

કેનારા બેંક Canara Bank Chandigarh Branch: Shop No. 3 & 4, Shiv Complex, Opp. Sakar Healthcare, Sarkhej - Bawla Road, Chandigarh-162213
Phone No: 923891939 Email: CB3257@canarabank.com

Possession Notice (For Immovable property)

The undersigned being the Authorized Officer of Canara Bank Chandigarh Branch, Ahmedabad under the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 (Act 54 of 2002) (herein after referred to as "Act") and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated: 07.10.2024 calling upon the M/s Parth Food and Beverages (Proprietor Parth Manilal Patil) to repay the amount mentioned in the notice being Rs.50,81,800.77 (Rupees Fifty Lakh Eighty-One Thousand Eight Hundred and Paise Seventy-Seven Only) in OCC account as on 30/09/2024 together with further interest and incidental expenses and costs within 60 days from the date of notice.

The Borrower & Guarantor having failed to repay the amount, notice is hereby given to the Borrower & Guarantor and the public in general that the undersigned has taken **Symbolic Possession** of the property being described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule 8 & 9 of the Security Interest Enforcement Rules of the said Act on this 18/12/2024.

The Borrower/Guarantor/Mortgagor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with property will be subject to the charge of the Canara Bank for an amount Rs.50,81,800.77 (Rupees Fifty Lakh Eighty-One Thousand Eight Hundred and Paise Seventy-Seven Only) in OCC account as on 30/09/2024 and further interest thereon.

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

DESCRIPTION OF THE IMMOVABLE PROPERTY

The immovable residential property bearing Flat No. 2 adm. About 148.83 Sq. Mtrs. (178.059 Sq. Yard) on Ground Floor in the scheme known as "SUKRUTI FLATS" of Sukruti Vikas Mandal (N.T.C. Reg. No. G-4598 dated 23/01/1992). Situated at Non-Agricultural land bearing Survey No. 70/1 T.P. No. 2 (Thalga). Final Plot No. 36 & 38 Sub Plot No. 4 situated in the sim of Village-Thalga, Taluka-Ghathodiya, Dist. Ahmedabad-8 Bopal. Bounded as follows: East: Open to Sky/Mandar Bungalow, West: Open to Sky/Flat No. 1, North: Open to Sky/Shakuntal Apartment, South: Common Plot.

Date: 18-12-2024
Authorized Officer,
Place: Ahmedabad
Canara Bank

બેંક ઓફ બરોડા Bank of Baroda Maliya Hatina Branch : Chitrakut Dham, Station Road, Maliya Hatina, Dist. Junagadh, Gujarat - 362 245

(Rule 8 (1)) POSSESSION NOTICE (For Immovable Properties)

Whereas The undersigned being the Authorized Officer of Bank of Baroda under the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred upon him under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice Dated 19.09.2022 calling upon the Borrower / Guarantor / Mortgagor M/s Uday Enterprises & Its Partners : Shri Jemalsinh Khumanbhai Sisooyia, Mr. Balubhai Khumanbhai Sisooyia, Mr. Udaysinh Jemalabhai Sisooyia of M/s Uday Enterprises and Guarantor : 1. M/s Niranjan Industries & Its Partners : Mr. Balubhai Khumanbhai Bhojak, Mr. Khumanbhai Danabhai Bhojak (Guarantor), 2. Mr. Khumanbhai Danabhai Bhojak (Guarantor), 3. Mrs. Soniben Khumanbhai Bhojak, 4. Mr. Balubhai Khumanbhai Sisooyia (Guarantor), 5. Mr. Jemalsinh Khumanbhai Sisooyia (Guarantor), 6. Udaysinh Jemalabhai Sisooyia to repay the amount mentioned in the notices being Rs. 1,53,83,772.44/- (Rupees One Crore Fifty Three Lacs Eighty Three Thousand Seven Hundred Seventy Two and Forty Four paise Only) on 19.09.2022 charges and expenses within 60 days from the date of receipt of the said notice.

The Borrower / Guarantor / Mortgagor having failed to repay the amount, notice is hereby given to the Borrower / Guarantor / Mortgagor 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 13 (4) of the said Act read with Rule 8 of the said rules on this 17.12.2024.

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

The Borrower / Guarantor / Mortgagor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with property will be subject to the charge of the Bank of Baroda for an amount Rs. 1,53,83,772.44/- (Rupees One Crore Fifty Three Lacs Eighty Three Thousand Seven Hundred Seventy Two and Forty Four paise Only) on 19.09.2022 plus unapplied interest at the contractual rate plus costs, charges and expenses till date of payment.

Security Agreement with Brief Description of Securities

All that Part and Parcel of the Property Factory Land & Building located at Plot No. 16, 17, 18, 19, 20 and 21, Total Land Sq. Mtrs. 2053.47 of N.A. Land of S. No. 70 paikae, Ac. 04-00 Gt., situated at Madhvi Udyog Nagar, Sondarada, Taluka : Keshod, in the name of M/s Niranjan Industries a Partnership Firm and Its Partners (Name of Partner : 1. Mr. Balubhai Khumanbhai Bhojak, 2. Mr. Khumanbhai Danabhai Bhojak), Bounded :
On the North by : 9 Mtrs. Adjoining Road
On the South by : Adjoining Land of R.S. No. 70 paiki
On the East by : 6 Mtrs. Adjoining Road
On the West by : 6 Mtrs. Adjoining Road

Date : 17.12.2024
Sd/- Authorized Officer,
Place : Sondarada, Keshod
Bank of Baroda

MERCURY EV-TECH LIMITED
CIN: L27109GJ1986PLC008770
Block No. 28, Vill-Manglej, Ta-Karjan, Di-Vadodara, 391243
Phone: 0265-2222777 | E-Mail: cs@mercuryevtech.com
Website: www.mercuryevtech.com

NOTICE TO MEMBER – POSTAL BALLOT

Members are hereby informed that pursuant to the provisions of Section 110 read with Section 108 of the Companies Act, 2013 ("Act"), Rule 20 and 22 of the Companies (Management and Administration) Rules, 2014 ("Rules") and other applicable provisions of the Act and the Rules including General Circulars issued by the Ministry of Corporate Affairs (MCA) & SEBI, Secretarial Standard on General Meetings ("SS-2") issued by the Institute of Company Secretaries of India, Regulation 44 of the SEBI (LODR) Regulations, 2015 ("Listing Regulations") (including any statutory modifications) or re-enactment(s) thereof for the time being in force), the Company has completed the process of sending Postal Ballot Notice along with the Explanatory Statement electronically on Wednesday, 18th December 2024, to all the Members whose email addresses are registered with the Company / Registrar and Share Transfer Agent of the Company (RTA) / Depository Participants as on Friday, 13th December 2024 ("Cut-off Date"), for seeking approval of the Members of the Company by way of Ordinary Resolution by voting through electronic means only ("Remote e-voting") on the following matter:

1. TO APPOINT M/S TEJAS K. SONI, CHARTERED ACCOUNTANTS AS A STATUTORY AUDITOR TO FILL CASUAL VACANCY CAUSED BY RESIGNATION OF PREVIOUS AUDITOR FOR THE F.Y. 2024-25.

Notice of Postal Ballot is also available on the Company's website, websites of the Stock Exchange at www.bseindia.com and on website of NSDL i.e. www.evoting.nsdl.com.

Members are hereby further informed that:

1. The Company has engaged the services of National Securities Depository Limited ("NSDL") for providing the remote e-voting facility to its Members. The remote e-voting facility will be available during the following voting period:

Commencement of E-Voting	Thursday, December 19, 2024 at 9.00 a.m.(IST)
Conclusion of E-Voting	Friday, January 17, 2025, at 5.00 p.m. (IST)

No voting shall be allowed beyond Friday, January 17, 2025 (5:00 P.M. (IST)) as the e-voting module shall be disabled for voting by NSDL thereafter. Once the vote on a resolution is cast by the Member, he/she shall not be allowed to change it subsequently or cast vote again.

2. Manner of remote e-voting by the Members holding the shares in dematerialized mode, physical mode and Members who have not registered their e-mail address has been provided in the Postal Ballot Notice. The manner in which the persons who have forgotten the User ID and Password, can obtain/generate the same, has also been provided in the said Notice.

3. The Company has appointed Mrs. Vishvas Sharma & Associates, Company Secretaries as the Scrutinizer for conducting the Postal Ballot process through remote e-voting, in a fair and transparent manner.

4. The Members holding shares as on the cut-off date and have not received the Notice of Postal Ballot, may write to cs@mercuryevtech.com and obtain the same.

5. Members whose names are recorded in the Register of Members / Beneficial Owners as on the cut-off date will be entitled to vote electronically on the resolution set out in the Postal Ballot Notice. A person who becomes a Member after the cut-off date should treat this Notice for information purpose only.

6. Members who have not registered their email ID are requested to register the same in the following manner:

a) Members holding shares in physical mode and who have not registered/ updated their email ID with the Company are requested to temporarily update their email address through its RTA at info@accuratesecurities.com or to the Company cs@mercuryevtech.com

b) Members holding shares in dematerialized mode are requested to register/ Update their email ID with the relevant Depositories participants with whom they maintain their demat account(s).

7. The result of remote e-voting will be announced within the timeline of Regulatory provisions. These results will also be displayed along with Scrutinizer's report hosted on website of the Company and on the website of Stock Exchange BSE limited and website of the NSDL (evoting@nsdl.co.in).

8. In case of any queries, you may refer the Frequently Asked Questions (FAQs) for Shareholders and e-voting user manual for Shareholders available at the download section of www.evoting.nsdl.com or call on: 022 - 4886 7000 or send a request at evoting@nsdl.com. Members are requested to carefully read all the notes set out in the Notice and in particular manner of casting vote through remote e-voting.

Members are requested to carefully read all the notes set out in the Notice and in particular manner of casting vote through remote e-voting.

For Mercury EV-Tech Limited
Sd/-
Date: December 18, 2024
Place: Vadodara
Jayesh Raichandbhai Thakkar
Managing Director

Manappuram Home Finance Ltd
FORMERLY MANAPPURAM HOME FINANCE PVT LTD
CIN: U65923KA12016P039179, Unit 301-315, 3rd Floor, A Wing, Kanakia Wall Street, Anchari-Kurla Road, Andher East, Mumbai-400093

Demand Notice

Whereas the Authorized Officer of Manappuram Home Finance Ltd, having its registered office at IV-4704 (JCI) w/538A (new), Manappuram House, Vasant, Thiruvur, Kerala-686667 and branches at various places in India (hereinafter referred to as "MANAPPURAM") is a Company registered under the Companies Act, 1956 and a Financial Institution within the meaning of sub-clause (ii) of clause (i) of sub-section (3) of Section 2 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as the "Act") read with Notification No. S.O. 3466 (E) dated 18th December, 2015 issued by the Govt. of India, Department of Financial Services, Ministry of Finance. Now that, after carrying out business of advancing loans for construction and purchase of dwelling units and appraisals the Borrower / Co-Borrowers as mentioned in Column No. 2 of the below mentioned that borrowed loan from MANAPPURAM and whereas MANAPPURAM being the secured creditor under the SARFAESI Act, and in exercise of powers conferred under section 13(2) of the said Act read with Rule 2 of the Security Interest (Enforcement) Rules, 2002, issued demand notice calling upon the Borrowers / Co-Borrowers as mentioned below to repay the amount mentioned in the notices with further interest thereon within 60 days from the date of notice, but the notices could not be served upon some of them for various reasons. That in addition thereto for the purposes of information of the said borrowers enumerated below, the said borrowers are being informed by way of this public notice.

Sr. No.	Name of the Borrower/ Co-Borrower (LAX/ Branch)	Description of Secured Asset in respect of which interest has been created	NPA Date	Date of Notice sent & Outstanding Amount
1	LILABEN SURESHBHAI RATHVA, SURESHBHAI AMRIBHAI RATHVA, AMRIBHAI BACHUBHAI RATHVA/ MH0100180956/VADODARA	Gram Panchayat Property No.317 Adm 1440 Sq Ft, DAMAR PALJA, DEVALYA village, TAL & DIST-CHHOTA-LDARPUR, Chhoti Udaipur, P.G. DEVALYA, GUJARAT, Pin 391160. East-Wadi, West-Way to school, South House No.138, North-House No.318	20-11-2024	23-11-2024 & Rs.620932/-

Notice, is therefore given to the Borrowers / Co-Borrowers, as mentioned herein above, calling upon them to make payment of the total outstanding amount as shown herein above, against the respective Borrower / Co-Borrower, within 60 days of publication of this notice. Failure to make payment of the total outstanding amount together with further interest by the respective Borrowers / Co-Borrower, MANAPPURAM shall be constrained to take up legal proceedings for enforcement of security interest upon properties as described above, steps are also being taken for service of notice in other manners as prescribed under the Act and the rules made hereunder. You are put to notice that the said mortgage can be redeemed upon payment of the entire amount due together with costs, charges and expenses incurred by MANAPPURAM at any time before the date of publication of notice of sub-auction or private treaty for transfer by way of sale, as detailed in Section 13(8) of the SARFAESI Act. Take note that in terms of S-13 (13) of the SARFAESI Act, you are hereby restrained from transferring and/or dealing with the Secured Properties in any manner by way of sale, lease or in any other manner.

Date - 19.12.2024, Place - GUJARAT
Sd/- Authorized Officer, Manappuram Home Finance Ltd

AUTHUM AUTHUM INVESTMENT & INFRASTRUCTURE LIMITED
Regl. Off. : 707, Raheja Centre, Free Press Journal Road, Nariman Point, Mumbai-21.
Ph. : 6747 2117 Fax: 6747 2118 E-mail: info@authum.com

DEMAND NOTICE

Whereas the borrowers/co-borrowers/guarantors/mortgagors mentioned hereunder had availed the financial assistance from Authum Investment & Infrastructure Limited ("AILL") (Resulting Company pursuant to the demerger of lending business from Reliance Commercial Finance Limited ("RCFL") to AILL vide NCLT order dated 10.05.2024) We state that despite having availed the financial assistance, the borrowers/ guarantors/ mortgagors have committed various defaults in repayment of interest and principal amounts as per due dates. The account has been classified as Non Performing Asset on the respective dates mentioned hereunder, in the books of AILL in accordance with the directives relating to asset classification issued by the National Housing Bank, consequent to the Authorized Officer of AILL under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 & in exercise of powers conferred under Section 13(12) read with Rule 3 of Security Interest (Enforcement) Rules, 2002 issued Demand Notices on respective dates mentioned herein below under Section 13(2) of SARFAESI Act, 2002 calling upon the following borrowers/guarantors/mortgagors to repay the amount mentioned in the notices together with further interest at the contractual rate on the amount mentioned in the notices and incidental expenses, cost, charges etc. until the date of payment within 60 days from the date of receipt of notices. The notices issued to them on their last known addresses have returned un-served and as such they are hereby informed by way of public notice.

Sr. No.	Loan No. / Name Of The Borrower / Address	Co-Borrower And Guarantor Name Director Name	NPA DATE	Date Of Demand Notice	Outstanding Amount	Loan Amount
1	RHAHSUR00017042 / KHUMANSINGH H RATHORE, P/No.46(As Per Site)/P/No.49(As Pr Pin) Sahaj Row House Nr Mansarovar Heights Kadodara Main Road Puna Patiya Magob SuratGujarat-395010	Govind Singh Darjawat	02-09-2024	05-12-2024	Rs. 22,32,979/- (Rupees Twenty Two Lakh Thirty Two Thousand Nine Hundred Seventy Nine Only)	Rs. 24,50,000/- (Rupees Twenty Four Lakh Fifty Thousand Only)
2	RHAHSUR00036947 / KISHORBHAI D MENDAPARA, No.502 5th Flr Bldg No.c Apple Heights B/S.platinum Point Nrcng Pump Sudama Chowk Surat Gujarat-394101	Heena C Mendpara	04-09-2024	05-12-2024	Rs. 21,49,409/- (Rupees Twenty One Lakh Forty Nine Thousand Four Hundred Nine Only)	Rs. 22,00,000/- (Rupees Twenty Two Lakh Only)

Description Of The Mortgage Property:- All The Piece And Parcels Of P/No.46 (As Per Site) P/No.49 (As Pr Pin) Sahaj Row House Nr Mansarovar Heights Kadodara Main Road Puna Patiya Magob Surat Gujarat-395010 Bounded As Side: North : Boundary Line Of Society, South : Internal Road, East : Plot No.47, West : Plot No.45.

Description Of The Mortgage Property:- All The Piece And Parcels Of No.502 5th Flr Bldg No.c Apple Heights B/S.platinum Point Nrcng Pump Sudama Chowk Surat Gujarat-394101. Boundaries As Side East : Margin, West : Flat No. 501, North : Int. Road & Garden, South : Entry & Passage.

In the circumstances as aforesaid, the notice is hereby given to the above borrowers, co-borrowers and/or their guarantors (where ever applicable) to pay the outstanding dues as mentioned above along with future interest and applicable charges within 60 days from the date of the publication of this notice failing which further steps will be taken after the expiry of 60 days of the date of this notice against the secured assets including taking possession of the secured assets of the borrowers and the mortgagors under Section 13(4) of Securitization and Re-construction of Financial Assets and Enforcement of Security Interest Act, 2002 and the applicable rules there under.

Please note that under Section 13 (13) of the said Act, no Borrower shall, transfer by way of sale, lease or otherwise any of his secured assets referred to in the notice, without prior written consent of the secured creditor.

Date : 19.12.2024 Place: Gujarat
Authorized Officer, Authum Investment & Infrastructure Limited

YES BANK
Branch Office: Unit No. G3, 102-103, Second Floor, C.G. Centre, C.G. Road, Ahmedabad - 380009
Branch Office: Office No. 501 to 504, 5th Floor, Ormate One, Silver Stone Main Road, 150ft Ring Road, Rajkot, Gujarat - 360005
Registered & Corporate Office: Yes Bank Limited, Yes Bank House, Off Western Express Highway, Santacruz East, Mumbai - 400055

POSSESSION NOTICE FOR IMMOVABLE PROPERTY

Whereas, the undersigned being the Authorized Officer of the Yes Bank Limited under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and exercise of powers conferred under Section 13(12) of the Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued Demand Notice to the Borrowers / Co-Borrowers / Mortgagors mentioned herein below to repay the amount mentioned in the notice, within 60 days from the date of notice / service of the said notice.

The Borrowers / Co-Borrowers / Mortgagors having failed to repay the amount, notice is hereby given to the Borrowers / Co-Borrowers / Mortgagors and the public in general that the undersigned has taken possession of the properties described herein below on in exercise of powers conferred on him/her under section 13(4) of the said Act read with Rule 8 of the said Rules.

The Borrowers / Co-Borrowers / Mortgagors 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 Yes Bank Limited for an amount mentioned below and interest & expenses thereon until the full payment. This is to bring to your attention that under Sec. 13(8) of SARFAESI Act, where the amount of dues of the secured creditor together with all costs, charges and expenses incurred by secured creditor is tendered to the secured creditor at any time before the date of publication of notice for the public auction/tender/ private treaty, the secured asset shall not be sold or transferred and no further steps shall be taken for transfer or sale of that secured asset.

NAME OF BORROWERS/ CO-BORROWERS/ MORTGAGORS/ PROPRIETOR	DATE OF DEMAND NOTICE & O/S. DUES
(1) Mukeshbhai Ojha (Borrower & Mortgagor) (2) Punita Mukesh Ojha (Co-Borrower And Mortgagor) Loan Account No. AFH00070754929	26.09.2024, Rs.1230407.93/- (Rupees Twelve Lakh) Thirty Thousand Four Hundred Seven And Paise Ninety Three Only) as on 26.09.2024

DESCRIPTION OF THE PROPERTY :- All that parcel of immovable property Flat no. J/602 admeasuring 71.90 sq.mtrs. (super built up area) (admeasuring 39.38 sq.mtrs. Carpet area + admeasuring 1.06 sq.mtrs. Wash area + admeasuring 1.49 sq.mtrs. Balcony + admeasuring 46 sq.mtrs. Built up area) on Sixth Floor in Block no. J together with undivided proportionate share in the land scheme known as "LAXMI NIVAS" lying and situated at final Plot No. 45/1, 53, 58/2, 54/1, 56 of Town Planning Scheme No. 80 of Revenue Survey No. 597/2, 606, 616, 607 and 608/2 of Mouje - Vatva of Taluka - Vatva of District: Ahmedabad, and bounded as under: East: Flat no. J-603, West: Flat no. J-601, North: Society Common Garden, South: Flat no. J-605.

DATE OF POSSESSION : 16.12.2024, TYPE OF POSSESSION : SYMBOLIC POSSESSION

(1) Reelha Pharmaceuticals Private Limited Through Its Director Viren Ramnani Patel (Borrower) (2) Viren Ramnani Patel (Co-Borrower & Mortgagor & Director) (3) Reekhaben Virenkumar Patel (Co-Borrower & Director)
Loan Account No. MDR000701533430
 26.06.2024, Rs.47,82,456.28/- (Rupees Forty Seven Lakh) Eighty Two Thousand Four Hundred Fifty Eight And Paise Twenty Eight Only) as on 26-06-2024 |

DESCRIPTION OF THE PROPERTY :- All that pieces and parcel Commercial Property Celler no. 2 admeasuring 137 sq.yard i.e. 114.55 sq.mtrs. built up area in the Scheme no. known as "HARIDARSHAN COMPLEX" of Anjan owners Association lying and situated at final plot no. 106/40/2 of Town Planning Scheme no. 4 of Survey no. 40 of Mouje: Mithipur Ward Mani Nagar of City Survey office Ahmedabad -7 of District Ahmedabad, and bounded as under: East: HDFC Mani Nagar, West: Mukti Mandir, North: Nathal Zagadiya Bridge, South: Maninagar Road.

DATE OF POSSESSION : 16.12.2024, TYPE OF POSSESSION : SYMBOLIC POSSESSION

(1) Parsoda Babubhai Najabhai (Borrower) (2) Parsoda Sumil Babubhai (Co-Borrower) (3) Parsoda Nitaben Babubhai (Co-Borrower And Mortgagor)
Loan Account No. AFH00081679336AFH009801653134
 26.07.2024, Rs.1794887.86/- (Rupees Seventeen Lakh) Ninety Four Thousand Eight Hundred Eighty Seven And Paise Fifty Six Only) as on 26-07-2024 |

DESCRIPTION OF THE PROPERTY :- House no.01 over land admeasuring 63.017 sq.mtrs. South side of plot no. 2 & 3 (paiki) area called "MATHURANAGARI NO.-1" situated Revenue Survey No. 143 Paiki, Mouje Village: Hadala, Sub District: District: Rajkot, and bounded as under: East:6 Mtrs. Road, West:Plot no. 01, North:Plot no. 2+3P Paiki House no. 2, South:Plot no.04.

DATE OF POSSESSION : 13.12.2024, TYPE OF POSSESSION : SYMBOLIC POSSESSION

Date : 13.12.2024, 16.12.2024, Place : Ahmedabad / Rajkot
Sd/- Authorized Officer, Yes Bank Limited

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED
Corporate Office: 55-56, 5th Floor, Free Press House, Nariman Point, Mumbai-400021.
Regd. Office: 507, Datamal 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 along with all known and unknown liabilities on 09.01.2025.

The Authorized Officer of Jana Bank has taken physical possession of the below described secured assets being immovable property on 05.10.2023 under the provisions of the SARFAESI Act and Rules thereunder and handed over the possession to Pegasus 2023 Trust 10 ("Pegasus").

The details of Auction are as follows:

Name of the Borrower(s), Co-Borrower(s) and Guarantor(s) and Mortgagor(s)	a) Hirpara Mukeshbhai Babubhai (Borrower) b) Manishaben Mukeshbhai Hirpara (Co-Borrower & Mortgagor)
Outstanding Dues for which the secured assets are being sold:	Rs.1,08,01,736.51 (Rupees One Crore Eight Lakh One Thousand Seven Hundred Thirty Six and Paise Fifty One Only) as on 17-12-2024 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 18-12-2024 till the date of payment and realization.
Details of Secured Asset being Immovable Property which is being sold	Mortgaged by: Mrs. Manishaben Mukeshbhai Hirpara All that piece and parcel of immovable property bearing a Plot No.79 admeasuring about 178.95 Sq.yard i.e. 149.62 Sq.mtrs., Plot area with admeasuring about 4.75 Sq.mtrs., Margin area along with Construction aggregated Total admeasuring about 154.37 Sq.mtrs., together with undivided proportionate share admeasuring about 53.07 Sq.mtrs., in Road and COP in the scheme known as "V. T. NAGAR", in forming part of land bearing Revenue Survey No.134 Paikae, Block No.125, after KJP New Block No.125/79 of Mouje Sarthana of Taluka Surat City in the Registration District and Sub District of Surat.
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs.82,99,300/- (Rupees Eighty Two Lakhs Ninety Nine Thousand Three Hundred Only)
Earnest Money Deposit (EMD):	Rs.8,29,930/- (Rupees Eight Lakhs Twenty Nine Thousand Nine Hundred Thirty Only)
Claims, if any, which have been put forward against the property and other dues known to Secured creditor and value	Not Known
Inspection of Properties:	On 02.01.2025 from 11.30 A.M. to 03.00 P.M.
Contact Person and Phone No:	Ms. Shilpa Dalvi - Sr. Manager - Mob. No.9920563583 Mr. Nilesh More - Sr. Manager - Mob. No.9004722468 Mr. Pramod Jadhav - Sr. Manager - Mob. No.9923680690
Last date for submission of Bid:	08.01.2025 till 04:00 P.M.
Time and Venue of Bid Opening:	E-Auction/ Bidding through website (www.foreclosureindia.com) (https://bankauctoins.in) on 09.01.2025 from 12.00 Noon to 01.00 P.M.

This publication is also a Fifteen (15) days' notice to the aforementioned Borrowers/ Co-Borrowers/ Guarantor(s) and Mortgagors under Rule 8 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://bankauctoins.in) or contact service provider M/s. 4 Closure. Mr. Uttkarsh Adesh - Contact Number: 9515160064. Email id: info@bankauctoins.in/adesh@bankauctoins.in before submitting any bid.

Place: Surat
Sd/- (Pramod Jadhav) Authorized Officer, Pegasus Assets Reconstruction Private Limited,
Date: 19.12.2024
Acting in its capacity as the Trustee of the PEGASUS 2023 Trust 10

AUTHUM AUTHUM INVESTMENT & INFRASTRUCTURE LIMITED
Regl. Off. : 707, Raheja Centre, Free Press Journal Road, Nariman Point, Mumbai-21.
Ph. : 6747 2117 Fax: 6747 2118 E-mail: info@authum.com

DEMAND NOTICE

Whereas the borrowers/co-borrowers/guarantors/mortgagors mentioned hereunder had availed the financial assistance from Authum Investment & Infrastructure Limited ("AILL") (Resulting Company pursuant to the demerger of lending business from Reliance Commercial Finance Limited ("RCFL") to AILL vide NCLT order dated 10.05.2024) We state that despite having availed the financial assistance, the borrowers/ guarantors/ mortgagors have committed various defaults in repayment of interest and principal amounts as per due dates. The account has been classified as Non Performing Asset on the respective dates mentioned hereunder, in the books of AILL in accordance with the directives relating to asset classification issued by the National Housing Bank, consequent to the Authorized Officer of AILL under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 & in exercise of powers conferred under Section 13(12) read with Rule 3 of Security Interest (Enforcement) Rules, 2002 issued Demand Notices on respective dates mentioned herein below under Section 13(2) of SARFAESI Act, 2002 calling upon the following borrowers/guarantors/mortgagors to repay the amount mentioned in the notices together with further interest at the contractual rate on the amount mentioned in the notices and incidental expenses, cost, charges etc. until the date of payment within 60 days from the date of receipt of notices. The notices issued to them on their last known addresses have returned un-served and as such they are hereby informed by way of public notice.

Sr. No.	Loan No. / Name Of The Borrower / Address	Co-Borrower And Guarantor Name Director Name	NPA DATE	Date Of Demand Notice	Outstanding Amount	Loan Amount
1	RHAHSUR00017042 / KHUMANSINGH H RATHORE, P/No.46(As Per Site)/P/No.49(As Pr Pin) Sahaj Row House Nr Mansarovar Heights Kadodara Main Road Puna Patiya Magob SuratGujarat-395010	Govind Singh Darjawat	02-09-2024	05-12-2024	Rs. 22,32,979/- (Rupees Twenty Two Lakh Thirty Two Thousand Nine Hundred Seventy Nine Only)	Rs. 24,50,000/- (Rupees Twenty Four Lakh Fifty Thousand Only)
2	RHAHSUR00036947 / KISHORBHAI D MENDAPARA, No.502 5th Flr Bldg No.c Apple Heights B/S.platinum Point Nrcng Pump Sudama Chowk Surat Gujarat-394101	Heena C Mendpara	04-09-2024	05-12-2024	Rs. 21,49,409/- (Rupees Twenty One Lakh Forty Nine Thousand Four Hundred Nine Only)	Rs. 22,00,000/- (Rupees Twenty Two Lakh Only)

Description Of The Mortgage Property:- All The Piece And Parcels Of P/No.46 (As Per Site) P/No.49 (As Pr Pin) Sahaj Row House Nr Mansarovar Heights Kadodara Main Road Puna Patiya Magob Surat Gujarat-395010 Bounded As Side: North : Boundary Line Of Society, South : Internal Road, East : Plot No.47, West : Plot No.45.

Description Of The Mortgage Property:- All The Piece And Parcels Of No.502 5th Flr Bldg No.c Apple Heights B/S.platinum Point Nrcng Pump Sudama Chowk Surat Gujarat-394101. Boundaries As Side East : Margin, West : Flat No. 501, North : Int. Road & Garden, South : Entry & Passage.

In the circumstances as aforesaid, the notice is hereby given to the above borrowers, co-borrowers and/or their guarantors (where ever applicable) to pay the outstanding dues as mentioned above along with future interest and applicable charges within 60 days from the date of the publication of this notice failing which further steps will be taken after the expiry of 60 days of the date of this notice against the secured assets including taking possession of the secured assets of the borrowers and the mortgagors under Section 13(4) of Securitization and Re-construction of Financial Assets and Enforcement of Security Interest Act, 2002 and the applicable rules there under.

Please note that under Section 13 (13) of the said Act, no Borrower shall, transfer by way of sale, lease or otherwise any of his secured assets referred to in the notice, without prior written consent of the secured creditor.

Date : 19.12.2024 Place: Gujarat
Authorized Officer, Authum Investment & Infrastructure Limited

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED
Corporate Office: 55-56, 5th Floor, Free Press House, Nariman Point, Mumbai-400021.
Regd. Office: 507, Datamal 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 4 (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 28.03.2023 under the provisions of the SARFAESI Act, 2002, are being sold along with all known and unknown liabilities on 23.01.2025.

The Authorized Officer of Jana Bank has taken physical possession of the below described secured assets being immovable property on 18.05.2023 under the provisions of the SARFAESI Act and Rules thereunder and handed over the possession to Pegasus 2023 Trust 4 ("Pegasus").

The details of Auction are as follows:

Name of the Borrower(s), Co-Borrower(s) and Guarantor(s) and Mortgagor(s)	a) Nagendra Sadhuprasad Parmar b) Poonamdevi
Outstanding Dues for which the secured assets are being sold:	Rs.18,76,912.50 (Rupees Eighteen Lakh Seventy Six Thousand Nine Hundred Twelve and Fifty Paise Only) as on 17-12-2024 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 18-12-2024 till the date of payment and realization.
Details of Secured Asset being Immovable Property which is being sold	Mortgaged by: Nagendra Sadhuprasad Parmar and Poonamdevi All that piece and parcel the immovable property being Flat No.H/504 of Block No.H on 5th Floor, admeasuring about 38.83 Sq.mtrs., Construction area and undivided share of land admeasuring about 14.468 Sq.mtrs., in the scheme known as "SAMOR RESIDENCY" Situated at Mouje Vatva, Tal. Vatva, Dist. Ahmedabad on land bearing Amalgamation Survey No.411/1 (Survey No.411/1, 412 & 413/2) of T.P. Scheme No.79 of Final Plot No.61/3 in the Registration Sub-District and District Ahmedabad-11 (Aslali).
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs.7,84,000/- (Rupees Seven Lakh Eighty Four Thousand Only)
Earnest Money Deposit (EMD):	Rs.78,400/- (Rupees Seventy Eight Thousand Four Hundred Only)
Claims, if any, which have been put forward against the property and other dues known to Secured creditor and value	Not Known
Inspection of Properties:	On 06.01.2025 from 11.00 A.M. to 03.00 P.M.
Contact Person and Phone No:	Ms. Shilpa Dalvi - Sr. Manager - Mob. No.9920563583 Mr. Nilesh More - Sr. Manager - Mob. No.9004722468 Mr. Pramod Jadhav - Sr. Manager - Mob. No.9923680690
Last date for submission of Bid:	22.01.2025 till 04:00 P.M.
Time and Venue of Bid Opening:	E-Auction/ Bidding through website (www.foreclosureindia.com) (https://bankauctoins.in) on 23.01.2025 from 12.00 Noon to 01.00 P.M.

This publication is also a Thirty (30) days' notice to the aforementioned Borrowers/Co-Borrowers/Guarantor(s