POSSESSION NOTICE
(for immovable property)

Whereas,

The undersigned being the Authorized Officer of **SAMMAAN CAPITAL LIMITED (CIN:L65922DL2005PLC136029)** (formerly known as **INDIABULLS HOUSING FINANCE LIMITED)** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated **25.09.2021** calling upon the Borrower(s) **MANISH GHAMANLAL GHEEWALA AND AMI MANISH GHEEWALA** to repay the amount mentioned in the Notice being **Rs. 27,98,672.46 (Rupees Twenty Seven Lakhs Ninety Eight Thousand Six Hundred Seventy Two and Paise Forty Six Only)** against Loan Account No. **HLAPSUR00341865** as on **25.06.2021** and interest thereon within 60 days from the date of receipt of the said Notice.

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 described herein below in exercise of powers conferred on him under Sub-Section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on **22.02.2025**.

The Borrower(s) 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 **SAMMAAN CAPITAL LIMITED** (formerly known as **INDIABULLS HOUSING FINANCE LIMITED) for an amount of Rs. 27,98,672.46 (Rupees Twenty Seven Lakhs Ninety Eight Thousand Six Hundred Seventy Two and Paise Forty Six Only)** as on **25.06.2021** and interest thereon.

The Borrowers' 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.

DESCRIPTION OF THE IMMOVABLE PROPERTY

SHOP NO.110, 1ST FLOOR, SILVER POINT, NEAR GALAXY CIRCLE, SURAT, GUJARAT – 395009.

Sd/-
Date : 22.02.2025 **Authorised Officer**
Place : SURAT **SAMMAAN CAPITAL LIMITED**
(FORMERLY KNOWN AS INDIABULLS HOUSING FINANCE LIMITED)

AU SMALL FINANCE BANK

Registered Office: 19-A Dhuleshwar Garden, Jaipur, Rajasthan, India, 302001.
www.aubank.in

LOAN AGAINST GOLD - AUCTION NOTICE ON "AS IS WHERE IS" BASIS

The below mentioned borrower/s have been issued notices to pay their outstanding amounts towards the loan against gold facilities availed from AU Small Finance Bank Limited ("Bank"). Since the borrower/s has/have failed to repay his/their dues, we are constrained to conduct an auction of pledged gold items/articles on **04 MAR 2025** between **11:00 AM – 3:00 PM** (Time) at below mentioned branches according to the mode specified therein. In the case of deceased borrowers, all conditions will be applicable to legal heirs. Please note that in the event of failure of the above auction, the bank reserves its right to conduct another auction without prior intimation.

E-Auction Branch Details (E-auction will be conducted by using Weblink - https://gold.samil.in)

AHMEDABAD- PRAHLADNAGAR - 24660001222793 24660001454945 | **ANAND - NEAR TOWN HALL** - 24660001205845 | **ANKLESHWAR** - 24660001195782 | **BALASINOR** - 24660001158323 24660001240788 24660001261448 | **BARODA - KARELIBAGH** - 24660001259873 24660001275002 | **BAYAD** - 24660001154750 24660001164081 24660001164651 24660001168454 24660001174582 24660001184773 24660001196480 24660001202511 24660001227394 24660001240988 24660001274794 24660001282868 24660001419873 24660001637932 | **BHARUCH - SHEVASHRAM ROAD** - 24660001152964 24660001165119 24660001170159 24660001172655 24660001195742 24660001208530 24660001209868 24660001214698 24660001219169 24660001262026 24660001379716 24660001508525 24660001747414 | **BODELI** - 24660001204087 24660001260970 24660001825748 | **BORSAD - ANAND CHOWKDI** - 24660001193965 24660001212262 24660001213770 24660001270091 24660001408004 24660001754441 | **CHHOTA UDAIPUR** - 24660001149590 24660001153082 24660001206164 24660001213470 24660001221864 24660001244381 24660001246247 24660001261348 | **CHIKHALI-KHERGAM ROAD** - 24660001156366 24660001208280 24660001219259 24660001258934 24660001332415 24660001792398 | **DEESA** - 24660001150137 24660001238683 | **DEHGAM** - 24660001181288 24660001207082 24660001253344 | **DEVGADH BARIA** - 24660001152564 24660001153222 24660001175320 24660001197468 24660001198236 24660001250259 | **DHANSURA** - 24660001147894 24660001161106 24660001163903 24660001166327 24660001169132 24660001180370 24660001200364 24660001222763 24660001223361 24660001237704 24660001241456 24660001241926 24660001272087 24660001512367 24660001541392 24660001587634 24660001862497 24660001867318 | **DHOLKA** - 24660001211024 24660001267987 | **DOHAD** - 24660001198806 24660001221004 | **GANDHINAGAR** - 24660001157794 | **GODHRA** - 24660001149260 24660001154070 24660001166237 24660001167855 24660001626353 | **HIMMATNAGAR MEL** - 24660001165169 24660001232514 | **JAMNAGAR - LAL BUNGLOW ROAD** - 24660001147214 24660001149570 24660001149600 24660001150327 24660001152274 24660001157924 24660001158063 24660001158863 24660001170999 24660001176038 24660001182246 24660001199254 24660001211304 24660001215096 24660001231435 24660001232104 24660001256458 24660001261658 24660001268345 24660001269064 24660001270861 24660001271469 24660001272287 24660001274064 24660001274104 24660001319851 24660001584940 24660001621472 24660001691568 | **JHALOD- 2 - MUVADA BUS STOP** - 24660001221544 24660001253034 24660001258134 24660001261938 24660001425041 | **JUNAGADH - ZAANZARDA ROAD** - 24660001212052 24660001225547 24660001231855 24660001238333 24660001874244 | **KALOL - BT MALL** - 24660001181378 24660001246477 | **KARJAN** - 24660001166217 24660001186949 24660001272397 | **KHAMBAT** - 24660001205285 | **LIMBDI** - 24660001172075 24660001203509 24660001206394 24660001225607 24660001226915 24660001241336 24660001259533 24660001271089 24660001273095 | **MAHESANA** - 24660001164691 24660001177226 24660001216844 24660001217463 24660001438086 24660001438216 24660001438376 24660001805186 | **MAHUDHA** - 24660001197398 24660001211974 24660001257786 | **MALPUR** - 24660001149680 24660001170669 | **MEGHRAJ** - 24660001187237 24660001194164 24660001235398 24660001245809 | **MEHSANA - ORBIT MALL** - 24660001147164 24660001266849 24660001272137 24660001272537 24660001373557 | **MODASA** - 24660001154730 24660001177056 24660001182286 24660001194194 24660001198556 24660001207372 24660001218741 24660001219779 24660001225227 24660001237334 | **NAVSARI - SAYAJI ROAD** - 24660001250829 | **PIPLOD** - 24660001159781 24660001181248 24660001192957 24660001205205 24660001222823 24660001223631 24660001224829 24660001231345 24660001237434 24660001254562 24660001259453 24660001476224 24660001930640 | **RAJKOT - RAIYA ROAD** - 24660001161366 24660001166257 24660001167105 24660001167375 24660001183304 24660001192207 24660001205105 24660001224449 24660001246057 | **SHAHERA** - 24660001159571 24660001163993 24660001167305 24660001225237 24660001236486 24660001254722 24660001267547 | **SURAT - ADAJAN** - 24660001161316 24660001173994 24660001178684 24660001198586 24660001256148 24660001257826 | **SURAT - KATARGAM** - 24660001204137 24660001221574 24660001226805 24660001238723 24660001247985 24660001248754 24660001263284 | **TALOD** - 24660001150247 24660001156896 24660001161156 24660001162674 24660001173134 24660001176198 24660001190221 24660001191909 24660001193815 24660001204097 24660001205955 24660001217793 24660001247505 24660001255800 24660001268535 24660001272357 24660001309230 | **TARAPUR** - 24660001173314 24660001193635 24660001195372 24660001232164 24660001758664 | **UMRETH** - 24660001250389 | **VADODARA** - 24660001206114 | **VALLABH VIDYA NAGAR SFB** - 24660001195922 24660001249952 |

Note: The auction is subject to certain terms and conditions mentioned in the bid form, which is made available before the commencement of auction.

Sd/-
Manager
AU Small Finance Bank Limited

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earc

Encore Asset Reconstruction Company Private Limited (Encore ARC)

Encore ARC Corporate Office Address: 5th Floor, Plot No. 137, Sector 44, Gurugram - 122002, Haryana

Rule 8(1) POSSESSION NOTICE

Whereas, The Authorised Officer of Encore ARC under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act, 2002) and in exercise of powers conferred upon him under Section 13(12) of SARFAESI Act, 2002 read with Rule 3 of the Security Interest (Enforcement) Rules 2002, had issued following demand Notice dated **23.11.2024** calling upon borrower **Mrs. . Rajendraba Vikramsinh Jadeja (Borrower and Mortgator) , Mr. Shrirajsinh Vikramsinh Jadeja (Co Borrower), Mrs. Shivangiba Shrirajsinh Jadeja (Co Borrower) and Mr. Vikramsingh Dilawarsinh Jadeja (Co Borrower) and M/s Vimal Tyres Sales and Service (Co Borrower)** to repay the amount mentioned in the notice for the amount of **Rs.1,64,32,445.09 /-** (Rupees One Crore Sixty Four Lacs Thirty Two Thousand Four Hundred Forty Five and Nine Paisa Only) as on 23.11.2024 along with interest at contractual rates till actual repayment/realization, within 60 days from the date of receipt of the said notice.
And whereas, The Encore Asset Reconstruction Company Private Limited acting in its capacity as the trustee of EARC-BANK-030-Trust (Encore ARC) has acquired all rights, titles, interests & guarantees of Indostar Capital Finance Limited in the Financial Asset of Borrower originated by Indostar Capital Finance Limited under section 5 of SARFAESI Act, 2002 vide Assignment Agreement registered on 24.04.2024 (Effective from 30.12.2023)
The borrower, co borrower(s) & mortgagors having failed to repay the amounts, notice is hereby given by the undersigned being the Authorised Officer of Encore ARC, to the borrowers, co borrower(s) & mortgagors and the public in general that the Authorised Officer has taken symbolic possession of the property described herein below in exercise of powers conferred on me under sub-section (4) of section 13 of SARFAESI Act, 2002 read with Rule 8 of Security Interest (Enforcement) Rules, 2002 on this **22nd day of Feb 2025.**
The borrower, co borrower & mortgagors in particulars and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Encore ARC for an amount of **Rs.1,64,32,445.09 /-** (Rupees One Crore Sixty Four Lacs Thirty Two Thousand Four Hundred Forty Five and Nine Paisa Only) as on 23.11.2024 along with interest at contractual rates from 24.11.2024 till actual repayment/realization after adjustment of repayment/realization, if any.
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.

DESCRIPTION OF THE IMMOVABLE PROPERTIES

All that Piece and Parcel of property bearing plot no.18, adm 116.49 sq mtrs equivalent to 139.33 sq yards together with common rights in road and COP, Harinandan Society, Situated on the Land bearing Rev.S.no.49/1, Town Planning Scheme No.15 (Fulpada), O.P.No.44, Final Plot no.45, Near Hirabaug Circle of Village Fulpada, Sub District Taluka Choryasi, District Surat -395008 and Surrounded by : Owned by: Mrs Rajendraba Vikramsinh Jadeja Boundaries : North : Bungalow no.19, South : Society Road, East : Bungalow No.17, West : Society Road

Dated: 22.02.2025 **Authorised Officer**
Place: Surat - Gujarat **Encore Asset Reconstruction Company Private Limited**

HDFC BANK

HDFC Bank Limited, 1st Floor, Aakanksha Building, 10-Vijay Plot Corner, Gondal Road, Rajkot, Gujarat - 360 001.

POSSESSION NOTICE
(For Immovable Property)

Whereas,
The undersigned being the authorized officer of the HDFC Bank Ltd, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(2) read with rule 9 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated **12.11.2024** calling upon the Borrowers **(1) Mr. Bhagabhai Govindbhai Parmar (2) Mr. Ghelabhai Kanabhai Chauhan (3) Liliben Bhagavanbhai Alias Bhagabhai Parmar** and to repay the amount mentioned in the notice being on of **Rs. 52,10,741/-** (Rupees Fifty Two Lakhs Ten Thousand Seven Hundred Forty One only) as on **01.11.2024** within 60 days from the date of receipt on this notice.
The Borrowers having failed to repay the amount, notice is hereby given to the Borrowers 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 under section 13(4) of the said Act read with rule 9 of the said rule on this **Dated 20.02.2025.**
The Borrowers Mortgagor 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 **HDFC Bank Ltd** for an amount of **Rs. 52,27,073/-** (Rupees Fifty Two Lakhs Twenty Seven Thousand Seventy Three only) as on **01.02.2025** in loan account number and interest & other charges are given here under.

Lone Type	Cash Credit-KGC	KISAN SHAKTI - KGC	FDLDOD	Grand Total
Lone A/C No.	50200036829249	50200036832384	502000368300951	
Finance Amt.	1050000	267000	2480000	62000000
Principal Amt.	1053536	3046349	336295	4436180
Interest amt.	182752	527802	80339	790893
Total Outstanding as on Date 01.02.2025	1236288	3574151	416634	5227073

DESCRIPTION OF THE IMMOVABLE PROPERTY

Security Owner	Property Discription	Security Details
Liliben Bhagavanbhai Alias Bhagabhai Parmar	Residencial	Immovable Residential Estate of Mrs. Liliben Bhagvanbhai Parmar Bearing Revenue Survey No. 60 Part Plot No. 28 And 29 Total Land Admeasuring 655-56 Square Meters Situated At Known As Within City Limit Hindorana, Tal. Rajula Dist. Amreli. North: Land Plot No. 13 And 14, South: Land of Lagu Survey No. 256 Part, East : 06-00 Mtrs. Wide Raod, West : 06-00 Mtrs. Wide Raod.
Liliben Bhagavanbhai Alias Bhagabhai Parmar	Residencial	Immovable Residential Estate of Mrs. Liliben Bhagvanbhai Parmar Bearing Revenue Survey No. 60 Part Open Plot No. 6 And 13 Total Land Admeasuring 590-39 Square Meters Situated at Known As Within City Limit Hindorana, Tal. Rajula Dist. Amreli. North : Road, South : Land Of Plot No. 29, East : 06-00 Mtrs. Wide Raod, West : Land Of Plot No. 5 And 14.

Date : 20.02.2025, Place : Rajula **Sd/- Authorized Officer, HDFC Bank Ltd.**

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pnb Housing Finance Limited

Regd: Off:- 9th Floor, Antriksh Bhawan, 22 K.G. Marg, New Delhi-110001. Ph.: 011-23357171, 23357172, 23705414, Web.: www.pnbhousing.com
Branch Office : 2nd Floor, Shiv complex, Opp. Taluka Panchayat office, Veraval Road, Keshod, Junagadh, Gujarat - 362220 **Branch Office** : FF 110, Kayakalp Avenue Near sutar karkhana, Naroda, Ahmedabad - 382330

NOTICE UNDER SECTION 13 (2) OF CHAPTER III OF SECURITISATION & RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002, READ WITH RULE 3(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 AMENDED AS ON DATE

We, the PNB Housing Finance Ltd. (hereinafter referred to as "PNBHFL") had issued Demand notice U/s 13(2) of Chapter III of the Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as the "Act") by our Junagadh office Situated at 2nd Floor, Shiv complex, Opp. Taluka Panchayat office, Veraval Road, Keshod, Junagadh, Gujarat - 362220 by our Ahmedabad office Situated at FF 110, Kayakalp Avenue Near sutar karkhana, Naroda, Ahmedabad - 382330. The said Demand Notice was issued through our Authorized Officer, to you all below mentioned Borrowers/Co-Borrower/Guarantors since your account has been classified as Non-Performing Assets as per the Reserve Bank of India/ National Housing Bank guidelines due to nonpayment of installments/ interest. The contents of the same are the defaults committed by you in the payment of installments of principals, interest, etc. The outstanding amount is mentioned below. Further, with reasons, we believe that you are evading the service of Demand Notice and hence this Publication of Demand Notice which is also required U/s 13(2) of the said Act. You are hereby called upon to pay PNBHFL within a period of 60 Days of the date of publication of this demand notice the aforesaid amount along with up-to-date interest and charges, failing which PNBHFL will take necessary action under all or any of the provisions of Section 13(4) of the said Act, against all or any one or more of the secured assets including taking possession of the secured assets of the borrowers and guarantors. Your kind attention is invited to provisions of sub-Section (8) of Section13 of the of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 where under you can tender/pay the entire amount of outstanding dues together with all costs, charges and expenses incurred by the PNB HFL only till the date of publication of the notice for sale of the secured assets by public auction, by inviting quotations, tender from public or by private treaty. Please also note that if the entire amount of outstanding dues together with the costs, charges and expenses incurred by the PNB HFL is not tendered before publication of notice for sale of the secured assets by public auction, by inviting quotations, tender from public or by private treaty, you may not be entitled to redeem the secured asset(s) thereafter. **FURTHER you are prohibited U/s 13(13) of the said Act from transferring either by way of sale, lease or in any other way the aforesaid secured assets.**

Loan Account Number(s)	Name of Borrower/Co-borrower	Name & Address of Guarantor(s)	Property(ies) Mortgaged	Date of Demand Notice	Amount O/s as on date Demand Notice
HOU/RKES/0823/1147304 B.O.: Keshod	**Borrower : Mr./Ms. Shaileshbhai D Kacha** S/O Dhirajlal, Kadiyavad, Shapur, Junagadh, Gujarat, India - 362001 / Shapur, Gamtal Property, Bajarang Chowk, Anukram No 916 A, Nr State Bank Of India, Shapur, Off Gram Panchayat Road 362205 Tal Vanthali, And Dist Junagadh, Junagadh, Gujarat - 362001 **Co-Borrower : Mr./Ms. Madhaviben Kacha** S/O Dhirajlal, Kadiyavad, Shapur, Junagadh, Gujarat, India - 362001 / Shapur, Gamtal Property, Bajarang Chowk, Anukram No 916 A, Nr State Bank Of India Shapur, Off Gram Panchayat Road 362205 Tal Vanthali, And Dist Junagadh, Junagadh, Gujarat - 362001	NA	Shapur, Gamtal Property, Bajarang Chowk, Anukram No 916 A, Nr State Bank Of India Shapur, Off Gram Panchayat Road 362205 Tal Vanthali, And Dist Junagadh, Junagadh, Gujarat - 362001	13th Feb 2025	**Rs.12,56,866.68** (Rupees Twelve Lakhs Fifty Six Thousand Eight Hundred Sixty Six And Sixty Eight Paisa Only)
NHL/RAHM/0523/1117179 & HOU/RAHM/0523/1114560 B.O.: Ahmedabad	**Borrower : Mr./Ms. Thakor Ashokbhai Pujaji,** 401, Vrushti Appartment, Vasan Sheri Luhar, Sheri Saraspur, Ahmedabad, Gujarat, India - 380018 / Jalaram Patra House, Shop No 3, Shyamrath Appartment, Nr K K Nagar Char Rasta, Ranna Park, Ghatlodia, Ahmedabad, Gujarat, India - 380061 / Flat No 401, Fourth Floor, Vrushti Apartment, Luhar Sheri Mouje Saraspur, Ahmedabad, Gujarat - 380018 **Co-Borrower : Mr./Ms. Thakor Meenaben Ashokbhai,** 401, Vrushti Appartment, Vasan Sheri Luhar, Sheri Saraspur, Ahmedabad, Gujarat, India - 380018 / Flat No 401, Fourth Floor, Vrushti Apartment, Luhar Sheri Mouje Saraspur, Ahmedabad, Gujarat - 380018	NA	Flat No 401, Fourth Floor, Vrushti Apartment, Luhar Sheri Mouje Saraspur, Ahmedabad, Gujarat - 380018	13th Feb 2025	**Rs.18,52,246.86** (Rupees Eighteen Lakhs Fifty Two Thousand Two Hundred Forty Six And Eighty Six Paisa Only) + **Rs. 12,12,252.69** (Rupees Twelve Lakhs Twelve Thousand Two Hundred Fifty Two And Sixty Nine Paisa Only)

Place : Gujarat | Date : 26-02-2025 **SD/- AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED**

HDFC BANK

2nd Floor, The Baroda Crossway, Opp Police Bhavan, Dandia Bazar-Akota crossroad, Vadodara 390001, Mobile - 9737888991

POSSESSION NOTICE

Whereas,
(FOR IMMOVABLE PROPERTY)

The undersigned being the Authorized Officer of the HDFC Bank Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of security Interest Act, 2002 and exercise of powers conferred under Section 13(2), read with Rule 9 of the Security Interest (Enforcement) Rules, 2002, issued Demand Notices to the Borrowers 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 Borrower having failed to repay the amount, notice is hereby given to the Borrowers and the public in general that the undersigned has taken **symbolic possession** of the properties described herein below on below mentioned date in exercise of powers conferred on him under Section 13(4) of the said Act read with Rule 9 of the said Rule on below mentioned date.

The Borrowers / Guarantors / 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 **HDFC Bank Limited** for amount mentioned below and interest & expenses thereon until the full payment.

1. NAME OF THE BORROWERS — **DATE OF DEMAND NOTICE & O/S. DUES**

(1) Shiv Shakti Tractors, Through Its Partner **Ketan Mansukhbhai Dobariya (2) Ketan Mansukhbhai Dobariya, (3) Piyushbhai Mansukhbhai Dobariya & (4) Nitaben Piyushbhai Dobariya** — **04.12.2024 & Rs. 15,46,557.79 as on 03/12/24 Loan Account No. 50200015849985**

DESCRIPTION OF THE IMMOVABLE PROPERTY — **DATE OF POSSESSION : 21.02.2025**

All that piece and parcel of property bearing Shop no G-4 & G-5 on the ground floor having total built up area admeasuring 29.61 sq. meters & 28.56 sq. meters respectively in Shiv Vatika, situated on land bearing Revenue Survey No. 212 Village Karjan, in the Registration District & Sub District Vadodara and **bounded as under:** East: Shop No. G-3, West: N H No.8, North: Society Road, South: Shop No. G-6.
• All that piece and parcel of property bearing Shop no G-6 & G-7 on the ground floor having total built up area admeasuring 28.94 sq. meters & 28.94 sq. meters respectively in Shiv Vatika, situated on land bearing Revenue Survey No. 212 Village Karjan, in the Registration District & Sub District Vadodara and **bounded as under:** East: Parking, West: N H No.8, North: Shop No G-5, South: Shop No G-8.

2. NAME OF THE BORROWERS — **DATE OF DEMAND NOTICE & O/S. DUES**

(1) Shiv Shakti Tractors, Through Its Partner **Ketan Mansukhbhai Dobariya (2) Ketan Mansukhbhai Dobariya, (3) Mansukhbhai Karshanbhai Dobariya/Patel (4) Lilaben Mansukhbhai Dobariya & (5) Nitaben Piyushbhai Dobariya** — **28.11.2024 & Rs. 82,17,048.32** as on **28/11/24 Loan Account No. 22567630000061**

DESCRIPTION OF THE IMMOVABLE PROPERTY — **DATE OF POSSESSION : 21.02.2025**

• All that piece and parcel of property bearing Plot No C-58 admeasuring 61.0812 sq. meters along with construction thereon in Shiv Shakti Park, situated at Revenue Survey No 687/1, 687/2, 687/3, Sheet No 30, City Survey No 724/B total land area admeasuring 11028.00 sq. meters of Moje Karjan, Taluka Karjan, District Vadodara and **bounded as under:** East: Plot No. 59, West: Society Road, North: Society Road, South: Society Road.
• All that piece and parcel of property bearing Plot No C-59 admeasuring 61.0812 sq. meters along with construction thereon in Shiv Shakti Park, situated at Revenue Survey No 687/1, 687/2, 687/3, Sheet No 30, City Survey No 724/B total land area admeasuring 11028.00 sq. meters of Moje Karjan, Taluka Karjan, District Vadodara and **bounded as under:** East: Plot No. 60, West: Plot No 58, North: Society Road, South: Society Road.
• All that piece and parcel of property bearing Plot No B-62 admeasuring 67.237 sq. meters along with construction thereon in Shiv Shakti Park, situated at Revenue Survey No 687/1, 687/2, 687/3, Sheet No 30, City Survey No 724 total land area admeasuring 11028.00 sq. meters of Moje Karjan, Taluka Karjan, District Vadodara and **bounded as under:** East: Society Road, West:Margin, North: Plot No B-63, South: Society Road.

3. NAME OF THE BORROWERS — **DATE OF DEMAND NOTICE & O/S. DUES**

(1) Vidhyarthi Book Store - through its Proprietor **Nimesh Janakbhai Soni, & (2) Nimesh Janakbhai Soni, & (3) Binitaben Nimeshbhai Soni** — **04.12.2024 & Rs. 6,58,832.79/-** as on **03/12/24 Loan Account No. 50200043646096**

DESCRIPTION OF THE IMMOVABLE PROPERTY — **DATE OF POSSESSION : 21.02.2025**

All that piece and parcel of property bearing Shop no G/20 admeasuring 11.78 sq. meters as on constructed in Radhe Complex Situated at Revenue Survey No. 1484, City survey no 1867 to 1877, Final Plot no 119, 120 under Town Planning Scheme 01 Paiki of Village Dabhoi, District Vadodara and **bounded as under:** East: Road, West: Wall, North: Passage, South: Shop no G/21.

Date : 21.02.2025, Place : Dabhoi, Karjan **Sd/- Authorised Officer, HDFC Bank Ltd.**

Protium

Protium Finance Limited

(Formerly known as Growth Source Financial Technologies Ltd.)
Registered Office: Nirlon Knowledge Park (NKP) B-2, Seventh Floor, Pahadi Village, Off. The Western Express Highway, Cama Industrial estate, Goregaon (E), Mumbai, Maharashtra- 400063

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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 8 (6) of the Security Interest (Enforcement) Rules, 2002.Notice is hereby given to the public in general and in particular to the Borrower / Co-Borrower/ Mortgagor (s) that the below described immovable properties mortgaged to the Secured Creditor, the Constructive possession of which has been taken by the Authorised Officer of Protium Finance Ltd the same shall be referred herein after as Protium Finance Ltd. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis through E-Auction.
It is hereby informed to General public that we are going to conduct public E-Auction through website http://bankauctions.in/

1.Account Number 2.Name of borrower, co- borrower, 3. Mortgagors	4. Date of Demand Notice 5. Amount as per Demand Notice U/s 13(2) 6. Date of Symbolic Possession 7. amount as on (Date)	8. Descriptions of the property/Properties	9.Reserve Price 10.Earnest Money Deposit 11. Bid Increment Amount (In Rs.)	12. E-Auction Date and Time 13. EMD Submission Last Date 14. Inspection Date
1. GS047EEL1638103 2.(a) KADIRIYA STORES Through it's Proprietor MAZHARKHAN IRSHADKHAN PATHAN (b) MAZHARKHAN IRSHADKHAN PATHAN (c)SABBO KHAN MAZHARKHAN PATHAN (d) Irshadkhan IsmailKhan Pathan **All having address at:** 241 BAPALAL NI CHALI, B/H, RANGILA POLICE CHOWKY SHAHPUR, AHMEDABAD, GUJARAT - 380001 **Also at,** Milkat No. 1642, Shop No. 1, Gound Foor, Jay Maharaja Shopping Centre, S.R. No. 130, Nr. Sansoli Chokdi (Nenpur Chokdi), Mouje Sansoli, Ta. Mahemdabad, Sub – Mahemdabad, Kheda – 387 130	4.Date: 8th Jul 2024 5.Rs. 2803516.85/- (Rupees twenty-eight lakh three thousand five hundred sixteen and eighty-five paisa only) as on Jul 05,2024 with further interest @ 18% from Jul 05,2024 until payment in full amount along with other charges as demanded in our notice, within the statutory period of 60 days from the date of this notice. 6. 16th Sep 2024 7. Rs. 29,80,908.95/- (Twenty-Nine Lakh Eighty Thousand Nine Hundred Eight and ninety-Five paise) as on date 24th Feb'2025	All that right, title and interest of the property bearing Gram Panchayat Property No. 1642 Shop No. 1, adm. 40.96 Sq. mtr, land with construction of adm. 40.96 sq. mtrs in jay Maharaj Shopping Center situated at Survey No 130 Paiki of Mouje Sansoli Taluka Mahemdabad in the registration district Kheda and sub district of Mahemdabad . Bounder as under: East: Road, West: Shop, North: Open Land, South: Temple	9. Rs. 24,00,000/- (Twenty-Four Lakh Only) 10. Rs. 2,40,000 /- (Two Lakh Forty Thousand Only) 11. (Bid Incremental Value: Rs. 5,000/-)	12. 27-Mar-25 at 11:00 am to 2:00 PM (with unlimited extension of 5 min each) 13. 26-Mar-25 up to 5:00 PM. 14. 19-Mar-25 BETWEEN 11:00 AM TO 5:00 PM

1. All Interested participants / bidders are requested to visit the website https://bankauctions.in & https://protium.co.in/ For details, help, procedure and online training on e-auction, prospective bidders may Contact Mr. Nitesh D Pawar Contact number: 8142000725/8142000066 email id: nitesh@bankauctions.in / info@bankauctions.in
• For further details on terms and conditions please visit https://bankauctions.in & https://protium.co.in/ to take part in e-auction.
THIS IS ALSO A STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6)/ Rule 9 (1) OF SECURITY INTEREST (ENFORCEMENT) RULES,2002

Date: 26.02.2025, Place: AHMEDABAD, GUJARAT **For Protium Finance Limited, (Authorized Officer)**

Chola *Enter a better life*

Cholamandalam Investment and Finance Company Limited

Corporate Office : "CHOLA CREST", C 54 & 55, Super B-4, Thiru Vi Ka Industrial Estate, Guindy, Chennai - 600032, India.

DEMAND NOTICE UNDER SECTION 13[2] OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002

1	Name of Borrower(s) & Address (A)	Secured Assets (B)
	1.Mamtalaxmi Sarees Private Limited (Applicant), Shop No. 1/1489-1490, Ground Floor, Millennium Textile Market, Ring Road, Surat-395002 **2. Mamtalaxmi Sarees Private Limited (Applicant), Also At:** Shop No.107 And 108, 2nd Floor, Rajhans The Imperia, Man Darwaja Ring Road, Surat, Gujarat-395002 **3. Mamtalaxmi Sarees Private Limited (Applicant), Also At:** Shop No.209 And 210, 3rd Floor, Rajhans The Imperia, Man Darwaja Ring Road, Surat, Gujarat - 395002 **4. Mamtaravi Kumar Agarwal (Co-Applicant),** E 308, Ashirwad Palace, Jivkor Nagar, Bhatar Char Rasta, Surat Gujarat 395007 5.Raviagarwal (co-applicant), E 308, Ashirwad Palace, Jivkor Nagar, Bhatar Char Rasta, Surat Gujarat 395007 **6.Raviagarwal (Co-Applicant), Also At:** Shop No. 1/1489-1490, Ground Floor, Millennium Textile Market, Ring Road, Surat-395002 **7. Deendayal Agarwal (Co-applicant),** E 308, Ashirwad Palace, Jivkor Nagar, Bhatar Char Rasta, Surat Gujarat 395007 **8. Sanjeevani Devi Agarwal (Co-Applicant),** E 308, Ashirwad Palace, Jivkor Nagar, Bhatar Char Rasta, Surat Gujarat 395007	**Property 1:** All that entire as per site Shop No. FF/107 & FF/108 on the 2nd floor (As per sanctioned plan Shop No. FF/107 & FF/108 on the 1st floor & as per BUC Shop No. FF/07 & FF/08 on the 2nd Floor) admeasuring 30.99 carpet area, & 32.74 sq. mtrs. built up area, along with undivided share in the land of "Rajhans Imperia", situated at city survey no. 2885/C/1/39 & 2885/C/1/40 & city survey no. 2885/d/1/A/8/B/2, of ward no.3, of Ring Road, City of Surat, own by Deen Dayal Agarwal. Boundries are as under; North: Adj. Shop No. FF/109, South: Adj. Shop No. FF/106, East: Adj. Passage, West: Adj. Other Property **Property 2:** All that entire as per site Shop No. SF/209 & SF/210 on the 3rd Floor (as per sanctioned plan Shop No. SF/209 & SF/210 on the 2nd Floor & as per BUC Shop No. SF/09 & SF/10 on the 3rd Floor) admeasuring 30.99 carpet area, & 32.74 sq. mtrs. built up area, along with undivided share in the land of "Rajhans Imperia", situated at city survey no. 2885/C/1/39 & 2885/C/1/40 & city survey no. 2885/d/1/A/8/B/2, of ward no.3, of Ring Road, City of Surat, own by Sanjivni Devi Agarwal. Boundries are as under; North: Adj. Shop No. SF/211, South: Adj. Shop No. SF/208, East: Adj. Passage, West: Adj. Other Property.

Date of Loan (C)	Account Number (D)	Loan Amount (E)	Date of Demand Notice (F)	Outstanding Amount (G)	NPA Date (H)
31/12/2021 31/12/2021	HE01RHE00000018823 HE01RHE00000018849	Rs. 1,25,50,000.00 Rs. 1,25,50,000.00	13/02/2025	**Rs. 2,35,84,532.00 as on 13/02/2025** together with further interest at contractual rate of interest,	03/02/2025

The Under signed is the Authorised Officer of **Cholamandalam Investment & Finance Company Limited** hereinafter called the secured creditor, under Rule 2[a] of the security Interest [Enforcement] Rules framed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. In pursuant to Name of **Borrower's / Co - Borrower's / Guarantor's & Address mentioned in column[A] Secured Assets in column [B] Date of Loan in column [C] Account Number in column [D] Loan Amount in column [E] Date of Demand Notice in Column [F] Outstanding amount in Column [G] NPA Date in Column [H]. Towards the due repayment of loan, equitable mortgage by deposit of title deeds of the assets in column [G] was created by the borrowers.**
On persistent default in repayment of the loan amount the loan accounts of the borrowers have been classified by the secured creditor as **Non Performing Asset column (H)** accordance with the directions and guidelines issued by the Reserve Bank of India. Consequently notice under Sec. 13[2] of the Act was also issued to each of the borrowers on the dated mentioned in column **[F]**, which have been returned undelivered. I state the under section 13[8]of the Securitisation Act, you can redeem the secured asset by payment of the entire outstanding including all costs, charges and expenses before notification of sale.
In view of the above ,the above named borrowers are called upon to discharge in full their liabilities towards the Secured Creditor by making the payment of the entire outstanding indicated in Column **[G]** above including up to date interest, costs and charges within 60 days from the date of notice, failing which, the creditor shall be entitled to take possession of the Secured Asset and shall also take such other actions as is available to the Secured Creditor in law. In the absence of full discharge of dues even agree the transfer of secured assets the secured creditor reserves its right to proceed against the borrowers before a Sole Arbitrator ;in terms of the Loan Agreement. In addition the above named borrowers shall not alienate by way of transfer, sale lease or otherwise or create third party interest or dealing with the Secured Asset in column **[B]** mentioned against the name of the each borrowers in any manner except with specific prior written permission of the secured creditor.

Sd/- Authorized Officer,
Date : 13/02/2025 **Cholamandalam Investment and Finance Company Limited**

DEBTS RECOVERY TRIBUNAL-I

Ministry of Finance, Department of Financial Service, Government of India
4th Floor, Bhikhubhai Chambers, Nr. Kochrab Ashram,Ellisbridge, Paldi, Ahmedabad-380006

FORM NO.22 (Earlier 62) [Regulation 37 (1) DRT Regulations, 2015] [See Rule 52 (1) of the Second Schedule to the Income-tax Act, 1961]
E- AUCTION/SALE NOTICE THROUGH REGD. AD/DASTI/AFFIXATION/BEAT OF DRUM
PROCLAMATION OF SALE UNDER RULES 38, 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS DUE TO BANK AND FINANCIAL INSTITUTIONS ACT, 1993

R.C. No. 09/2011 **OA No. 08/2009**

Certificate Holder : Central Bank of India
vs.
Certificate Debtors : Mr. Uday Kiran Alluri & Ors.

To,
CD No. 1 : **Mr. Uday Kiran Alluri,** B-11 to 15, Shree Palace, Paliyyatnagar, Near Navrang High School, Navrangpura, Ahmedabad **And** M/56/671, Ambica Apartments, Naranpura, Ahmedabad
CD No. 2 : **Mrs. A. Purnima,** B-11 to 15, Shree Palace, Paliyyatnagar, Near Navrang High School, Navrangpura, Ahmedabad **And** M/56/671, Ambica Apartments, Naranpura, Ahmedabad
CD No. 3 : **Mr. Tarun Shyamsunder Kapoor,** At 5, Aryavart Society, Khokhra, Mehemdabad, Ahmedabad.

The under mentioned property will be sold by Public E-auction sale on **24th day of April, 2025** for recovery of sum of **Rs.14,08,930/- (Rupees Forteen Lacs Eight Thousand Nine Hundred Thirty only) (Decree amount)** plus interest and cost payable as per Recovery Certificate issued by Hon'ble Presiding Officer, DRT-I (less amount already recovered, if any), from **Mr. Uday Kiran Alluri & & Ors.**

DESCRIPTION OF PROPERTY

No. of lots	Description of the Property to be sold with the names of the co-owners where the property belongs to defaulter and any other person as co-owners.	Reserve Price below which the property will not be sold	EMD 10% of Reserve price or Rounded off
1	2	7	8
Lot No.		Reserve Price (in ₹)	10% EMD (in ₹)
1.	Shop No. B/11, B/12, B/13, B/14 & B/15, basement, Shreeji Palace (Man Moti Association), Opp. Navrang School, Nr. Navrang Circle, Paliyad Nagar, Naranpura, 19 (Memnagar), FP No. 96, mouje Memnagar, Taluka district & City Ahmedabad total area 1316 sq. ft. /122.25 sq. mtrs	₹ 30,40,000/-	₹ 3,04,500/-

Sr. No	Description	Details
3	Revenue assessed upon the property or any part thereof	Not known
4	Details of any other encumbrance to which property is liable	Not known
5	Valuation also state Valuation given, if any, by the Certificate Debtor	No
6	Claims, if any which have been put forward to the property, and any other known particulars bearing on its nature and value.	Not known

1. Auction/Bidding shall only be through online electronic mode through e-auction" Website i.e. : **https://www.bankeauctions.com**
2. The intending bidders should register the participation with the service provider-well in advance and get user ID and password for participating in E-auction. It can be procured only when the requisite earnest money is deposited in prescribed mode below.
3. EMD shall be deposited by through RTGS/NEFT latest by **4.00 PM on 22.04.2025** as per details as under :

Bank Name and Address	Central Bank of India, Sole Road
Account Name	CENTRAL BANK OF INDIA, AUCTION RO AHMEDABAD
Account No.	3473309790.
IFSC Code No.	CBIN0280546
Branch Address	LAL DARWAJA

EMD Deposited thereafter shall not be considered for participation in the e-auction.

4. In addition to above, the copy of PAN Card, Address Proof & Identity Proof, E-mail ID, Mobile Number in case of the company, copy of board resolution passed by the Board of Directors of the company or any other document confirming representation/attorney of the company and the Receipt/Counter File of such deposit should reach to the said service provider through e - auction website by uploading soft copies on or before **till 4:00 PM on 22.04.2025** and also hard copies alongwith EMDs deposit receipts should reach at the **Office of Recovery Officer-I, DRT-I, Ahmedabad** by **on 22.04.2025**. It is also held that earnest money of unsuccessful bidders shall be returned back in the respective accounts such bidders through the same mode of payment.
5. Prospective bidder may avail online training from service provider:

Name of Auction Agency	C1 India Pvt. Ltd.
Address	403, GNFC Info Tower Near Grand Bhagwati, Ahmedabad.
Contact Person	Mr. Bhavik Pandya Mobile : +91 8866682937
Contact No.	+918866682934
Email	gujarat@c1india.com & support@bankauctions.com
Landline	0124-4302020,21,22,23,24
Bank Officer	Mr. Jitendra Nagar, Mobile No. 7567883837 Email: bmahme2784@cenyralbank.co.in

6. Prospective bidders are advised to visit website **https://www.bankeauctions.com** for detailed terms & conditions and procedure of sale before submitting their bids.
7. The property shall not be sold below the reserve price.
8. The property shall be sold in **a single lot,** with **Reserve Price as mentioned above lot.**
9. The bidder shall improve offer in multiples of **Rs. 10,000/- for a single lot** ,during entire auction period.
10. The property shall be sold **"AS IS WHERE BASIS"** and shall be subject to other terms and conditions as published on the official website of the e-auction agency.
11. The highest bidder shall have to deposit **25% of his final bid amount** after adjustment of EMD already paid, by immediate next bank working day **by 4:00 P.M.** through RTGS/NEFT in the account as mentioned above.
12. **The successful bidder/auction purchaser shall deposit the balance 75% of sale consideration amount on or before 15th day from the date of sale of the property. If the 15th day is Sunday or other Holiday, then on immediate first bank working day through RTGS/NEFT in the account as mentioned above. In addition to the above, the purchaser shall also deposit poundage fee @1% on total sale consideration money (plus Rs.10) through DD in favour of The Registrar, DRT-I, Ahmedabad. The DD prepared towards poundage's fees shall be submitted directly with the office of Recovery Officer, DRT-I, Ahmedabad.**
13. In case of default of payment within the prescribed period, the deposit, after deduction the expenses of the sale, may, if the undersigned thinks fit, be forfeited to the Government Account and the defaulting purchaser shall forfeit all claims to the property or the amount deposited. The property shall be resold forthwith, after the issue of fresh proclamation of sale. Further the purchaser shall also be liable to make good of any shortfall or difference between his final bid amount and the price for which it is subsequently sold.
14. The successful bidder should note that TDS and GST liability, if any, arising out of sale of properties will have to be borne by the successful bidder separately over and above the sale consideration amount and shall not be deducted from sale consideration amount confirmed by this forum.
15. Schedule of auction is as under:-

Date and Time of Inspection	02.04.2025	Between 2.00 PM to 4.00 PM
Date of uploading proof of EMD/ documents on the e-auction website	22.04.2025	Up to 04.00 pm
Last date of submissions of hard copies of proof of EMD/documents with office of the Recovery Officer-1	22.04.2025	Up to 05.00 pm
Date and Time of E-Auction	24.04.2025	Between 12.00 Noon to 1.00 pm (with auto extension clause of 5 minutes, till auction completes)

16. The Recovery Officer has the absolute right to accept or reject any bid or bids or to postpone or cancel the e-auction without assigning any reasons.
Issued under my hand and seal of this Tribunal on this 06th Day of February, 2025

Sd/-
(Love Kumar)
Seal
Recovery Officer-I,
DRT-I, Ahmedabad