	Rs.6,24,000/- (Rupees Six Lakh Twenty Four Thousand Only)	Rs.62,400/- (Rupees Sixty Two Thousand Four Hundred Only)	05.02.2024 @ 02:00 PM	03.02.2024, Before 05.30 PM Jana Small Finance Bank Ltd., Regional Branch Office: 208 to 213, 2nd Floor, Shangrila Arcade, Nr. Shyamal Cross Road, Satellite, Ahmedabad-380015.
2	31029420000300	1) Kiran Prakash Pawar, 2) Rupali Kiran Pavar	10/12/2022	10/04/2023	Rs.9,37,231.00 (Rupees Nine Lakh Thirty Seven Thousand Two Hundred Thirty One Only)	25.01.2024 Time: 09:30 AM to 05:00 PM	Rs.4,71,000/- (Rupees Four Lakh Seventy One Thousand Only)	Rs.47,100/- (Rupees Forty Seven Thousand One Hundred Only)	05.02.2024 @ 02:00 PM	03.02.2024, Before 05.30 PM Jana Small Finance Bank Ltd., Regional Branch Office: 208 to 213, 2nd Floor, Shangrila Arcade, Nr. Shyamal Cross Road, Satellite, Ahmedabad-380015.
3	31029420001569	1) Mr. Hira Lal Patel, 2) Mrs. Premiladevi Hiralal Patel	10/12/2022	26/07/2023	Rs.13,96,409.04 (Rupees Thirteen Lakh Ninety Six Thousand Four Hundred Nine and Four Paise Only)	25.01.2024 Time: 09:30 AM to 05:00 PM	Rs.6,92,000/- (Rupees Six Lakh Ninety Two Thousand Only)	Rs.69,200/- (Rupees Sixty Nine Thousand Two Hundred Only)	05.02.2024 @ 02:00 PM	03.02.2024, Before 05.30 PM Jana Small Finance Bank Ltd., Regional Branch Office: 208 to 213, 2nd Floor, Shangrila Arcade, Nr. Shyamal Cross Road, Satellite, Ahmedabad-380015.

Mortgaged Immovable Property: All that piece and parcel of the immovable property bearing Plot No.97 (New Block No.5806), admeasuring 40.18 Square Meter (As per site admeasuring 12 X 36 sq.feet), along with 25.71 sq.mts. undivided share in the land of Road & COP, Total admeasuring 65.89 sq.mts, in "Tulsi Homes", Situated at Revenue Survey No.283, Block No.249, of Mouje Village Shekhpur, Ta. Kamrej, Dist. Surat, own by (1) Jasuben Vipulbhai Talaviya & (2) Vipulbhai Popatbhai Talaviya & (3) Talaviya Jashuben Vipulbhai, Adm. Plot No.96, South by: Adj. Plot No.96, North by: Adj. Plot No.96, South by: Adj. Plot No.96.

Mortgaged Immovable Property: All that piece and parcel of the immovable property bearing Flat No.104 on the 1st Floor admeasuring 576 sq.feet i.e. 53.51 sq.mts. Super Built up area, & 317 sq.feet i.e. 29.45 sq.mts. Built up area along with 8.00 sq.mts. undivided share in the land of "Pramukh Residency of Jesvi Residency", situated at Revenue Survey No.313/2, Block No.358 Paiki Plot No.25 to 29, As per Passing Admeasuring 103.82, 40.19, 40.18, 40.19, 54.90 sq.mts., Totally Admeasuring 279.29 sq.mts. (As per site Admeasuring 312.00 sq.yard i.e. 260.94 sq.mts.), of Mouje Village Jolva, Ta. Palsana, Dist. Surat, Own by (1) Rupali Kiran Pawar & (2) Kiran Prakash Pawar. Boundaries: North by: Adj. Plot No.103, South by: Adj. Plot No.103, East by: Adj. COP Place, West by: Adj. Passage & Flat No.101 & 102.

Mortgaged Immovable Property: All that piece and parcel of the immovable property bearing Plot No.75 as per 7/12 admeasuring 42.38 sq.mtr along with 7.45 Sq.mts undivided share in the land of C.O.P., & 24.54 Sq.mts undivided share in the land of Road, Totally admeasuring 72.23 sq.mts in "Shiv Darshan Residency-2", Situated at Block No.29 admeasuring 8397 Sq.Mts of Mouje Village Sivan, Ta.Olapad, Dist-Surat. Own by (1) Premiladevi Hiralal Patel & (2) Hiralal Pannalal Patel. East by: Adj. Plot No.76, West by: Adj. Plot No.74, North by: Adj. Plot No.76, South by: Adj. Society Road.

The properties are being held on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and the E-Auction will be conducted "On Line". The auction will be conducted through the Bank's approved service provider M/s. 4 Closure at the web portal <https://bankauctions.in> & www foreclosureindia.com. For more information and For details, help, procedure and online training on e-auction, prospective bidders may contact M/s. 4 Closure; Contact Mr. Bhaskar Naidu Contact Number: 8142000890/8142000061. Email id: info@bankauctions.in / subbarao@bankauctions.in.

For further details on terms and conditions to take part in e-auction proceedings and any for any query relating to property please contact Jana Small Finance Bank authorized officers Mr. Pratikbhai Soti (Mob No.9974690765) & Mr. Ranjan Naik (Mob No.9590858249), to the best of knowledge and information of the Authorised Officer, there are no encumbrances on the properties. However the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on prior to submitting their bid. No conditional bid will be accepted. This is also a notice to the above named Borrowers/ Guarantors/ Mortgagors about e-auction scheduled for the mortgaged properties. The Borrower/ Guarantor/ Mortgagor are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses before the date of auction, failing which the property will be sold and balance dues if any will be recovered with interest and cost.

Date: 19.01.2024, Place: Gujarat
Sd/- Authorized Officer, Jana Small Finance Bank Limited

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, Capital One Building, Behind HDFC House & HDFC Bank, Near Mithakhali 6 Road, Navrangpura, Ahmedabad, Gujarat - 380009..

NOTICE FOR SALE OF IMMOVABLE PROPERTY
(Under Rule 8(6) read with 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 Rule 8(6) and 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 21-02-2024 on "As is where is" & "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 21-02-2024. 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 20-02-2024 till 5.00 P.M. at Branch Address TATA CAPITAL HOUSING FINANCE LIMITED, 4th Floor, Capital One Building, Behind HDFC House & HDFC Bank, Near Mithakhali 6 Road, Navrangpura, Ahmedabad, Gujarat-380009.

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	Name of Borrower(s) / Co-borrower(s) / Legal Heir(s) / Representative/ Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money	Type of possession
1.	TCHFH 026900 010006 0842 TCHIN 026900 010006 0987 & TCHFH 026900 010006 5834	Mr. MEHUL SANJAY PARIKH, Mrs. KHEVANA MEHUL PARIKH	Rs. 4935898/- (Rupees Forty Nine Lakh Thirty Five Thousand Eight Hundred Ninety Eight Only) is due and payable by you under loan account No. TCHHF0269000100060842 and an amount of Rs. 742089/- (Rupees Seven Lakh Forty Two Thousand Eighty Nine Only) is due and payable by you under loan account No. TCHHF0269000100065834 and an amount of Rs. 170858/- (Rupees One Lakh Seventy Thousand Eight Hundred Fifty Eight Only) is due and payable by you under loan account No. TCHIN0269000100060987 totaling to Rs. 5848845/- (Rupees Fifty Eight Lakh Forty Eight Thousand Eight Hundred Forty Five Only)	Rs. 55,94,723/- (Rupees Fifty Five Lakh Ninety Four Thousand Four Hundred Twenty Three Only)	Rs. 5,59,472/- (Rupees Five Lakh Fifty Nine Thousand Four Hundred Seventy Two Only)	Physical
Description of the Immovable Property: All that rights, piece & parcel of Immovable property bearing Shop/Unit No. 89 (known as FF 89) (As per plan, Block-C & D' First Floor, Shop/Unit No. 3) admeasuring 847.63 sq.feet (Carpet area 549.84 sq.feet, i.e. 51.10 sq.mtrs), i.e. 78.78 sq.mtrs, i.e. 94.22 sq.yards built up area along with proportionate undivided right in land admeasuring 40.88 sq.mtrs (inclusive of proportionate undivided right in land of internal roads, common plot and common area of the scheme) along with covered allotted parking in the scheme known as "Golden Arcade" constructed on leasehold Plot No. C14 of non agricultural land for commercial purpose admeasuring 9485.22 sq.mtrs belonging to "The Golden Arcade commercial Co-operative society Ltd." Having Regd. No. NADHANA/GNR/Sa-Co/9905/2016 dated 23-03-2016 in G.I.D.C Electronics Estate, Sector 25, situate, lying and being at Mouje: Gandhinagar, Taluka: Gandhinagar in the Registration District and Sub District: Bounded - East - Shop No. 88, West - Shop No. 90, North - Open to Sky, South - Wide Passage.						
2.	TCHHL 026900 010008 5668	HEMANTKUMAR HAJARILAL KHATRI AMRUTABEN HEMANTKUMAR KHATRI	Rs. 17,27,701/- (Rupees Seventeen Lakh Twenty Seven Thousand Seven Hundred One Only)	Rs. 16,20,962/- (Rupees Sixteen Lakh Twenty Thousand Nine Hundred Sixty Two Only)	Rs. 1,62,096/- (Rupees One Lakh Sixty Two Thousand Ninety Six Only)	Physical
Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Mikhat No. 4167, admeasuring 70.91 Sq. Mtrs along with construction thereon, bearing City Survey No. 3264, Chalta No. 236, Sheet No. 13, Situated at Mouje Village: PETHAPUR, Ta: Gandhinagar, Dist: Gandhinagar of Gujarat. Bounded - East - City Survey No. 3263, West - City Survey No. 3265, North - Road, South : Navri						
3.	936700 6	MR. PRAKASHBHAI MANILAL MEWADA MRS. LATABEN PRAKASHKUMAR SUTHAR	Rs. 13,65,563/- (Rupees Thirteen Lakh Sixty Five Thousand Five Hundred Sixty Three Only)	Rs. 22,20,750/- (Rupees Twenty Two Lakh Twenty Thousand Seven Hundred Fifty Only)	Rs. 2,22,075/- (Rupees Two Lakh Twenty Two Thousand Seventy Five Only)	Physical
Description of the Immovable Property: Flat No. E-01, 5th Floor, measuring 105 Sq. Yards of the building known as "Naiya Paradise" situated at Nr. RAF Camp, S.P. Ring Road, Vastral Chokdi, Vastral, Ahmedabad, Gujarat- 382418.						
4.	994 2020 7	MR. NITINKUMAR NATH MRS. PAYALBEN NITINKUMAR NATH	Rs. 5,90,855/- (Rupees Five Lakh Ninety Thousand Eight Hundred Fifty Five Only)	Rs. 7,15,000/- (Rupees Seven Lakh Fifteen Thousand Only)	Rs. 71,500/- (Rupees Seventy One Thousand Five Hundred Only)	Physical
Description of the Immovable Property: District Mahesana, Registration Sub-District Visnagar, Taluka Visnagar, Moje village in the seam Visnagar (Rural) area 12011 square meter made in Survey No 405 (whichever city survey number 1500 is provided), project known by name is "Shubh Shukra" developed residential flat on non agricultural land, that park area 10911 square meter in building Number "H" on 3rd floor flat number 306 area 26.56 square meter the property made by carpet area with said property related part, and said plan road, common amenities and with others facilities property, Bounded - East - Block E, West - Flat No. H - 301, North - Flat No. H - 305., South : Lift						
5.	1007 8861 1008 1353	MR. AJAYKUMAR HASHMIKHLAL FICHADIA MRS. SHILPABEN AJAYKUMAR FICHADIA MRS. SUSHILBHAI HASUBHAI FICHADIA MRS. DARSNA SUSHILBHAI FICHADIA	Rs. 4061113/- (Rupees Four Lakh Sixty One Thousand One Hundred Thirteen Only) is due and payable by you under loan account No. 10081353 and an amount of Rs. 4049873/- (Rupees Forty Lakh Forty Nine Thousand Eight Hundred seventy Three Only) is due and payable by you under loan account No. 10078861, totaling to Rs. 8110986/- (Rupees Eighty One Lakh Ten Thousand Nine Hundred Eighty Six Only)	Rs. 102, - Rs. 61,21,800/- And Rs. 103, - Rs. 61,21,800/-	Rs. 102, - Rs. 6,12,180/- And Rs. 103, - Rs. 6,12,180/-	Physical
Description of the Immovable Property: Property - 1. All the rights, piece & parcel of Immovable residential property bearing Flat no. 102, on 2nd floor, admeasuring 99.78 Sq. Mtrs., along with undivided share proportionate share in the underneath land of the building and all internal and external rights thereto of the premises/campus known as "Vardan Wing", Constructed on non-agricultural land and permission to construct building land of Plot no. 34 admeasuring 192.76 Sq. Mtrs. of Revenue Survey No. 287/2, Paiki bearing City Survey Ward No. 10 of Rajkot, of Registration and Sub Registration District Rajkot, Gujarat. Bounded as follows: East by: Applicable Plot No. 35 is located, measurement on that side is 40.00, West by: Stair, Lift and Passage, measurement on that side is 41.00, North by: Plot no. 33 is located, easement on that side is 56.3, South by : margin Space and Passage, measurement on that side is 47.6. Property 2 - All the rights, piece & parcel of Immovable residential property bearing Flat no. 103, on 3rd floor, admeasuring 99.78 Sq. Mtrs., along with undivided share proportionate share in the underneath land of the building and all internal and external rights thereto of the premises/campus known as "Vardan Wing", Constructed on						