

Equitas Small Finance Bank Ltd

(FORMERLY KNOWN AS EQUITAS FINANCE LTD)

Registered Office : No. 769, Spencer Plaza, 4th Floor, Phase-II, Anna Salai, Chennai - 600002.

SALE NOTICE FOR THE SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for the sale of immovable assets under SARFAESI Act, 2002, R/w rule 8(6) of Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrowers, Co-borrowers and Guarantors that the below described immovable property mortgaged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Equitas Small Finance Bank Ltd., will be sold on 15-10-2024 "AS IS WHERE IS" "AS IS WHAT IS CONDITION" for recovery of below mentioned amount due to Equitas Small Finance Bank Ltd., from the following borrowers.

Borrower/s & Guarantor/s Name & Address Total Due + Interest from	Description of the Immovable Property
1. Mr. KALPESH REDDY, S/O. Mr. RANCHANDRA 2. Mrs. ANITA REDDY, W/O. Mr. KALPESH REDDY Both are residing at No.148, Laxminagar, Nagar 1 C, R. Pathi Road, Dindoli, Surat-394210, Gujarat. Loan Account No.-EMFUDANA0007636 & ELPUDANA0007637 Claim Amount Due Rs.706039/- as on 20-04-2022 with further interest from 21-04-2022 with monthly rest, charges and costs, etc., (Total Outstanding being Rs. 1401663.8/- as on 09-Aug-24).	PROPERTY-1 Applicant: KALPESH REDDY, Co-Applciant: ANITA REDDY All the piece and Parcel of Immovable Property Bearing Open Plot No:48/A, Admeasuring about 439.438 sq.ft. i.e. 40.84 sq.mtrs, with along 24.50 sq.mtrs proposal builtup construction area and undivided 7.00 sq.mtrs share Situated land of "Anurag Residency" in N.A. land bearing R.S.No: 254 and 254/1 and Block/R.S. No: 293 and 294 of Moje Village: Jolva, Taluka: Palsana, District: Surat. North by: Plot No.49 South by: Plot No.48 East by: Road West by: Gali. Measurement: As per Admeasuring about 439.438 sq.ft. i.e. 40.84 sq.mtrs, with along 24.50 sq.mtrs proposal builtup construction area and undivided 7.00 sq.mtrs share in Situated land Situated within the Sub-Registration District of Palsana and Registration District of Surat. Together with all buildings and structure attached to the earth or permanently fastened to anything attached to each, both present and future and all easementary / mamool rights annexed thereto. Reserve Price: Rs.4,95,000/-, Earnest Money Deposit: Rs. 49,500/- Contact Names: Javed Kothariya : 787243782, Shaikh Mohamad Sohel : 799016693

Date of Auction: 15-10-2024
For detailed terms and conditions of the E-Auction sale, please refer to the link provided in www.equitasbank.com & <https://sarfaesi.auctiontiger.net>

Date - 26.09.2024, Place - Gujarat
Authorized Officer, Equitas Small Finance Bank Ltd

STATE BANK OF INDIA

Home Loan Centre Ashram Road (61132), 1st Floor, Vedanta Complex, Opp. Usmanpura Garden, Usmanpura Cross Road, Ashram Road, Ahmedabad - 380014

APPENDIX-IV (See Rule - 8(1)) POSSESSION NOTICE (FOR IMMOVABLE AND MOVABLE PROPERTY)

Notice is hereby given under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, a demand notice was issued on the dates mentioned against each account and stated hereinafter calling upon them to repay the amount within 60 days from the date of receipt of said notice.

The Borrower having failed to repay the amount, notice is hereby given to the Borrower and the public in general that the undersigned has taken **Symbolic Possession** of the property described herein below in exercise of powers conferred on him/her under section 13(2) of the said Act read with Rule 9 of the said Act on the dates mentioned against each account.

The Borrower 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 an amount and interest thereon.

Name of the Borrower / Guarantor/Mortgagor	Description of Properties	Outstanding Amount	Date of Demand Notice	Date of Possession
Mrs. Chandrikaben Baldevbhai Parmar	All that piece or parcel of the immovable property being the A/403, Krishna 99, Mouje - Tragad, Ahmedabad. Survey No-298, FP No-242, T.P.S No-69, Admeasuring Area 70.12 Sq Mtrs. Boundaries Of Property: East: Tejendranagar, West: Haripark Society, North: Godown, South: TP Road.	Rs.18,14,753 Futher Interest & Expenses	06/07/2024	20.09.2024 Symbolic Possession
Mr. Jayesh Hirabhai Solanki	All that piece or parcel of the immovable property being the Block-A Flat No- A/606, Ganesh Apartment, Mouje Vatva, Ahmedabad. Survey No-455/456, FP No/13/21, T.P.S. No. 80 Admeasuring Area 31.03 Sq Mtrs. Boundaries Of Property: East: Flat No. A/605, West: Society Road, North: Flat No. A/601, South: TP Road.	Rs.17,74,479 Futher Interest & Expenses	03/07/2024	20.09.2024 Symbolic Possession
Mr. Nikesan Kanubhai Rajput	All that piece or parcel of the immovable property being the D-501, 5th Floor, Sadguru Sandhya, Mouje - Ramol, Ahmedabad. Survey No-574, Being Final Plot No. 40 of T.P. Scheme No. 107, Admeasuring Area 38.34 Sq. Mtrs. Boundaries Of Property: East: D Block, West: Block No. E & Margin Space For F, North: Flat No. E-502, South: Society Road.	Rs.21,04,538 Futher Interest & Expenses	05/07/2024	20.09.2024 Symbolic Possession

Date: 25.09.2024
Place: Ahmedabad
Sd/- Authorized Officer, State Bank of India, RACPC, Ashram Road.

Kogta Financial (India) Limited DEMAND NOTICE

CIN No. U67120RJ1999PLC011406. Corporate Office: S-1 Gopabhai, Near Ajmer Pula, Opp. Metro Pillar No. 143, Jaipur-302001, Rajasthan, India | Tel: +91 141 6767067, Registered Office: Kogta House, Azad Mohalla, Bijnagar - 305624, Rajasthan, India | Email: info@kogta.in | www.kogta.in

DEMAND NOTICE UNDER Sec 13 (2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002. The following borrowers & co-borrowers availed the below mentioned secured loans from Kogta Financial (India) Ltd. The loans of below mentioned borrowers & co-borrowers have been secured by the mortgage of their respective properties. As they have failed to adhere to the terms & conditions of the respective loan agreements and had become irregular, their loans were classified as NPA's as per the RBI guidelines. Amounts due by them to Kogta Financial (India) Ltd. are mentioned in the following table and further interest on the said amounts shall also be payable as applicable and the same will be charged with effect from their respective dates.

Name of Borrowers & Co-borrowers / Mortgagor	Outstanding as per 13(2) Notice Date / Loan Account No. / Date of NPA	Details of Secured Assets
1. MR. DILIPKUMAR AMBALAL PATEL (Applicant / Mortgagor) S/O MR. AMBALAL ISHVARIDAS PATEL PATEL VAS, PURANPURA KADA, VISANAGAR MEHSANA, GUJARAT - 384305 MOB- 8320424907 Also At - PANCHWATI ENTERPRISES THORUGH PROPRIETOR MR. DILIPKUMAR AMBALAL PATEL 17 SAINATH COMPLEX FIRST FLOOR KADA ROAD VISANAGAR MEHSANA, GUJARAT - 384305 MOB- 8320424907	RS 20,78,911/- (Rupees Twenty Lakh Seventy Eight Thousand Nine Hundred Eleven Only) as on 13.08.2024 / Notice Date: 13.08.2024 / 0000126005/ 06.05.2021	All that piece and parcel of property bearing Gram Panchayat Mikat no. 50, 05-10-2020 situated at Talati Shri. Palevvas, Puranpura, Ta : Visanagar, Dist. Mehsana, Gujarat. Owned by Mr. Dilipkumar Ambalal Patel Mortgaged Property Admeasuring -1800 Sq. Feet. 90X20 and bounded as under - East - Rasta, West - Naveri, North - House of Bhikhabhai Nathi, South - House of Gopalbhai Maganbhai.
2. MRS. ASHABEN DILIPBHAI PATEL (Co-Applciant) W/O MR. DILIPKUMAR AMBALAL PATEL 27 PATIL VAS PURANPURA (KADA) MEHSANA, GUJARAT - 384305, MOB-8320424907	RS 26,14,130/- (Rupees Twenty Six Lakh Fourteen Thousand One Hundred Thirty Only) as on 07.08.2024 / Notice Date: 07.08.2024 / 0000352278/ 04.08.2024	All that piece and parcel of immovable property being Plot No. 71 Admeasuring 76.90 Sq. Meter (As per City Survey No. 76.97 Sq. Mtr.) situated at Jamnagar R.S. No. 1489 & 1493/Paiki 1, Ward No. 15-C, Street No. 58, Shest No. 400, Survey No. 3936, Digvijay Plot, Udyog Nagar Road, Near Hinglaj Chowk, Off. Hirji Mistry Road, Jamnagar, Tal & Dist. Jamnagar, Gujarat. Owned by Mr. BHAVESHBHAI JAMNADAS NANDA MORTGAGED PROPERTY BOUNDAS AS UNDER - East - Road, West - Land of Survey no. 1488, North - Land of Other Plot Number, South - Land of Survey No. 1491.
1. MR. BHAVESHBHAI JAMNADAS NANDA (Applicant / Mortgagor) S/O MR. JAMNADAS LAVJIBHAI NANDA, 58, DIGVIJAY PLOT, HINGLAJ CHOWK, JAMNAGAR, GUJARAT - 361005, MOB-9106203816, Also At - JAGDISH BRASS INDUSTRIES THROUGH PROPRIETOR MR. BHAVESHBHAI JAMNADAS NANDA 58, DIGVIJAY PLOT, HINGLAJ CHOWK, UDYOG NAGAR ROAD, JAMNAGAR, GUJARAT - 361005 MOB-9106203816	RS 26,14,130/- (Rupees Twenty Six Lakh Fourteen Thousand One Hundred Thirty Only) as on 07.08.2024 / Notice Date: 07.08.2024 / 0000352278/ 04.08.2024	All that piece and parcel of immovable property being Plot No. 71 Admeasuring 76.90 Sq. Meter (As per City Survey No. 76.97 Sq. Mtr.) situated at Jamnagar R.S. No. 1489 & 1493/Paiki 1, Ward No. 15-C, Street No. 58, Shest No. 400, Survey No. 3936, Digvijay Plot, Udyog Nagar Road, Near Hinglaj Chowk, Off. Hirji Mistry Road, Jamnagar, Tal & Dist. Jamnagar, Gujarat. Owned by Mr. BHAVESHBHAI JAMNADAS NANDA MORTGAGED PROPERTY BOUNDAS AS UNDER - East - Road, West - Land of Survey no. 1488, North - Land of Other Plot Number, South - Land of Survey No. 1491.
2. MRS. PRITIBEN BHAVESHBHAI NANDA (Co-Applciant) W/O MR. BHAVESHBHAI JAMNADAS NANDA, 58, DIGVIJAY PLOT, HINGLAJ CHOWK, JAMNAGAR, GUJARAT - 361005 MOB-9426236996	RS 26,14,130/- (Rupees Twenty Six Lakh Fourteen Thousand One Hundred Thirty Only) as on 07.08.2024 / Notice Date: 07.08.2024 / 0000352278/ 04.08.2024	All that piece and parcel of immovable property being Plot No. 71 Admeasuring 76.90 Sq. Meter (As per City Survey No. 76.97 Sq. Mtr.) situated at Jamnagar R.S. No. 1489 & 1493/Paiki 1, Ward No. 15-C, Street No. 58, Shest No. 400, Survey No. 3936, Digvijay Plot, Udyog Nagar Road, Near Hinglaj Chowk, Off. Hirji Mistry Road, Jamnagar, Tal & Dist. Jamnagar, Gujarat. Owned by Mr. BHAVESHBHAI JAMNADAS NANDA MORTGAGED PROPERTY BOUNDAS AS UNDER - East - Road, West - Land of Survey no. 1488, North - Land of Other Plot Number, South - Land of Survey No. 1491.

Since the notices sent to you on the address in which you originally resided/carry on business/personally works for gain have returned to us, we are constrained to cause this notice to be published. You are hereby called upon to discharge the above mentioned liability with contracted rate of interest thereon from their respective dates and other costs, charges etc. within 60 days of this notice falling which the KFL will be exercising all or any of the rights U/S Sec 13(4) of the above Act. 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. You are also put to notice that as per terms of Sec 13(1) of the above Act, you shall not transfer by sale, lease or otherwise the aforesaid secured assets.

Date: 23.09.2024, Place: Gujarat
Authorized Officer, Kogta Financial (India) Limited

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED

Corporate Office: 55-56, 5th Floor, Free Press House, Nariman Point, Mumbai-400021. Regd. Office: 507, Datalma House, Jammalal Bajaj Road, Nariman Point, Mumbai-400021.

PUBLIC NOTICE FOR SALE BY E-AUCTION

Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s), Co-Borrower(s), Guarantor(s) and Mortgagor(s) that the below described secured assets being immovable property mortgaged/charged to the Secured Creditor, Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus 2023 Trust 10 (Pegasus), having been assigned the debts of the below mentioned Borrower along with underlying securities interest by Jana Small Finance Bank Ltd. ("Jana Bank") vide Assignment Agreement dated 28.03.2024 under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules thereunder on "As is where is", "As is what is" and "Whatever there is" basis on 31.10.2024. The Authorized Officer of Jana Bank has taken physical possession of the below described secured assets being immovable property on 04.08.2024 under the provisions of the SARFAESI Act and Rules thereunder and handed over to Pegasus 2023 Trust 10 (Pegasus). The details of Auction are as follows:

Name of the Borrower(s), Co-Borrower(s) and Guarantor(s):	Outstanding Dues for which the secured assets are being sold:	Details of Secured Asset being Immovable Property which is being sold
a) Ms. Laxmi Electricas (Borrower/S), Represented by its Proprietor Gandhi Vijay Rameshchandra and Vijaybhai Rameshchandra Gandhi and Sejalben Vijaybhai Gandhi (Mortgagor/S) b) Ms. L. C. Electricas (Co-Borrower/S), Represented by its Proprietor Gandhi Vijay Rameshchandra, Gandhi Vijay, Gandhi Sejal, Gandhi Ayushi, Himanshi Vijay Gandhi (Guarantor/S)	Rs.9,26,03,995.40 (Rupees Nine Crores Twenty Six Lakhs Three Thousand Nine Hundred Ninety Five and Forty Paise) as of 30/01/2024 together with further interest, cost, charges and expenses thereon w.r.t. till the date of payment and realization as per notice under section 13(2) of SARFAESI Act.	Mortgaged by: Mr. Vijaybhai Rameshchandra Gandhi and Sejalben Vijaybhai Gandhi: All that piece and parcel of the property bearing Plot No.A/33 (As per passing Plan No.55) admeasuring 708.33 sq.mtrs. Paiki North & Southern side admeasuring 354.17 sq.mtrs. along with 135.65 sq.mtrs undivided share in the land of road & COP, in situate at Revenue Survey No. 32, T.P. Scheme No. 1, Survey No. 25, Final Plot No.69/P, of Mouje Vesu City of Surat. Bounded by: East: Plot No.54, West: 12 meter T.P. Road, North: Plot No.55 admeasuring 354.17 sq.mtr., South: 20 feet Road.

Reserve Price below which the Secured Asset will not be sold (in Rs.): Rs.11,05,96,000/- (Rupees Eleven Crores Five Lakhs Ninety Six Thousand Only)

Earnest Money Deposit (EMD): Rs.1,10,59,600/- (Rupees One Crore Ten Lakhs Fifty Nine Thousand Six Hundred Only)

Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value: Not Known

Inspection of Properties: On 23-10-2024, from 11:30 A.M. to 03:00 P.M.

Contact Person and Phone No: Mr. Pramod Jadhav - Sr. Manager - Mobile No.9923680690
Mr. Nilesh More - Sr. Manager - Mobile No.9004722468

Last date for submission of Bid: 30.10.2024 till 04:00 P.M.

Time and Venue of Bid Opening: E-Auction/Bidding through website (www.foreclosureindia.com) (<https://bankauctions.in>) on 31.10.2024 from 02.00 P.M.

This publication is also a Thirty (30) days' notice to the aforementioned Borrowers/ Co-Borrowers/ Guarantors/ Mortgagors under Rule 8 & 9 of the Security Interest (Enforcement) Rules, 2002.

For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. <http://www.pegasus-arc.com/assets-to-auction.html> or website (www.foreclosureindia.com) (<https://bankauctions.in>) or contact service provider Ms. A. Closure, Arjini Kumar Das - Mobile No.814200725, Email id: info@bankauctions.in / arjini@bankauctions.in before submitting any bid.

Place: Surat
Date: 26.09.2024
Sd/- Authorized Officer, Pegasus Assets Reconstruction Private Limited, Acting in its capacity as the Trustee of the PEGASUS 2023 Trust 10

Tyger Home Finance Private Limited

Registered Office : Shikhar, Nr. Mithakhali Circle, Navrangpura, Ahmedabad-380009, Gujarat, India
Corporate Office : One BKC, C-Wing, 100/45, 10th Floor, Bandra Kurla Complex, Bandra (East), Mumbai 400 051, Maharashtra, India. CIN: U69999GJ2017PTCO98960, Website : www.adanihousing.in

POSSESSION NOTICE (FOR IMMOVABLE PROPERTIES)

Whereas the undersigned being the Authorised Officer of the Tyger Home Finance Pvt Ltd. (formerly known as M/s. Adani Housing Finance Pvt Ltd vide Certificate of Incorporation dated 6th June 2024, issued by the Office of the Registrar of Companies, Ministry of Corporate Affairs, herein after referred to as "THFPL") under the Securitization and Reconstruction of Financial Assets & in compliance of Rule 8(1) of Enforcement of Security Interest Act, 2002, and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued demand notices on the date mentioned against each account calling upon the respective borrower/s to repay the amount as mentioned against each account within 60 days from the date of notice(s) date of receipt of the said notices.

The borrower/s having failed to repay the amount, notice is hereby given to the borrower/s and the public in general that the undersigned has taken possession of the property/ies 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 the dates mentioned against each account.

The borrower/s will be particular and the public in general is hereby cautioned not to deal with the property/ies and any dealing with the property/ies in subject to the charge of Tyger Home Finance Pvt Ltd (Adani Housing Finance Private Ltd.), for the amount and interest thereon as per loan agreement. The borrower's attention is invited to provisions of Sub-section (8) and (9) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

Sr. No.	Loan A/C No. / Old Loan A/C No.	Name of the Borrower/ Co-Borrower/ Guarantor	Demand Notice Date & Amount	Symbolic/ Physical Possession on
1	801HL_001079045 / 801HLL001082236	Sanjaykumar Mishra / Ajaykumar K Mishra	14-Mar-24 / Rs. 25,69,984/- (Rs.56,856/- + 17,13,328/-) As On Date 13-Mar-24	22-Sep-24 Physical / Symbolic Possession
Mortgage Property Address- All that peace and parcel of immovable property of Godown on the Ground Floor of the building known as Som Building situated at Udhna bearing revenue Survey No. 218/2, 219 to 222 and 231, T.P Scheme No. 1 of (Udhna), Final Plot No. 26, Paiki Plot 13 to 16 of the society known as Harinagar Colony No. 3 of Village - Udhna, Taluka - Surat city, District - Surat, admeasuring about 66.89 Square Meter (Built up area), Which is Bounded As Under :- East - Passage & Stair Case, West-Adf, Open Plots North-Society Internal Road South-Entry & Main Road.				
2	800HLL001090098	Nanuji Thakor / Savitaben Prahaladji Thakor	07-Jun-24 / Rs. 349775/- As On Date 07-Jun-24	20-Sep-24 Symbolic Possession
Mortgage Property Address- All that peace and parcel of Property bearing situated Khari Vavdi, Grampanchayat Property No. 484, Assessment serial No. 484, Thakor vas (Gamthan) admeasuring 350 Sq. ft. Ta & Dist Patan in registration Sub-District Patan Gujarat. Which is Bounded As Under :- East - Pravniji Meghaji, West-Plot of Dhiraji Meghaji North - Navoli then Vishnuji Lalji South-Road.				
3	8000HL001016697	Mahesh Manilal Jagathiya / Sonal Maheshbhai Jagathiya	07-Jun-24 / Rs. 349775/- As On Date 07-Jun-24	20-Sep-24 Symbolic Possession
Mortgage Property Address- All that peace and parcel of Residential open plot No. 235/7 admeasuring 46.54 sq. mtrs of land bearing R.S.No. 19 of Village Chela, Tal and Dist Jamnagar Which is bounded as under :- East - Plot No. 251/-, West-Road North-South-Plot No. 235/6 South-Sub-Plot No. 235/8				
4	8010HL001030127	Sonukumar Soni / Durgaprasad Soni	08-Jul-24 / Rs. 757698/- As On Date 08-Jul-24	24-Sep-24 Symbolic Possession
Mortgage Property Address- All that peace and Parcel of Immovable Property of Flat No. 302, on the 3rd Floor of the Building known as Gajanan Palace situated at Tanithiyava bearing Revenue Survey No. 361/1B, Block No. 315 Paiki Plot No. 1 of the Society known as Shiv Residency of Village Tanithiyava Taluka Palsana, District - Surat Gujarat Admeasuring about 38.83 Square Meters (Built up area) along with undivided Proportionate Share in the Said Land. Which is bounded as under :- East-Road, West-Flat No. 303 & Lift North-Passage & Flat No. 301 South-Road.				
5	8010HL001034379 / 801HLL001158864	Kanhaiya Nandkishor Lal / Laxmi Vishwakarma	08-Jul-24 / Rs. 776295/- (436705 + 339590) As On Date 08-Jul-24	24-Sep-24 Symbolic Possession
Mortgage Property Address- All that peace and Parcel of Immovable Property premises of Flat No. 203, Admeasuring 563.00 Sq. ft. 48.30 Sq. mtrs Super built up area admeasuring 338.00 sq. ft. i.e. 31.40 Sq. mtrs built up area along with Proportionate Undivided share in ground land Second Floor, Gokul Residency, B - Vibhag Developed upon land situated in state Gujarat, District - Surat, Sub-District & Taluka Palsana, Mouje Kadodara bearing Revenue Survey No. 133/5, Block No. 123, N.A. Land Paikae, Developed as Gokul Nagar Plot Nos 16,17,18 admeasuring 289.85 Sq. mtrs. Which is bounded as under :- East - Flat No. 202, West-Flat No. 204 North - Passage & Flat No. 206 South-Adf, Plot				

Place : Gujarat
Date : 26.09.2024
For Tyger Home Finance Private Limited Sd/-, Authorized Officer

STATE BANK OF INDIA

Stressed Assets Management Branch, 2nd Floor, Paramsidhi Complex, Opp. V. S. Hospital, Ellisbridge, Ahmedabad-380 006. Ph: 079-26581081 / 26580795, E-mail : team54samb.ahm@sbi.co.in, sbi04199@sbi.co.in

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Appendix - IV-A (See Provision to Rule 8(6))

E-auction Sale Notice For Sale of Immovable Assets Under The Securitisation And Reconstruction of Financial Assets And Enforcement of Security Interest (SARFAESI) 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 properties mortgaged/charged to the Secured Creditor, the Physical Possession of which has been taken by the Authorised Officer of State Bank of India, the Secured Creditor, will be sold on "As is Where is", "As is What is" and "Whatever there is" by public e-auction on 15.10.2024 for recovery of Rs.10,98,85,154.99 (Rupees Ten Crores Ninety eight lakh Eighty five thousand one hundred Fifty four and Ninety nine paise only) as on 24.03.2023 as per Demand Notice of State Bank of India dated 27.03.2023 with further interest and incidental expenses, cost etc thereon and Less Recovery from M/s Staunch Pharmaceutical Limited (Borrower) and Shri Rajnikant Keshavkant Dadhich (Director & Guarantor), Smt. Shikha Rajnikant Dadhich (Director & Guarantor), Dr. Sureshchandra Jagdishchandra Chhabra (Guarantor) and Smt. Anjanaben Sureshchandra Chhabra (Guarantor).

The bidders should get themselves registered on <https://ebkraj.in/auaction-psbx-login> by providing requisite KYC documents and registration fee as per the practice followed by eBkray. Will be before the auction date.

All the below mentioned properties are in Physical Possession of the Bank under SARFAESI Act, 2002.
Date & Time of public E-Auction : 15.10.2024 from 11:00 AM to 04:00 PM with unlimited extension of 10 minutes each.
Date & Time for inspection / visit of properties are mentioned hereunder for each property.

Sr. No.	DESCRIPTION OF IMMOVABLE PROPERTIES	Reserve Price (Rs.)*	EMD Rs.	Bid increase Amount (Rs.)	Date & Time of Inspection
1	I) Office No.404 admeasuring about 282.50 Sq.ft (Super Built up area) on the 4th floor (as per sanctioned plan on the 3rd floor) of "Kinara Apartment" situated on the land bearing city survey Nondh No: 29/B of City Survey Ward No 1 near Makli: Bridge Nanpara in the city of Surat, standing in the name of Mrs. Shikha Rajnikant Dadhich and Mr. Rajnikant Keshavkant Dadhich. II) Office No.405 admeasuring about 650.00 Sq.ft (Super Built up area) on the 4th floor (as per sanctioned plan on the 3rd floor) of Kinara Apartment situated on the land bearing city survey Nondh No: 29/B of City Survey Ward No 1 near Makli: Bridge Nanpara in the city of Surat, standing in the name of Mrs. Shikha Rajnikant Dadhich and Mr. Rajnikant Keshavkant Dadhich. Behind Shree Apartment, Nanpara, Surat Property Id : SBIN40000747682 Property Location : 5RX8+R7W	27,85,000/-	2,78,500/-	10,000/-	05.10.2024 Time 1.00 PM to 2.00 PM
		QR code for Location	QR code for Video		
2	Flat No A/605 admeasuring about 1120 sq.ft Super Built-up area on the 6th floor of the Building No A known as "Shreedhar Complex" owned by Shreedhar Complex Co-operative Housing Society Limited situated on the land bearing Revenue Survey No 248 paiki of village Adajan taluka Surat City District Surat which has been given Final Plot No 190 in T.P Scheme No 13(Adajan) in the city of Surat, standing in the name of Mr. Rajnikant Keshavkant Dadhich Opp-Reliance Digital, Anand Mahal Road, Adajan, Surat Property Id : SBIN400005183194 Property Location: 6Q5V+374	31,30,000/-	3,13,000/-	10,000/-	05.10.2024 Time 1.00 PM to 2.00 PM
		QR code for Location	QR code for Video		
3	Flat No 301 admeasuring about 2000.00 Sq.ft super built up area on the 3rd floor of the Building No C known as "Nandini" situated at Vesu bearing Old Revenue Survey Nos 473, 433 and 427, New Revision Survey Nos : 269/2, 308/1 & 310, T.P.Scheme No 6 Final Plot Nos 10,9 & 4 paiki of village Vesu taluka Surat City District Surat, Standing in the name of Mrs. Shikha Rajnikant Dadhich and Mr. Rajnikant Keshavkant Dadhich Bis-Westfield Square Mall, Vesu Main Road, Surat Property Id : SBIN400021522418 Property Location: 4QPF+Q89	63,00,000/-	6,30,000/-	25,000/-	05.10.2024 Time 3.00 PM to 4.30 PM
		QR code for Location	QR code for Video		
4	Plot No 26 consisting of land area admeasuring 137.35 sq.mtrs along with undivided proportional share admeasuring about 36.60 sq.mtrs in the common road and cop in the housing estate known and named as SAJI VIHAR RAW HOUSE, constituting the land of F.P. No 79 of TPS No 32(Adajan) R. S.No 119/3 of Moje Village Adajan situated in the Adajan area of City Surat Taluka (City) Choryasi Bth Perami Road, L.P Sawani road, Adajan Surat, Construction area approximate admeasuring 864.00 Sq. feet, standing in the name of Dr. Sureshchandra Jagdishchandra Chhabra and Mrs. Anjana Sureshchandra Chhabra. Mr. Navjivan Hundal Sales, B/s. Matruchayya Raw House, Adajan, Surat. Property Id : SBIN400008947642 Property Location: 5QX8+WPR	1,62,35,000/-	16,23,500/-	25,000/-	05.10.2024 3.00 PM to 4.30 PM
		QR code for Location	QR code for Video		
5	Flat No A-3/1202 admeasuring about 127.65 Sq.mtrs built up area & 62.87 sq.mtrs proportionate common area in the building, on the 12th floor of the Building No A-3 Known as Green Acres situated at Vejalpur Ahmedabad bearing Revenue Survey Nos 780, 781/1, 781/2, 781/3, 924/3, 941/1, 941/2, 941/3, 943 & 945, T.P Scheme No 25, final Plot No 38/2/2, 63.64, 67.69, 70.71, 80, 82, 83 & 84 of village: Vejalpur, Taluka: Ahmedabad, District: Ahmedabad, standing in the name of Mrs. Shikha Rajnikant Dadhich and Mr. Rajnikant Keshavkant Dadhich. Opp-AUDA Garden, Prahladnagar Road, Vejalpur, Ahmedabad Property Id : SBIN400021522430 Property Location: 2G56+4H4	1,03,00,000/-	10,30,000/-	25,000/-	04.10.2024 4.00 PM to 5.00 PM
		QR code for Location	QR code for Video		

* Applicable GST / TDS will be borne by successful buyer over and above bid amount.

Encumbrances: To the best of knowledge and information of the Authorised Officer, there are no encumbrances advised to the Bank. The intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.

Bank website www.sbi.co.in
Direct Link to PSB Alliance eBkray website

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the Secured Creditor's Website www.sbi.co.in and <https://ebkraj.in> or contact to Authorised Officer - Shri Harish Chander Sharma (Mo: 9004031600) & Case Officer - Shri. Rajesh Bhatt (Mob: 9870058705).

This Notice Should Also Be Considered As 15 Days' Notice To The Borrowers / Guarantors / Mortgagors Under Rule 8(6) Of The Security Interest (enforcement) Rule, 2002.

Date : 26.09.2024
Place : Ahmedabad
Sd/- Authorized Officer, State Bank of India.

यूनियन बैंक Union Bank of India

150 Ft Ring Road Branch : Nakshatra 1, Opp. Giriraj Hospital, Rajkot

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

Whereas, the undersigned being the authorised officer of Union Bank Of India, Mr. Ashok Kumar, Authorised Officer, Union Bank Of India, Nakshatra-1, 150 Feet Ring Road, Nr. Amin Marg Crossing Rajkot 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 02/07/2024 calling upon the Borrowers/Directors/Guarantors Mr. Lokendrasinh Anirudhsinh Jadede & Mrs. Dharabai Lokendrasinh Jadede to repay the amount mentioned in the notice being Rs. 4,36,575.11 (Four Lac Thirty Six Thousand Five Hundred Seventy Five Rupees and Eleven Paise Lac) and Interest + Others Charges & Bank Expenses thereon 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 and the public in general that the undersigned has taken **Symbolic 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 the 25th September - 2024.

The Borrower 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 Union Bank Of India for an amount Rs. 4,36,575.11 and Interest + Others Charges & Bank Expenses thereon.

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

DESCRIPTION OF THE IMMOVABLE PROPERTIES