

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED
 Corporate Office: 55-56, 5th Floor, Free Press House, Nariman Point, Mumbai-400021.
 Regd. Office: 507, Damalva Road, Jambhal Bajaj Road, Nariman Point, Mumbai-400021.

PUBLIC NOTICE FOR SALE BY E-AUCTION
Sale of Immovable Properties under the Securitisation 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 Mortgagee(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 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 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 08.06.2024 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 Mortgagee(s):	a) Suresh Kumar Purohit b) Jamanaben Sureshkumar Rajpurohit
Outstanding Dues for which the secured assets are being sold:	Rs.58,80,466.00 (Rupees Fifty Eight Lakh Eighty Thousand Four Hundred Sixty Six And Six 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: Suresh Kumar Purohit: All that piece and parcel of immovable property being a Shop No.C/5 admeasuring around 270 Sq.ft., i.e. 25.09 Sq.mtrs., on Ground Floor in the Society known as "SHREEJI CO. OP HOUSING SOCIETY LTD", of the scheme known as "VAJENDRA PARK", situated on the land of Survey No.224/A+B T.P Scheme No.21, F.P.No.137/2 Paiki of Mouje/ Village Motera, Taluka Sabarmati, Sub Dist. and Dist. Ahmedabad.
Reserve Price below which the Secured Asset will not be sold (In Rs.):	Rs.71,28,000/- (Rupees Seventy One Lakhs Twenty Eight Thousand Only)
Earnest Money Deposit (EMD):	Rs.7,12,800/- (Rupees Seven Lakh Twelve Thousand Eight 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 06.01.2025 from 11.00 AM to 03.00 P.M.
Contact Person and Phone No:	Ms. Shilpa Dahi - Sr. Manager - Mob. No.9920563583 Mr. Nilesh More - Sr. Manager - Mob. No.9004722468 Mr. Pramad 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://bankauctions.in) on 23.01.2025 from 11.00 A.M. to 12.00 Noon.

This publication is also a Thirty (30) days' notice to the aforementioned Borrowers/ Co-Borrowers/ Guarantor(s) and Mortgagees 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://bankauctions.in>) or contact service provider M/s. 4 Closure, Mr. Uttkarsh Adesh - Contact Number: 9515160064. Email id: info@bankauctions.in/ adesh@bankauctions.in before submitting any bid.

Place: Ahmedabad Sd/- (Pramad 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

LIC Housing Finance Limited
 Ahmedabad Back Office: Shop No. 207-210, Span Trade Center, II Floor, Paldi, Ahmedabad - 380006, Gujarat

POSSESSION NOTICE (For immovable property)

WHEREAS, the undersigned being the Authorized Officer of LIC Housing Finance Ltd. (LICHL) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act) and in 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 calling upon the borrower (s) /Guarantor(s) cum mortgagee to repay the amount mentioned in the notice and interest thereon within sixty days from the date of receipt of the said notice.

The borrower (s) /Guarantor(s) having failed to repay the amount, notice is hereby given to the borrower (s) and Guarantor and the public in general that the undersigned has taken **SYMBOLIC POSSESSION** of the property described herein below in exercise of powers conferred under Section 13(4) of the said Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002.

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

The borrower(s) and Guarantor 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 LIC Housing Finance Ltd. (LICHL) for an amount as mentioned herein + future interest and other charges and interest thereon.

Sr. No.	Name of Borrower/Co-borrower/ Mortgagee/Guarantor & Loan A/c No.	Description of Secured Asset (Immovable Property)	Demand Notice Date and Amount	Date of Possession
1	Mr Bharatkumar Bavchandbhai Bavadiya (Borrower) and Mr Maheshbhai Bavchandbhai Bavadiya (Co-Borrower), Loan account no. 611500008913	ALL THAT PART AND PARCEL OF THE PROPERTY CONSISTING OF Plot No.12, Gokuldham Row House, Survey No. 385/2, Block No. 376, Behind C.B.S. Public School, Nansad Road, Moje - Kamrej, Taluka - Kamrej, Dist - Surat -394180	Rs. 21,90,410.12/-	13-12-2024
2	Mr. Jaysukhbhai Bhimjibhai Babariya (Borrower), Mrs. Bindiyaben Jaysukhbhai Babariya (Co-Borrower) Loan account no. 611500002516	ALL THAT PART AND PARCEL OF THE PROPERTY CONSISTING OF Flat No. J/404, Fourth Floor, Building No. J. Vraj Darshan Residency, Survey No. 17/1, Block No. 39, T.P.S. No. 21, F.P. No. 5, Sub Plot No. 1, Opp. Hanrikishna Export Cricket Ground, Moje - Simada, Dist - Surat -395006	Rs. 32,53,236.34/-	13-12-2024
3	Mr. Dhirubhai Dharamshibhai Patel (Borrower), Mr. Hardikbhai Dhirubhai Durgani (Co-Borrower). Loan account no. 611500002636	ALL THAT PART AND PARCEL OF THE PROPERTY CONSISTING OF Flat No. B/704, Seventh Floor, Building No. B. Vaishnodevi Blue Bells, Block No. 85, Survey No. 71, T.P.S. No. 30, F.P. No. 46, Opp. Vaishnodevi Township, Moje - Vankala, Dist - Surat -395005	Rs. 33,73,558.84/-	13-12-2024
4	Mr. Ashokbhai Nanubhai Solanki (Borrower). Loan account no. 612700001396	ALL THAT PART AND PARCEL OF THE PROPERTY CONSISTING OF Plot No. 355, Shubhmandini Residency Vibhag - 2, Block No. 250/A, 250/B, 251, 252, 253, 255/A, 255/B, (New Block No. 250/A), Dunga Road, Moje - Derod, Taluka - Kamrej, Dist. - Surat -394180	Rs. 10,62,104.11/-	13-12-2024
5	Mr. Haribhai Zaverbhai Hirpara (Borrower). Loan account no. 612700002429	ALL THAT PART AND PARCEL OF THE PROPERTY CONSISTING OF Plot No. 118 (as per Approved Plan Plot No. A/118), Shree Rudra Residency, Survey No. 287+291/1+288+292 +293+294), Block No. 242, Near Anand Vatika, Moje - Shekhpur, Taluka - Kamrej, Dist - Surat -394150	Rs. 7,64,048.65/-	13-12-2024
6	Mr. Nileshbhai Govindbhai Bhisara (Borrower). Loan account no. 612700002683	ALL THAT PART AND PARCEL OF THE PROPERTY CONSISTING OF Plot No. 225, Shubh Global Village, Block No. 32, Survey No. 41 & 42, Near Dhara Residency, Canal Road, Moje - Velanaja, Taluka - Kamrej, Dist - Surat -394150	Rs. 5,81,323.17/-	13-12-2024
7	Mrs. HEMABEN H KAPURIA (Borrower), Mr SAURABH H KAPURIA (Co-Borrower) Loan account no. 612700003879	ALL THAT PART AND PARCEL OF THE PROPERTY CONSISTING OF FLAT NO. 1204, 12TH FLOOR, TYPE-A, BUILDING NO. C, VAISHNODEVI SKY (BLOCK NO. 100 & 100/B, R.S. No. 86/1 & 86/3), VILL. VANAKLA, TAL. CHORYASI, DIST. SURAT, GUJARAT	Rs. 38,55,001.69/-	13-12-2024
8	Mr. Narendrakumar Kalubhai Ganganani (Borrower), Mrs. Pinalben Narendrabhai Ganganani (Co-Borrower). Loan account no. 612700005265	ALL THAT PART AND PARCEL OF THE PROPERTY CONSISTING OF Flat No. E-7/502, Fifth Floor (as per Approved Plan Fourth Floor), Building No. E-7, Opera Palace, Survey No. 135, Block No. 331/A, 331/B/1, 331/C, New Block No. 331/A, T.P.S. No. 47, O.P. No. 89/A, F.P. No. 89/A, Opp. Siddhivinayak Industrial Estate, Laskana - Kholvad Road, Moje - Kholvad, Taluka - Kamrej, Dist - Surat -394190	Rs. 14,00,507.96/-	13-12-2024

Date: 19-12-2024 Place: Gujarat Sd/- Authorized Officer LIC Housing Finance Limited

ELECTRONICA FINANCE LIMITED
 Audumbar, Plot No.181A, Erandwane, Dr. Kulkar Road, Pune 411004, Maharashtra, India

DEMAND NOTICE

Demand Notice Under Section 13 (2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("Rules"). Whereas the undersigned being the Authorized Officer of Electronica Finance Limited (EFL) under the Act and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Rules already issued demand notice dated below against Section 13(2) of the Act, calling upon the Borrower(s)/Co-Borrower(s)/ Guarantor(s) (all singularly or together referred to "Obligors"/Legal Heir(s)/Legal Representative(s)) listed hereunder, to pay the amount mentioned in the respective Demand Notice, within 60 days from the date of the respective Notice, as per details given below. Copies of the said Notices are served by Registered Post A.D. and are available with the undersigned, and the said Obligors/Legal Heir(s)/Legal Representative(s) may, if they so desire, collect the respective copy from the undersigned on any working day during normal office hours.

In connection with the above, Notice is hereby given, on the said Obligors/ Legal Heir(s)/Legal Representative(s) to pay to EFL, within 60 days from the date of the respective Notice, 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 Obligors/ Legal Heir(s)/Legal Representative(s) in relation to the said Secured Asset(s) has been mortgaged to EFL by the said Obligors/ Legal Heir(s)/Legal Representative(s) respectively.

Sr. No.	Loan A/c No.	Name of the Obligor(s)/ Legal Heir(s)/Legal Representative(s)	Total Outstanding Dues (Rs.) as on below date*	Date of Demand Notice & Date of NPA.
1.	APPL00058493 / LOAN00005022869	1. Shaktantaban Ranjitsinh Desai (Borrower) 2. Jankishinh Ranjitsinh Desai (Co-Borrower) 3. Jankishinh Ranjitsinh Desai (Co-Borrower) All Add-Nishal Faliya, Chikhli, Surat, Chikhli Durgar, Gujarat, 394320.	Rs. 4,77,941/- (Rs. Four Lakhs Seventy Seven Thousand Five Hundred Forty One Only) as on 09/12/2024	12-12-2024 09-10-2024
Details of Property: All that Piece and Parcel of Immovable Property bearing House No. 483, Area Admeasuring 1944.00 Sq.Fts equivalent 180.79 Sq.mtr. along with construction admeasuring 97.65 Sq.mtr and adjoin Wado admeasuring 83.14 Sq.Mtr together with undivided proportionate share undermeath land Situated on "Nishal Faliya" of Moje Village Chikhli(Gamta), Sub District - Kamrej, District - Surat. Surrounded by Boundaries: East - Adj. Public Road, North: Adj. Public Road, North: Adj. House of Jigneshbhai, West: Adj. Wado, South: Adj. Property No.478 (House of Hareeshbhai Rathod)				
2.	APPL00076772 / LOAN00005022439	1. Bhabhalal Ramnabhai Parmar (Borrower) 2. Savitaben Ramnabhai Parmar (Co-Borrower) Both Add- Radhapura Shil, Anand Shil Gujarat-388210	Rs. 3,32,899/- (Rs. Three Lakhs Three Thousand Eight Hundred Ninety Nine Only) as on 09/12/2024	17-12-2024 05-11-2024
Details of Property: All that Piece and Parcel of Immovable Property bearing Non Agricultural Plot of land Property No. 1130/2, Area Admeasuring 490 Sq.Ft. Moje Shil, Umreth District & Sub District Umreth & D/o Anand, Gujarat. Surrounded by Boundaries: East: House of Rajubhai, North: House of Jashtibhai, West: Public Road, South: House of Gordharibhai				
3.	APPL00095262 / LOAN00005023977	1. Bharatkumar Andarsinh Chavda (Borrower) 2. Daxaben Bharatkumar Chavda (Co-Borrower) Both Add- Near Dudi Mandali, Sukhni, Muvaadi, Sanal, Samal, Thakra, Kheda, Thakra, Gujarat, 388250	Rs. 3,42,874/- (Rs. Three Lakhs Forty Two Thousand Nine Hundred Seventy Four Only) as on 12/12/2024	13-12-2024 05-12-2024
Details of Property: All that Piece and Parcel of Immovable Property Bearing Property No. 388, (Serial No. 387) Area Admeasuring 1000.00 Sq.Ft. Length 50 Feet & Width 20 Feet) Moje Gram Samal, Situated in Sukhi Na Muvaadi District- Kheda, Sub District- Galleherwad, Surrounded by Boundaries: East: Property of Rangishinh Jagdish Chavda, North: Public Road, West: H o u s e o f Chitraashin Dalsinh Chavda, South: Property of Rajbhansinh Bharatish Chavda				
4.	APPL0004729 / LOAN00005022139	1. Govindbhai Mohanbhai Churnar (Borrower) 2. Poonaben Govindbhai Churnar (Co-Borrower) Both Add- Ful Lashkar, Navarin Cinema Pase, Khambhat, Ful Lashkar, Navarin Cinema Pase, Khambhat, Anand, Kheda Gujarat-388620, India	Rs. 55,95,966/- (Rs. Five Lakhs Fifty Nine Thousand Nine Hundred Fifty Six Only) as on 12/12/2024	16-12-2024 05-11-2024
Details of Property: All that Piece and Parcel of Immovable Property bearing Revenue Survey No. 105/2, N A Land Paiki Plot No. 46, Admeasuring 412.50 Sq. Feet. (Length 33 Feet Width 12.50 Feet) Admeasuring 38.33 Sq.Mtrs. District Anand, Sub District Khambhat, Moje Gram Khambhat, within the limits of Gujarat. Surrounded by Boundaries: East: Plot No.46, North: Margin Space Then Plot No. 4, West: Plot No.47, South: 0.9 Meter Road				
5.	APPL0001087 / LOAN00005030400	1. Manojbhai Chandubhai Churnar (Borrower) 2. Minaben Manojbhai Churnar (Co-Borrower) Both Add- Ramnagar Mahadevan Mandir, Pase Khambhat Dist Anand, Gujarat, 388620.	Rs. 4,85,995/- (Rs. Four Lakhs Eighty Five Thousand Nine Hundred Ninety Five Only) as on 12/12/2024	17-12-2024 05-11-2024
Details of Property: All that Piece and Parcel of Immovable Property Bearing Revenue Survey No. 88/a/3 Paiki Plot No. 7, Area Admeasuring 56.00 Sq.mtrs. Moje Khambhat Tal. Khambhat Dist- Anand, Gujarat. Surrounded by Boundaries: East: Property of Plot No.8, North: Road Then Property of Plot No.3/4, West: Property of Plot No.6, South: Property of Plot No.11				
6.	APPL0001417 / LOAN00005009676	1. Nilinkumar Kanubhai Valmik (Borrower) 2. Shobhaben Kanubhai Valmik (Co-Borrower) Both Add- Telno Boudhi, Anand, Gujarat, 388620	Rs. 2,74,830/- (Rs. Two Lakhs Seventy Four Thousand Eight Hundred Thirty Only) as on 12/12/2024	12-12-2024 05-11-2024
Details of Property: All that Piece and Parcel of Immovable Property Bearing Gram Panchayat Property No. 888 & 883/1, Area Admeasuring 35.75 Sq. Feet & Width 10 Feet 1 Situated in Vaghriya Taluka, Moje Boudhi, Tal. Tarapur, Dist. Anand, Gujarat. Surrounded by Boundaries: East: Public Road, North: Property of Dineshbhai Khodabhai, West: Public Road, South: Property of Kanubhai Khodabhai				
7.	APPL00105087 / LOAN00005035513	1. Parmar Ajaybhai Babubhai (Borrower) 2. Payalben Ajaybhai Parmar (Co-Borrower) 3. Babubhai Gotabhai Parmar (Co-Borrower) All Add- 288 Bhagomai Opp. Chabutri, Dumral, Kheda, Gujarat, 387355.	Rs. 3,54,983/- (Rs. Three Lakhs Fifty Four Thousand Nine Hundred Eighty Three Only) as on 12/12/2024	13-12-2024 05-11-2024
Details of Property: All that Piece and Parcel of Immovable Property. Bearing Gram Panchayat Property No. 339 (Serial No. 400), Area Admeasuring 375.00 Sq. Feet (Length 25 Feet & Width 15 Feet) Situated in Moje, Dumral, Tal. Nadad, District- Kheda, within the limits of Gujarat. Surrounded by Boundaries: East: Public Road, North: House of Kharbhai Ashokbhai, West: Open Space, South: House of Maganbhai Parmar				
8.	APPL0007453 / LOAN00005020210	1. Prabhakarbhai Ruplabhai (Borrower) 2. Ramilaben Prabhakarbhai Patel (Co-Borrower) Both Add- Nishal Faliya, Gangadiya, Surat, Gujarat-396510	Rs. 2,52,855/- (Rs. Two Lakhs Fifty Two Thousand Eight Hundred Fifty Five Only) as on 09/12/2024	17-12-2024 05-11-2024
Details of Property: All that Piece and Parcel of Immovable Property bearing House No. 104/2 Area Admeasuring 1066.00 Sq. Ft. (26 x 41) Equivalent 99.03 Sq. mtr. Situated on Nishal Faliya, of Moje, Village - Gangadiya (Gamta), Sub District Mahuva, District - Surat. Surrounded by Boundaries: East: Road, North: House No. 104/1, West: Open Land, South: Open Land				
9.	160540 / 212_1058518_20_21_58_1	1. Pragmeshbhai Manubhai Bhoi (Borrower) 2. Manubhai Bhavanbhai Bhoi (Co-Borrower) 3. Jyotsnaben Pragmeshbhai Bhoi (Co-Borrower) 4. Somabhai Bhavanbhai Bhoi (Co-Borrower) All Add- 353/2 Bhoi Vago - D/o Salun Darwaja, Nadiad, Dist- Kheda- 387001	Rs. 4,23,929/- (Rs. Four Lakhs Twenty Three Thousand Nine Hundred Twenty Nine Only) as on 12/12/2024	13-12-2024 06-10-2022
Details of Property: All that Piece and Parcel of Immovable Property bearing City Survey No. 2638/1, Sheet No. 129/97, Area Admeasuring 28.05 Sq. Meter, Paiki property No. 353/2, Nadiad Nagar Situated in Bhoi Vas Moje, Nadiad, Tal. Nadiad, Dist. Kheda. Surrounded by Boundaries: East: Public Road, North: Property of Babubhai Ranchhodabhai Bhoi, West: Property of Somabhai Bhavanbhai Bhoi, South: Property of Bhubhai Dahyabhai Bhoi				
10.	APPL00076138 / LOAN00005025482	1. Rakeshbhai Ishvarbhai Vaghela (Borrower) 2. Kusumben Rakeshbhai Vaghela (Co-Borrower) Both Add- Vijaynagar Chakasi Nadiad Kheda, Gujarat 387315	Rs. 3,32,478/- (Rs. Three Lakhs Thirty Two Thousand Four Hundred Seventy Eight Only) as on 12/12/2024	16-12-2024 05-11-2024
Details of Property: All that Piece and Parcel of Immovable Property Bearing Chakasi Nagarpalika Temnet No.1066/75231/1, Area Admeasuring 600 Sq.Ft. (length 40 Feet & width 15 Feet) Moje Gram Chakali, Situated in Vijaynagar, District- Kheda, Sub District- Nadiad, Surrounded by Boundaries: East: House of Pratikbhai, North: Open Plot, West: House of Salishbhai, South: Road				
11.	APPL00143646 / LOAN00005044996	1. Rameshbhai Nagjibhai Beldar (Borrower) 2. Nareshbhai Nagjibhai Beldar (Co-Borrower) 3. Hanshaben Rameshbhai Beldar (Co-Borrower) All Add- ODE Fal Koth Ahmedabad, Gujarat, 382240.	Rs. 2,01,887/- (Rs. Two Lakhs One Thousand Eight Hundred Eighty Seven Only) as on 12/12/2024	17-12-2024 05-10-2024
Details of Property: All that Piece and Parcel of Immovable Property Bearing Property No. 4158 (Old No.3147), Area Admeasuring 375.00 (length 25 Feet & Width 15 Feet) Sq.mtrs., Dist Dhokla, Moje Gram Koth, Situated in Grampanchayat, State Gujarat, Surrounded by Boundaries: East: Property of Nareshbhai Nagajibhai, North: Property of Brupabhai Ragi, West: Dharmashala, South: Property of Manubhai Chhaganbhai				
12.	116452 / 171_930826_2019_51_1	1. Rohit Mukesh Chandubhai (Borrower) 2. Rohit Sangitaben Mukeshbhai (Co-Borrower) 3. Rohit Chandubhai (Co-Borrower) 4. Rohit Nandaben (Co-Borrower) 5. Rohit Nareshbhai (Co-Borrower) All Add- 943 Rohitwas - Vansol - Tal. Umreth, Dist-Anand, Nadiad, Gujarat- 387115	Rs. 2,10,601/- (Rs. Two Lakhs Ten Thousand Six Hundred One Only) as on 09/12/2024	12-12-2024 06-12-2023
Details of Property: All that Piece and Parcel of Immovable Property Gram Panchayat Property No. 1373, Admeasuring Area 396 Sq. Ft. Survey No. 631+2+3+4 Paiki Situated Moje Vansol, Tal Umreth, Dist. Anand. Surrounded by Boundaries: East: Road, North: Property of Manubhai Parshotambhai, West: Open Land, South: Property of Anvindhini Magalbhai				
13.	APPL00044699 / LOAN000050518090	1. Santosh Kumar Gayaprasad Avasthi (Borrower) 2. Sadhana Suraj Avasthi (Co-Borrower) Both Add- 310 Shiv Residency Street Nivas Kadodara, varrell Surat Gujarat 394327	Rs. 3,46,093/- (Rs. Three Lakhs Forty Six Thousand Ninety Three Only) as on 09/12/2024	17-12-2024 05-11-2024
Details of Property: All that Piece and Parcel of Immovable Property All right title and interest of land bearing Flat No. 310, Bull up Area Admeasuring 31.59 Sq. mtr., on 3rd floor of Sub Plot No. 156 to 158 Total Admeasuring 415.64 Sq.mtrs together with undivided proportionate share undermeath land C.O.P admeasuring 170.35 Sq.mtr which known as "Shiv Residency" Situated on land bearing Revenue Survey No. 102/1, 102/2 and it's Block No. 104 and 105 Paikes of Moje Village - Kadodara, Sub District: Palsana, District: Surat. Surrounded by Boundaries: East: Adj Open Land, North: Adj Flat No.307, West: Adj Passage And Flat No.306, South: A d j Stair And Flat No.301				
14.	APPL00106720 / LOAN00005036540	1. Sanjaykumar Kanubhai Parmar (Borrower) 2. Kanubhai Prabhatsinh Parmar (Co-Borrower) 3. Gitaben Kanubhai Parmar (Co-Borrower) Both Add - Rohitwas, Vankar Vas Dhanwada, Ahmedabad, Bavia, Bavia 382220	Rs. 4,43,809/- (Rs. Four Lakhs Forty Three Thousand Eight Hundred Nine Only) as on 12/12/2024	16-12-2024 05-09-2024
Details of Property: All the Piece and Parcel Immovable Property Bearing Property No. - 466/4 Admeasuring 1050 Sq. Feet (Length 35 Feet & Width 30 Feet), Dist - Ahmedabad Sub Dist: Bavia Moje Gam -Dhanwada, Situated in Gram Panchayat within the state of Gujarat Surrounded by Boundaries - East- Property Of Laljabhai, North-Property Of Gababhai, West- Property Of Kanubhai, South-Property Of Chhotabhai				

*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 Obligors shall fail to make payment to EFL as aforesaid, then EFL 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 Obligors/Legal Heir(s)/Legal Representative(s) as to the costs and consequences. The said Obligors/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 EFL. Any person who contravenes or abets contravention of the provisions of the Act or Rules made thereunder shall be liable for imprisonment and/or penalty as provided under the Act.

Date: 19.12.2024 Place: Gujarat Sd/- Authorized Officer Electronica Finance Limited

IDFC FIRST Bank Limited
 (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) | CIN : L65110TN2014PLC097792
 Registered Office: - KRM Towers, 8th Floor, Harrington Road, Chetpet, Chennai- 600031.
 Tel : +91 44 4564 4000 | Fax: +91 44 4564 4022

NOTICE UNDER SECTION 13 (2) OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

The following borrowers and co-borrowers availed the below mentioned secured loans from IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC FIRST Bank Limited) The loans of the below-mentioned borrowers and co-borrowers have been secured by the mortgage of their respective properties. As they have failed to adhere to the terms and conditions of the respective loan agreements and had become irregular, their loan were classified as NPA as per the RBI guidelines. Amounts due by them to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC FIRST Bank Limited) are mentioned as per respective notices issued more particularly described in the following table and further interest on the said amounts shall also be applicable and the same will be charged as per contractual rate with effect from their respective dates.

Sr No.	Loan Account No.	Type of Loan	Name of borrowers and co-borrowers	Section 13 (2) Notice Date	Outstanding amount as per Section 13 (2) Notice
1	103851578 & 103837714	Home Loan	1. Chauhan Arjunsinh Ramesh 2. Anjalben Arjunsinh Chauhan 3. Chauhan Manojkumar Arjunsinh	30.11.2024	INR 91,91,96.93/-
Property Address : All That Piece And Parcel Of Flat No. 701, Admeasuring 50.88 Sq. Mtrs (carpet Area) On 7th Floor, Block No. A, In The Scheme Known As "Vibrant Residency", Situated At Block No. 99/1, TPS No. 75, Pp No. 38, Moje, Multhiya, Taluka - Asarva, Dist. & Sub District: Ahmedabad, Gujarat-382330, And Bounded As: East : Flat No. A-704, West : Society Margin Area, North : Flat No. A-702, South : 40 Feet Road					
2	121634478	Home Loan	1. Kanzariya Bhavesh Dayarambhai 2. Kanzariya Manoj Dayarambhai	27.11.2024	INR 16,82,065.57/-
Property Address : All That Piece And Parcel Of Immovable Properties Being The Residential House Lying On City Survey No. 21/paiki, Area 69.23 Sq. Mtr. of City Survey Word No. 01 Of Dhrangadhra Within The Limits Of Dhrangadhra, "Narshipara", District: Surendranagar, Gujarat-363310, And Bounded As: East : Road, West : Remaining Part Of City Survey No. 21 Which Side Wall Is Common, North : Property Lying On City Survey No. 20 Which Side Wall Is Common, South : Property Lying Survey No. 22 Which Side Wall Is Common					
3	48431440	Loan Against Property	1. Mukeshbhai Govindbhai Bharvad 3. Kalishaben Mukeshbhai Bharvad 4. Raniben Bharvad 5. Govindbhai Bharvad	27.11.2024	INR 2,33,051.24/-
Property Address : All That Piece And Parcel Of Property No. 309, Admeasuring 630 Sq. Ft. At Bharvad Vas, Sayla, Tal. Matar, Dist-Kheda, Near Shekhpur Village, Village Sayla, Anand, Gujarat-387520, And, Bounded As: East : After Margin Road, West : Vado, North : Property Of Pujabhai Karanbhai Bharvad, South : Property Of Dahyambhai Karanbhai Bharvad					
4	38143950 & 65456811	Home Loan	1. Rajesh Laxmanbhai Kriplani 2. Kajaben Laxmanbhai Kriplani 3. Laxmanbhai Jamanadas Kriplani	27.11.2024	INR 12,29,439.97/-
Property Address : All That Piece And Parcel Of Immovable Properties Being The Residential House Bearing Dhrangadhra City Survey Ward No. 1, City Survey No. 1327, Land Admeasuring 93.36 Sq. Mts. Having Construction Of House Thereon Within The Limits Of Dhrangadhra Nagarpalika, Situated At Place Known As Swaminarayan Sheri, Nr. Sita Darwaja At Dhrangadhra, Tal: Dhrangadhra, District: Surendranagar Gujarat-363310, And Bounded As: East : Chali, West : Property Bearing City Survey No. 1337, North : Property Of Hiralal Malayshankar Oza Bearing City Survey No. 1328, South : Property Of Dinkarrai					

You are hereby called upon to pay the amounts to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) as per the details shown in the above table with contractual rate of interest thereupon from their respective dates and other costs, charges etc., within 60 days from the date of this publication, failing which the undersigned shall be constrained to initiate proceedings, under Section 13 (4) and section 14 of the SARFAESI Act, against the mortgaged properties mentioned hereinabove to realize the amount due to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited). Further you are prohibited under Section 13 (13) of the said Act from transferring the said secured assets either by way of sale/lease or otherwise.

Sd/-
 Authorized Officer
 IDFC First Bank Limited
 (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)
 Date : 19.12.2024 Place : Gujarat

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DARED BRANCH :

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES [See proviso to Rule 6 (2) & 8 (6)]

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6 (2) & 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), Mortgagee (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorized Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis for recovery of dues in below mentioned accounts. The details of Borrower(s)/Mortgagee(s)/Guarantor(s)/Secured Assets/Dues/Reserve Price/E