



## TATA CAPITAL HOUSING FINANCE LIMITED

Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai 400013.  
Branch Address: Office No 208 To 212 | 2nd Floor, Eco Futur, Nr. Khatau Shyamji Temple, New City Light Road, Surat- 395007.

### NOTICE FOR SALE OF IMMOVABLE PROPERTY (Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

Sr. No.	Loan A/c No.	Name of Borrower(s)/ Co-Borrower(s)/ Legal Heir(s)/ Legal Representative(s)	Amount as per Demand Notice and Date of Demand Notice	Reserve Price	Earnest Money	Type of Possession
33	9887683	Mr. Jalpesh S Shah, Mrs. Shilpaben Jalpesh Shah	Rs. 10,60,396/- (Rupees Ten Lakh Sixty Thousand Three Hundred Ninety Six Only) & 02-06-2021	Rs.4,25,000/- (Rupees Four Lakh Twenty Five Thousand Only)	Rs.42,500/- (Rupees Forty Two Thousand Five Hundred Only)	Physical

**Description of the Immovable Property:** All the rights, piece & parcel of Immovable property bearing Flat no 303 on 3rd Floor in admeasuring 85.50 Sq. Meter, along with 11.00 Sq. Meter, 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 RESIDENCY", constructed on non-agricultural land for residential use bearing Revenue Survey No 643, City Survey No 5527/1 paiki Plot no A/27, To A-33, Situate at Moje Village: Tarsadi, Taluka: Mangrol, District: Surat of Gujarat. Bounded :- East :- Flat no 302, West:- Road, North :- Flat no 304, South :- Road

34	10470292	Mrs. Gangaben Pravinbhai Solanki, Mr. Kalpeshkumar Pravinbhai Solanki	Rs. 10,59,238/- (Rupees Ten Lakh Fifty Nine Thousand Two Hundred Thirty Eight Only) & 11-05-2021	Rs. 4,30,000/- (Rupees Four Lakh Thirty Thousand Only)	Rs. 43,000/- (Rupees Forty Three Thousand Only)	Physical
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**Description of the Immovable Property:** All the rights, piece & parcel of Immovable property bearing Plot No.36 admeasuring 64.79 sq. mtrs., i.e. 77.75 sq. yard, along with 40.12 sq. mtrs., undivided share proportionate share in the underneath land and all internal and external rights thereto of the premises/campus known as "MANSAROVAR VILLA", constricted on non-agriculture land for residential use bearing R. S. No/Block No.335, (after re-survey new block no.635 admeasuring 41481 sq. mtrs., Paiki North-West side admeasuring 10500 sq. mtrs.,), Situate at Moje Village:Utiyadara, Sub District: Ankleshwar, District: Bharuch of Gujarat. Bounded :- East :- Plot No. 53, West :- Adj. Society Road, North :- Plot No. 37, South :- Plot No. 35.

35	9841478	Mr. Sanjaybhai B Dabhi, Mrs. Jyotiben Sanjaybhai Dabhi	Rs. 10,16,630/- (Rupees Ten Lakh Sixteen Thousand Six Hundred Thirty Only) & 06-03-2020	Rs.6,21,000/- (Rupees Six Lakh Twenty One Thousand Only)	Rs.62,100/- (Rupees Sixty Two Thousand One Hundred Only)	Physical
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**Description of the Immovable Property:** All the piece & parcel of the immovable property bearing Plot No. 101, Admeasuring Plot area 50.17 Sq. Mt. along with 32.93 Sq. Mt. undivided share in road located in 'Dharma Row House' situated at revenue survey no. 96, 97, 94, 92 block no. 54/A/1, admeasuring 22000 Sq. Mt. of Moje village syadala Ta. Olpad Dist. Surat. Bounded:- East: Plot No. 102, West: Plot No.100, North: Road, South: Plot No. 81.

At the Auction, the public generally is invited to submit their bid(s) personally. The Borrower(s)/Co-Borrower (s) are hereby given last chance 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 **27-05-2024** 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 **17-05-2024 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 be 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 arrears of property tax, electricity etc. 12. For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, **M/s. 4Closure, Block No.605 A, 6th Floor, Maitrivanam Commercial Complex, Ameerpet, Hyderabad 500038** through its coordinators Mr Arjit Kumar Das, 8142000725, 8142000666, 8142000662 Email : [arjit@bankauctions.in](mailto:arjit@bankauctions.in) and Email : [info@bankauctions.in](mailto: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://url.in/ticpw> 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:** Surat  
**Date:** 09-05.2024



## ADITYA BIRLA FINANCE LIMITED

Registered Office : Indian Rayon Compound, Vervaval, Gujarat-362 266.  
Corporate Office : 10<sup>th</sup> Floor, R Teck Park, Nirilon Complex, Near Hub Mall, Goregaon (East) Mumbai-400 063, Maharashtra.

### DEMAND NOTICE

**UNDER SEC 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("THE ACT") READ WITH RULE 3 OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("THE RULES")**  
The undersigned being the Authorized officer of Aditya Birla Finance Limited (ABFL) under the Act and in exercise of powers conferred under Section 13(2) of the Act read with the Rule 3, issued Demand Notice(s) under Section 13(2) of the Act, calling upon the following borrower(s) to repay the amount mentioned in the respective notice(s) within 60 days from the date of receipt of the said notice. The undersigned reasonably believes that borrower(s) is/ are avoiding the service of the demand notice(s), therefore the service of notice is being effected by affixation and publication as per Rules. The contents of demand notice(s) are extracted herein below:

In connection with the above, Notice is hereby given, once again, to the said Borrower(s) / Legal Heir(s) / Legal Representative(s) to pay to ABFL, within 60 days from the date of the respective Notice/s, the amount indicated herein below against their respective names, together with further interest as detailed below from the respective dates mentioned below in column (d) till the date of payment and / or realisation, read with the loan agreement and other documents / writings, if any, executed by the said Borrower(s). As security for due repayment of the loan, the following Secured Asset(s) have been mortgaged to ABFL by the said Borrower(s) respectively.

Sr. No.	Name and Address of the Borrower(s)	Demand Notice Date & NPA Date	Description of Immovable property
1.	M/s. Sagar Fashion, Through Its Proprietor <b>Rajesh Dabhi</b> 2. <b>Rajesh Jitendrabhai Dabhi</b> , S/o. <b>Jitendrabhai Sardulbhai Dabhi</b> 3. <b>Prmilaben Rajesh Dabhi</b> , W/o. <b>Rajesh Jitendrabhai Dabhi</b> ADD. 1 :- 3544/1/27, Navsari Bazar Malekni Wadi, Nr. Sagrapura Police Chowky, Surat-395 003. *Mob. :- 9426148489 *E-mail :- <a href="mailto:rajeshdabhi48489@gmail.com">rajeshdabhi48489@gmail.com</a> ; ADD. 2:- 101, Sagar Ashish Apartment, Malekavadi, Navsari Bazar, Surat City, Surat, Gujarat-395002 *LAN :- ABSURST500000503463	22.04.2024 & 04.04.2024	All That Piece & Parcel of Immovable Property bearing Ward No. 2, of Nondh No. 3544/20 & Admeasuring about 90.30.20 Sq. Mt., & Nondh No. 3544/1/27 Admeasuring About 40.04 Sq. Mt., Of Mauje : Malekav, Navsari Bazar Of Udhana Taluka In The Registration District & Sub District Of Surat Which is ➔Bounded under :- ➔North : NA; ➔South : NA; ➔East : NA; ➔West : NA
		Total Os. Dues Amt.	₹ 41,84,151.65 as on 15.04.2024

With further interest, additional interest at the rate as more particularly stated in respective Demand Notices dated mentioned above, incidental expenses, costs, charges etc incurred till the date of payment and / or realization. If the said Borrower(s) shall fail to make payment to ABFL as aforesaid, then ABFL shall proceed against the above Secured Asset(s) / Immovable Property (ies) under Section 13(4) of the said Act and the applicable Rules entirely at the risk of the said Borrower(s) / Legal Heir(s) / Legal Representative(s) as to the costs and consequences. The said Borrower(s) / Legal Heir(s) / Legal Representative(s) are prohibited under the said Act to transfer the aforesaid Secured Asset(s) / Immovable Property(ies), whether by way of sale, lease or otherwise without the prior written consent of ABFL. That please note that this is a final notice under Sec. 13(2) of the Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002). Needless to say, that ABFL shall be within its right to exercise any one of all the rights referred to above against the borrower(s) entirely at their risk, responsibility & costs.

**Place :** Surat, Gujarat  
**Date :** 09.05.2024

Sd/-  
Authorised Officer  
**ADITYA BIRLA FINANCE LIMITED**

## Aadhar Housing Finance Ltd.

**Corporate Office:** Unit No. 802, Natraj Rustomjee, Western Express Highway and M.V. Road, Andheri (East), Mumbai - 400069.

**Mehsana Branch :** Office No. 305, 3rd Floor, Rajkamal City Mall, Near Rajkamal Petrol Pump, State Highway, Mehana - 384002 (GJ).

**Palanpur Branch :** 3rd Flr,Devdarshan , Mehul Park,Opposite Circuit House, Highway Road, Banaskantha, Palanpur- 385001 GJ



### APPENDIX IV POSSESSION NOTICE (for immovable property)

Whereas, the undersigned being the Authorized Officer of Aadhar Housing Finance Limited (AHFL) 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, Demand Notice(s) issued by the Authorised Officer of the company to the 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 having failed to repay the amount, notice is hereby given to the Borrower(s) / Guarantor(s) and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of the Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement rules, 2002. 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 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 AHFL for an amount as mentioned herein under with interest thereon.

Sr. No.	Name of the Borrower(s)/ Co-Borrower(s) (Name of the Branch)	Description of Secured Asset (Immovable Property)	Demand Notice Date & Amount	Date of Possession
1	(Loan Code No. 29610000148 / Mehana Branch) Brijeshkumar Pirabhai Luhar (Borrower), Laxmiben Pirabhai Luhar (Co-Borrower)	All that part & parcel of property bearing, GF and FF Plot No 95 Guru Green Society Bhoayan Road Plot No 95 Deesa Banas Kantha, Gujarat - 385320. <b>Boundaries:</b> East - 7.50 mtrs wide Road, West - Common Plot, North - Plot No. 94, South - Plot No. 96	<b>09-01-2024</b> ₹ 13,73,980/-	03-05-2024
2	(Loan Code No. 29300000051/Palanpur Branch) Narsangbhai Saradarbhai Chaudhary (Borrower), Kankuben Narsangbhai Chaudhary & Akashkumar Narsangbhai Chaudhary (Co-Borrower)	All that part & parcel of property bearing, Plot No 6 7 Chaudhary Vas Ugarni Shen Jaganja Palanpur Banaskantha, Gujarat, 385001. <b>Boundaries :</b> East - R.S. No. 42/4/House, West - 6.00 MT Road, North - Plot No. 5/Open Plot, South - R.S. No. 42/5/House	<b>10-12-2023</b> ₹ 7,30,847/-	03-05-2024

**Place :** Gujarat  
**Date :** 09-05-2024

Sd/-  
Authorised Officer  
**Aadhar Housing Finance Limited**



**Branch Office:** ICICI Bank Limited, 1st Floor, Geet Prabha Building, Near Nirmal Hospital Cross Road, Opp. Civil Hospital, Ring Road, Surat- 395002.

### PUBLIC NOTICE - TENDER CUM E-AUCTION FOR SALE OF SECURED ASSET

[See proviso to rule 8(6)]  
**Notice for sale of immovable assets**

This E-auction Sale notice for sale of Immovable assets is being issued by ICICI Bank Ltd. (an underlying pool assigned to ICICI Bank by Dewan Housing Finance Ltd.) in relation to the enforcement of security in respect of a housing loan facility granted pursuant to a loan agreement entered into between DHFL and the following borrower(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the **Physical Possession** of which has been taken by the Authorised Officer of ICICI Bank Ltd. will be sold on "As is where is", "As is what is" and "Whatever there is" basis as per the brief particulars given hereunder;

Sr. No.	Name of Borrower(s)/ Co-Borrowers/ Guarantors/ Loan Account No.	Details of the Secured asset(s) with known encumbrances, if any	Amount Outstanding	Reserve Price Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of E-Auction
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	Jitendra Ajaybhai Rana (Borrower)/ Ajaykumar Chhotalal Rana (Co-Borrower) Loan A/c No. QZSUR00005024682	Plot No. 133, Divine Villa, R.S. No.737, 738, 739 / Block No. 743/1, Mouje Village-Hathuran, Sub Dist.- Mangrol, Dist.-Surat. Admeasuring Total Plot area: 44.62 Sqmt	Rs. 9,00,965/- (as on May 03, 2024)	Rs. 4,54,000/- To Rs. 46,000/-	May 15, 2024 10:00 AM To 11:00 AM	May 31, 2024 From 11:30 AM Onwards
2.	Yogesh Bhagvansing Girase (Borrower)/ Manisha Yogeshbhai Girase (Co-Borrower) Loan A/c No. QZSUR00005035792	Plot No. 103, Surya Kiran Row House, R. Survey No. 110/2, Mouje- Mota, Sub. Dist.- Bardoli, Dist.- Surat. Admeasuring Plot No. 58.57 Sq.Mtr. s. of plot area and construction Thereon along with Undivided Proportionate Share in Land, Road & COP of Adm. 39.42 Sq. Mtrs.	Rs. 23,37,472/- (as on May 03, 2024)	Rs. 8,15,000/- To Rs. 82,000/-	May 15, 2024 11:00 AM To 12:00 Noon	May 31, 2024 From 12:30 PM Onwards
3.	Sunilkumar Anadi Prasad (Borrower)/ Kamlesh Kumar Prasad (Co-borrower) Loan A/c No. QZSUR00005036281	Plot No. 27, Aradhna Sky Park Vibhag-1, R. Survey No. 338/1, Block No. 349, Mouje Village- Karel, Sub. Dist.- Palsana, Dist.- Surat. Admeasuring Total Plot Area- 40.18 Sq.mtr.	Rs. 16,27,521/- (as on May 03, 2024)	Rs. 5,83,000/- To Rs. 59,000/-	May 15, 2024 12:00 Noon To 01:00 PM	May 31, 2024 From 11:00 AM Onwards
4.	Surendrakumar Rammilam Jaiswal (Borrower)/ Rekhadevi Surendra Jaiswal (Co-Borrower) Loan A/c No. QZSUR00005036511	Plot No. 48, V.K. Homes, Revenue Survey No. 256/1, Block No. 183/A/2, Mouje Village- Tantithaiya, Sub. Dist. Palsana, Dist.- Surat. Admeasuring Total Plot Area- 44.65 Sq.mtr, As Per Location, Total Plot area- 39.89 Sq.mtr.	Rs. 10,08,150/- (as on May 03, 2024)	Rs. 6,16,000/- To Rs. 62,000/-	May 15, 2024 01:00 PM To 02:00 PM	May 31, 2024 From 12:00 Noon Onwards
5.	Vipul Dhirubhai Chauhan (Borrower)/ Bhaveshbhai Dhirubhai Chauhan (Co-Borrower) Loan A/c No. QZSUR00005004284	Plot No. 114, Royal Residency Vibhag-2, Block No. 528/A/1, Mouje Village: Kudsad, Sub. Dist. Olpad, Dist. Surat. Admeasuring Total Plot Area- 66.98 Sq.mtr	Rs. 14,08,431/- (as on May 03, 2024)	Rs. 5,08,000/- To Rs. 51,000/-	May 15, 2024 02:00 PM To 03:00 PM	May 31, 2024 From 12:00 Noon Onwards
6.	Muljibhai Bijalbhai Vora (Borrower)/ Kaishab Ben Muljibhai Vora (Co-Borrower) Loan A/c No. QZSUR00005017544	Plot No 234, Divine Residency- 2, B Type, Near Divine Child International School, Kosamba Utiyadara Road, Sr. No. 733, Block No 753, Gujarat, Surat, Mouje Hathuran- 394220. Admeasuring An Area of 42.38 Sq Mtr	Rs. 12,80,497/- (as on May 03, 2024)	Rs. 3,30,000/- To Rs. 33,000/-	May 15, 2024 03:00 PM To 04:00 PM	May 31, 2024 From 12:30 PM Onwards
7.	Kanubhai Damjibhai Fatanbhai (Borrower)/ Kiranben Kanubhai Fatanbhai (Co-Borrower) Loan A/c No. QZSUR00005002999	Plot No. 190, Divine Residency, Block No. 744, Survey No. 763, Khata No. 1116 of Mouje Village- Hathuran, Sub Dist.- Mangrol, Dist.- Surat 394120. Admeasuring Land Area 44.62 sqmt.	Rs. 10,06,542/- (as on May 03, 2024)	Rs. 3,17,000/- To Rs. 32,000/-	May 15, 2024 04:00 PM To 05:00 PM	May 31, 2024 From 12:30 PM Onwards

The online auction will take place on the website of e-auction agency **M/S NexXen Solution Private Limited. (URL Link- <https://disposahub.com>)**. The Mortgagees/ Noticees are given last chance to pay the total dues with further interest till **May 30, 2024 before 04:00 PM** failing which, this/these secured asset/s will be sold as per schedule.

The Prospective Bidder(s) must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer Column E) at **ICICI Bank Limited, 1st Floor, Geet Prabha Building, Near Nirmal Hospital Cross Road, Opp. Civil Hospital, Ring Road, Surat- 395002** or before **May 30, 2024 before 05:00 PM** Earnest Money Deposit DD/P/O should be from a Nationalised/Scheduled Bank in favour of "ICICI Bank Limited" payable at Surat.

For any further clarifications with regards to inspection, terms and conditions of the E-auction or submission of tenders, kindly contact **ICICI Bank Limited on 9909987911 / 7304914237 / 9425815565**. Please note that Marketing agencies 1. **NexXen Solution Private limited 2. Augoe Asset Management Pvt Ltd 3. Hecta Proptech Pvt. Ltd. 4. Cardekho.com** have also been engaged for facilitating the sale of this property. The Authorised Officer reserves the right to reject any or all the bids without furnishing any further reasons. For detailed terms and conditions of the sale, please visit [www.icicibank.com/n4p4s](http://www.icicibank.com/n4p4s)

**Date:** May 09, 2024  
**Place:** Surat

Sd/-  
Authorized Officer  
**ICICI Bank Limited**



### STATE BANK OF INDIA - REGION - III

Administrative Office, 7th Floor, Paradise Complex, Sayajigunj, Vadodara - 390 020, Gujarat.  
Ph: 0265 - 2226315/6316/6. Email: [agm3.vao@sbi.co.in](mailto:agm3.vao@sbi.co.in)

### See Rule 8(1) POSSESSION NOTICE (For immovable property)

Whereas, The undersigned being the Authorised Officer of State Bank of India, **Kayavarohan Branch** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest [Act], 2002 and in ex-cercise of powers conferred upon me under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice dated 23.02.2022 calling upon the borrowers Mr. Dharmendra Fakirbhai Patel to repay the amount mentioned in the notice being Rs. 11,65,305.00 (Rupees Eleven Lakhs Sixty Five Thousand Three Hundred Five Only) as on 23.02.2022 with further interest from 31-07-2019 plus incidental expenses, costs, charges etc. within 60 days from the date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower, legal heirs (known - unknown), legal representatives (known - unknown), guarantor and the public in general that the undersigned has taken **Symbolic Possession** of the property described herein below in exercise of powers conferred on me under Section 13(4) of the said [Act] read with Rule 8 of the said rules on this **02nd day of Month May of the year 2024**.

The borrower, legal heirs (known - unknown), legal representatives (known - unknown), guarantor 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 **State Bank of India** for an amount of **Rs. 11,65,305.00 (Rupees Eleven Lakhs Sixty Five Thousand Three Hundred Five Only)** as on 23.02.2022 with further interest from 31-07-2019 plus incidental ex-penses, costs, charges etc. thereon.

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

Description of Equitable Mortgage of Immovable property
All that piece and parcel of Immovable Property being a House/Property/ Registration District And Registration Sub District Vadodara, Vibhag 1, Mouje Babjiyara Tikka No. 15/2, C.S No. 1091 & 1092/A, Admeasuring 765.47 Sq.Mtrs Flat No. 209, Second Floor, Madhuram Complex, Opp Krishna Cinema, B/h Bhagyodaya Apartment, Siddhnath Road, At Vadodara Kasba, Ta. & Dist. Vadodara - 390001. Bounded: East: Flat No 211, West: Flat No 208, North: Bhagyodaya House, South: C.K Bhagat Chatralay.

**Date:** 02.05.2024  
**Place:** Vadodara

Sd/-  
Authorised Officer  
**State Bank of India**



Registered Office: 09, Community Centre, Basant Lok, Vasant Vihar, New Delhi-110057.

Branch Office: Office 638-639, 6th Floor, Old Amarpal Cinema, Rajya Road, Rajkot

### PUBLIC NOTICE (E- AUCTION FOR SALE OF IMMOVABLE PROPERTY)

[UNDER RULE 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002]  
**NOTICE FOR SALE OF IMMOVABLE PROPERTY MORTGAGED WITH HERO HOUSING FINANCE LIMITED (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 Hero Housing Finance Limited (secured creditor), will be sold on 28-May-2024 (E-Auction Date) on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATSOEVER 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 EMD should be made through Demand Draft/RTGS/NEFT for participating in the Public E-Auction along with the Bid Form which shall be submitted to the Authorised Officer of the Hero Housing Finance Ltd on or before 27-May-2024 till 5 PM at Branch Office: Office 638-639, 6th Floor, Old Amarpal Cinema, Rajya Road, Rajkot.

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 Constructive / Physical)	Reserve Price Earnest Money
HHFRAJHOU2100 013237 & HHFRAJIPL21000 013238	Jitendrabhai Navalshankar Pathak, Pathak Savitaben Jitendrabhai	12/04/2022 Rs. 27,08,241/- as on 09/05/2024	Physical	Rs. 17,50,000/- To Rs. 1,75,000/-

**Description of property:** All that piece and parcel of property bearing residential Flat no bb-504 having carpet area sq. mts. 41-67, builtup area sq. mts. 50-04 on 5th floor of the building known as "Wing-B" of "Maruti Apartment" constructed on plot no. 18 & 19 of the area known as "Jayram Park" of Revenue Survey No 86P1, 86P2 & 86P3 of Village- Kohariya, Tal. & Reg. Dist.- Rajkot, District- Rajkot, Gujarat.- 360002. Bounded:As: North :Margin Then Government Waste Land South : Flat No. B-503, East:- Sarai, Passage Then Flat No. B-501 West:- T.P. Reservation

**Terms and condition:** The E-auction will take place through portal <https://sarfaee.auctiontiger.net> on 28-May-2024 (E-Auction Date) After 2.00 PM with limited extension of 10 minutes each. The Intending Purchasers / Bidders are required to deposit EMD amount either through RTGS / NEFT or by way of Demand Draft/RTGS/NEFT favouring the "HERO HOUSING FINANCE LTD." The EMD amount will be returned to the unsuccessful bidders after conclusion of the E-auction.

**Terms and Conditions of the E-Auction:** 1. E-Auction is being held on "As is where is Basis" & "As is what is Basis" & "whatever there is Basis" & "Without recourse Basis" and will be