

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

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

E-Auction Notice of 30 days for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below mentioned Borrower and/ Co-Borrower, or their legal heirs/representatives (Borrowers) that the below described immovable property mortgaged to Tata Capital Housing Finance Ltd. (TCHFL), the Possession of which has been taken by the Authorised Officer of TCHFL, will be sold on 21-03-2025 on "As is where is" & "As is what is" and "Whatever there is" and without any recourse basis for recovery of outstanding dues from below mentioned Borrower and Co-Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below. Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said secured asset/ property shall be sold by E- Auction at 2.00 P.M. on the said 21-03-2025. The sealed envelope containing Demand Draft of EMD for participating in E- Auction shall be submitted to the Authorised Officer of the TCHFL on or before 20-03-2025 till 5.00 PM at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, Office No 208 To 212 | 2nd Floor, Eco Futur, Nr. Khatu Shyamji Temple, New City Light Road, Surat- 395007

Sr. No.	Loan A/c No.	Name of Borrower(s) Co-borrower(s) Legal Heir(s) Legal Representative/ Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money	Possession Types	O/s on 05-02-2025
1	10343322 & 10399546	Harendra Vishwanath Yadav Manju Harendra Yadav	Rs. 4,86,181/- (Rupees Four Lakh Eighty Six Thousand One Hundred and Eighty One Only) is due and payable by you under Agreement no. 10399546 and an amount of Rs. 4,77,345/- (Rupees Four Lakh Seventy Seven Thousand Three Hundred and Forty Five Only) is due and payable by you under Agreement no. 10343322 and totalling to Rs. 9,63,526/- (Rupees Nine Lakh Sixty Three Thousand Five Hundred and Twenty Six Only) & 07-08-2024	Rs. 9,12,000/- (Rupees Nine Lakh Twelve Thousand Only)	Rs. 91,200/- (Rupees Ninety One Thousand Two Hundred Only)	Physical	Rs. 5,34,122/- (Rupees Five Lakh Thirty Four Thousand One Hundred Twenty Two Only) is due and payable by you under Agreement no. 10399546 and an amount of Rs. 5,11,091/- (Rupees Five Lakh Eleven Thousand Ninety One Only) is due and payable by you under Agreement no. 10343322 and totalling to Rs. 10,45,213/- (Rupees Ten Lakh Forty Five Thousand Two Hundred Thirteen Only)

Description of the Immovable Property: All the piece & parcel of immovable property bearing Plot No. 124 admeasuring 44.62 sq. mts. Along With 14.72 sq. mts. Undivided share proportionate share in the underneath land and all internal and external rights thereto in the premises/campus known as "DIVINE VILLA", constructed on non-agricultural land for residential use bearing Revenue Survey No. 737, 738, 739, Block No. 743/1, As Per 7/12 Record Totally admeasuring He. Aare. 1-60-00 sq. mts., Aakar Rs. 12-30 Paisa, of Moje Village Hathuran. Ta. Mangrol, Dist. Surat. **Bounded as follows:** - East by: Adj. Society Road, West by: Adj. Plot No. 114, North by: Adj. Plot No. 123, South by: Adj. Plot No. 125.

Sr. No.	Loan A/c No.	Name of Borrower(s) Co-borrower(s) Legal Heir(s) Legal Representative/ Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money	Possession Types	O/s on 05-02-2025
2	10006668	Mr. Bhaveshbhai Bikhhabhai Makwana Mrs. Shobhabhai Bhaveshbhai Makwana	Rs. 13,65,410/- (Rupees Thirteen Lakh Sixty Five Thousand Four Hundred and Ten Only) & 12-06-2024	Rs. 14,14,800/- (Rupees Fourteen Lakh Fourteen Thousand Eight Hundred Only)	Rs. 1,41,480/- (Rupees One Lakh Forty One Thousand Four Hundred Eighty Only)	Physical	Rs. 14,70,660/- (Rupees Fourteen Lakh Seventy Thousand Six Hundred Sixty Only)

Description of the Immovable Property: All the rights, piece & parcel of immovable property bearing Plot No. 25, area admeasuring 50.72 Sq. Yard, i.e. 42.41 Sq. Meters, along with Road & C.O.P. area admeasuring 35.07 Sq. Meters, Total area admeasuring 77.48 Sq. Meters, along with undivided share proportionate share in the underneath land of the building and all internal and external rights thereto of the premises/campus known as "Nikanth Varni", constructed on non-agricultural land for residential use bearing Revenue Survey No. 384/1, Block No. 359, N. A. admeasuring 18670 Sq. Mtrs., Situate at Moje Village: Yelanja, Taluka: Kamrej, District: Surat of Gujarat. **Bounded as follows:** - East by: Adj. Plot No. 24, West by: Adj. Plot No. 26, North by: Adj. Plot No. 12, South by: Adj. Society Road.

Sr. No.	Loan A/c No.	Name of Borrower(s) Co-borrower(s) Legal Heir(s) Legal Representative/ Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money	Possession Types	O/s on 05-02-2025
3	10693300 & 10431989	Payalben Gautambhai Surani Gautambhai Ghanshyambhai Surani	Rs. 64,208/- (Rupees Sixty Four Thousand Two Hundred and Eight Only) is due and payable by you under Agreement no. 10693300 and an amount of Rs. 15,29,977/- (Rupees Fifteen Lakh Twenty Nine Thousand Nine Hundred and Seventy Seven Only) is due and payable by you under Agreement no. 10431989 and totalling to Rs. 15,94,185/- (Rupees Fifteen Lakh Ninety Four Thousand One Hundred and Eighty Five Only) & 11-07-2024	Rs. 14,98,500/- (Rupees Fourteen Lakh Ninety Eight Thousand Five Hundred Fifty Only)	Rs. 1,49,850/- (Rupees One Lakh Forty Nine Thousand Eight Hundred Fifty Only)	Physical	Rs. 7,65,47/- (Rupees Seventy Six Thousand Five Hundred Forty Seven Only) is due and payable by you under Agreement no. 10693300 and an amount of Rs. 16,58,360/- (Rupees Sixteen Lakh Fifty Eight Thousand Three Hundred Sixty Only) is due and payable by you under Agreement no. 10431989 and totalling to Rs. 17,34,907/- (Rupees Seventeen Lakh Thirty Four Thousand Nine Hundred Seven Only)

Description of the Immovable Property: All the Rights, title and interest in respect Property bearing Flat No. 502 admeasuring 41.49 square meters (as per Sanctioned plan) 42.55 square meters (as per RERA/ said Act) carpet area on 4th floor in the "F2" building of the project/premises/campus known as "STAR PAVITRA NAGRI" constructed on non-agricultural land of Block No. 2915, Old Block No.170/paiki 1, having T.P. Scheme No.48 (Kholvad), Final Plot No.86, having area admeasuring to 7116 Sq. Mtr. at Village-Kholvad, Sub-District- Kamrej, District-SURAT. The Said Star Pavitra Nagri Project is surrounded as under:- Towards North : 24 mtr DP road, Towards South : 18 mtr TP road, Towards East : R-09 Sub Center, Towards West : FP 87.

Sr. No.	Loan A/c No.	Name of Borrower(s) Co-borrower(s) Legal Heir(s) Legal Representative/ Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money	Possession Types	O/s on 05-02-2025
4	TCHIN026 40001002 34640 & TCHIN026 40001001 46296 & TCHHF02 64000100 145738	HITENDRA KISHANBHAI UR SHAHI SUNITA HITENDRA SHAHI	Rs. 1,61,660/- (Rupees One Lakh Sixty One Thousand Six Hundred and Sixty Only) is due and payable by you under Agreement no. TCHIN0264000100234640 and an amount of Rs. 1,08,864/- (Rupees One Lakh Eight Thousand Eight Hundred and Sixty Four Only) is due and payable by you under Agreement no. TCHIN0264000100146296 and an amount of Rs. 9,75,871/- (Rupees Nine Lakh Seventy Five Thousand Eight Hundred and Seventy One Only) is due and payable by you under Agreement no. TCHHF0264000100145738 totalling to Rs. 12,46,395/- (Rupees Twelve Lakh Forty Six Thousand Three Hundred and Ninety Five Only) & 06-06-2024	Rs. 16,23,600/- (Rupees Sixteen Lakh Twenty Three Thousand Three Hundred Only)	Rs. 1,62,360/- (Rupees One Lakh Sixty Two Thousand Three Hundred Sixty Only)	Physical	Rs. 18,96,58/- (Rupees One Lakh Eighty Nine Thousand Six Hundred Fifty Eight Only) is due and payable by you under Agreement no. TCHIN0264000100234640 and an amount of Rs. 12,77,76/- (Rupees One Lakh Twenty Seven Thousand Seven Hundred Seventy Six Only) is due and payable by you under Agreement no. TCHIN0264000100146296 and an amount of Rs. 11,09,914/- (Rupees Eleven Lakh Nine Thousand Nine Hundred Fourteen Only) is due and payable by you under Agreement no. TCHHF0264000100145738 totalling to Rs. 14,27,348/- (Rupees Fourteen Lakh Twenty Seven Thousand Three Hundred Forty Eight Only)

Description of the Immovable Property: All The Piece And Parcel of property being Residential Flat No. B/301, (House No. 2782) admeasuring about 902.00 Square Feet i.e. 74.00 Square Meters as per Super built up area, along with 10.00 Sq. Mtrs of Undivided Share proportionate share in the underneath land and all internal and external rights thereto lying and located on the 3rd Floor of the "B" building known as "SUNRISE RESIDENCY", Constructed on N.A. land bearing Survey No. 281/1, admeasuring about- 4088.00 Square Meters, out of total area admeasuring about- 4553.00 Square Meters Situated at Village- Chanod, Taluka- Vapi, Dist- Valsad, Gujarat. **Bounded as follows:** - East by: Open Space, West by: Stairs, North by: Open Space, South by: Passage.

At the Auction, the public generally is invited to submit their bid(s) personally. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the Immovable Property sold. The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions:

NOTE: The E-auction of the properties will take place through portal <http://bankauctions.in/> on 21-03-2025 between 2.00 PM to 3.00 PM with limited extension of 5 minutes each.

Terms and Condition: 1. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall at once again be put up to auction subject to the discretion of the Authorised Officer. 2. The Immovable Property shall not be sold below the Reserve Price. 3. Bid Increment Amount will be: Rs.10,000/- (Rupees Ten Thousand Only) 4. All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA CAPITAL HOUSING FINANCE LTD." Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorised Officer. 5. The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorised Officer to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. 6. For reasons recorded, it shall be in the discretion of the Authorised Officer to adjourn/discontinue the sale. 7. Inspection of the Immovable Property can be done on 11-03-2025 between 11 AM to 5.00 PM. with prior appointment. 8. The person declared as a successful bidder shall, immediately after such declaration, deposit twenty-five per cent of the amount of purchase money/bid which would include EMD amount to the Authorised Officer within 24hrs and in default of such deposit, the property shall forthwith be put to fresh auction/Sale by private treaty. 9. In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorised Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day is a Sunday or other holiday, then on the first office day after the 15th day. 10. In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/Sale by private treaty. The deposit including EMD shall stand forfeited by TATA CAPITAL HOUSING FINANCE LTD and the defaulting purchaser shall lose all claims to the property. 11. Details of any encumbrances, known to the TATA CAPITAL HOUSING FINANCE LTD, to which the property is liable: as per table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities areas of property tax, electricity etc. 12. For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, M/s. 4Closeur, Block No.605 A, 6th Floor, Maltrivanam Commercial Complex, Ameerpet, Hyderabad 500038 Email : info@bankauctions.in or Manish Bansal, Email Id: Manish.Bansal@tatacapital.com Authorised Officer Mobile No: 9588983696. Please send your query on WhatsApp Number 999978669 13. TDS of 1% will be applicable and payable by the highest bidder above the highest declared bid amount. The payment needs to be deposited by highest bidder in the PAN of the owner/ borrower(s) and the copy of the challan shall be submitted to our company. 14. Please refer to the below link provided in secured creditor's website <https://shorturl.at/0y7WT> for the above details. 15. Kindly also visit the link: <https://www.tatacapital.com/property-disposal.html>

Please Note - TCHFL has not engaged any broker/agent apart from the mentioned auctioning partner for sale/auction of the property. Interested parties should only contact the undersigned or the Authorised officer for all queries and enquiry in this matter

Place : Surat
 Date : 17-02-2025

(Authorised Officer)
 Tata Capital Housing Finance Ltd.

BOMBAY MERCANTILE CO.OP BANK LTD.
 Chhota Chand Suraj Estate, Khanpur, Ahmedabad-380001
 Ph. no. 079-25501641-42-43-44

POSSESSION NOTICE [APPENDIX IV - RULE - 8 (1)]

The undersigned being the Authorized Officer of the Bombay Mercantile Co. Op. Bank Ltd., Khanpur Branch under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of power conferred under section 13(12) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 16/11/2024 calling upon the borrower MR. MOHAMMED ARIF MOHAMMED AMIN FARUKI to repay the amount mentioned in the said notice being Rs. 11,58,414/- (Rupees Eleven Lakh Fifty Eight Thousand Four Hundred Fourteen only) plus further interest within 60 days from the date of receipt of said 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 immovable properties belonging to MR. MOHAMMED ARIF MOHAMMED AMIN FARUKI, described herein below in exercise of powers conferred on him / her under section 13(4) of the said Act-2002 read with rule 8 of the said rule on 10/02/2025.

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

The borrower/guarantor/secured debtor in particular and the public general is hereby cautioned not to deal with the property immovable and any dealing with the immovable properties will subject to the charge of Bombay Mercantile Co. Op. Bank Ltd. for an amount of Rs. 11,58,414/- as on 12/11/2024 and future interest, dues and charges thereon.

DESCRIPTION OF PROPERTY

All the undivided share in the piece and parcel of free hold land on Flat no. 501, 5th Floor. (As per approved building plan Fourth floor) in "Zamzam Residency" Flat scheme constructed on ownership land of Zamzam Developers Pvt. Ltd. of Shahpur Ward-1, 120sq. yard super built-up area and admeasuring 50 Sq. Yards (49.87 Sq. Mtrs) carpet area as per municipal tax bill bearing Municipal Tenement no. 0123-01-1001-0001-L on land bearing City survey no. 2422 admeasuring 56.85.58 sq. mtrs & City survey no. 2423 admeasuring 121.23.88 sq. mtrs. total admeasuring 178.09.56 sq. mtrs. of Sheet no. 44, Mouje - Shahpur-1 ward, Taluka - City of Ahmedabad & Sub District of Ahmedabad-1 (City), Sarkiward, Opp. Lal School, Near Ranila Police Cowky, Shahpur, Ahmedabad-380001.

Place : Ahmedabad
 Date : 10/02/2025

Sd/-
 Authorised Officer
 BOMBAY MERCANTILE CO. OP. BANK LTD.

SBI STATE BANK OF INDIA
 Stressed Assets Recovery Branch : 2nd Floor, Sanyak Status, Opp. D R Amin School, Divjalpura Main Road, Vadodra-390007, Phone No. 0265-2225292, E-mail : sbi.10059@sbi.co.in

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES Appendix -IV-A [See Proviso to rule 8(6)]

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISIO TO RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the Physical Possession of which has been taken by the Authorised Officer of State Bank of India, the Secured Creditor, will be sold on "As is Where is", "As is What is" and "Whatever there is" on 06.03.2025, between 11:00 A.M. and 04:00 P.M. with auto extension of ten (10) Minutes from last highest bid till sale is completed, for recovery of dues as mentioned under :

Sr. No.	Borrower(s) & Guarantor(s) Details of Demand Notice with further interest / expenses	Details of Property	Reserve Price EMD Bid Increase Amount	Date & Time of Inspection / Contact Person
1.	(1). Mr. Bhalilbhai Vitthalbhai Thakkar (Borrower), (2). Mr. Tarangkumar Bhalilbhai Thakkar (Guarantor), (3). Mr. Viral Bhalilbhai Thakkar (Guarantor), (4). Mrs. Hansaben Bhalilbhai Thakkar (Guarantor)	Property ID: SBIN200035103664 Immovable Property situated at RS No. 491 of Village - Amiyad, NA Land, Adm hectare 00.82.36 (i.e. 8236.00 Sq. Mtrs.) situated at Village Amiyad, Borsad-Dist-Anand. (Physical Possession)	Rs. 1,85,00,000/- Rs. 18,50,000/- Rs. 50,00,000/-	28.02.2025 11:00 AM To 1:00 PM Anand Singh 7600042587

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

TDS/ GST, wherever applicable, will have to be borne by the successful bidder/ buyer, over and above the bid amount. Sale Confirmation will be subject to consent of mortgagee/borrower if auction does not fetch more than the reserve price as per provision of SARFAESI rule 9 (2).

The e-auction will be conducted through Bank's approved service provider M/s. PSB Alliance Private Limited at their web portal <https://banknet.com>. The interested bidders shall ensure that they get themselves registered on the e-auction website and deposit earnest money in the virtual wallet created by service provider as per guidelines provided on <https://banknet.com>. The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid documents, Training/ Demonstration, Terms & conditions on online Inter- se Bidding etc., may visit the website : <https://banknet.com>.

For Detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the Secured Creditor's website <https://www.sbi.co.in/> and website <https://banknet.com>.

Statutory Notice under Rule 8(6) of the SARFAESI Act: This is also 15 days notice to the Borrower(s)/Guarantor(s) of the above loan under Rule 8(6) of the SARFAESI Act 2002 about holding of Auction for the sale of secured assets on above mentioned date.

Date : 17.02.2025
 Place : Vadodra

Authorized Officer,
 State Bank of India

Indian Bank
 RELIEF ROAD BRANCH
 575/1, Padshah Ni Pole, Relief Road, GPO, Ahmedabad - 380 001

Annexure-I Notice under Sec.13 (2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002

To,
 1. Mr. Manubhai Somaram Rajput
 Flat No. E/604, 6th Floor, Kuber Residency Mouje Bhadaj, Taluka Ghatodiya, Near Science City Circle, S.P. Ring Road, Ahmedabad - 382330

Sub: Your loan account/s 50342378130 with Indian Bank Relief Road branch - Reg.

The first of you is an individual/proprietary concern/partnership firm/company. 1st of you are borrower to the loan accounts availed by you. You are the mortgagor(s) having offered your assets as security to the loan accounts availed by the first of you.

At the request of the first of you, in the course of banking business, the following facilities were sanctioned and were availed by first of you. The facility wise dues are as under :

Nature of Facility :

Sl. No.	Nature of Facility / Loan Account No.	Limit & Rate of Interest	Outstanding as on 31.01.2025	Interest accrued but not debited up to 31.01.2025	Penal Interest @2% (simple) accrued but not debited in account up to 31.01.2025	Total Outstanding as on 31.01.2025
1	Home Loan / 50342378130	24,68,000/- ROI - Repo rate + 2.55 (At Present 9.05 %)	25,92,585/-	2,25,340/-	0.00	28,17,925/-
	Total	24,68,000/-	25,92,585/-	2,25,340/-	0.00	28,17,925/-

Plus interest to be accrued till full and final settlement of dues.

The both of you have executed the following documents for each of the said facilities :

Nature of facility	Nature of document
1. Home Loan A/C No: 50342378130 Limit : 24,68,000/-	1. Demand Promissory Note dated 08.07.2016
	2. Deed of Simple/ Registered Mortgage Deed No. 3167 dated 10.03.2017

The repayment of the said loans are secured by mortgage of property(ies) at Flat No. 604, on 6th floor, Block - E, admeasuring about 120.00 Sq. Yd. (Super Built Up Area) together with undivided share of land admeasuring about 19.24 Sq. Mtrs. in the scheme known as KUBER RESIDENCY situated on N A land bearing Block / Survey No. 262 of T P Scheme No. 40 of F.P. No. 28 at Mouje Bhadaj, Taluka Ghatodiya in Registration district Sub District Ahmedabad and Sub Registration District Ahmedabad - 8 (Sola) with in state of Gujarat.

Despite repeated requests calling upon you to pay the amounts together with interest, you have failed and committed default in repaying the amount due. The loan account has been classified as Non Performing Asset since 29.01.2025 in accordance with directions/guidelines relating to asset classifications issued by Reserve Bank of India.

*** The outstanding dues payable by you as on 31.01.2025 amounts to Rs. 28,17,925/- (Rs. Twenty Eight Lakh Seventeen Thousand Nine Hundred Twenty Five Only) and the said amount carries further interest at the agreed rate from 01.02.2025 till date of repayment. The term borrower under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 means any person who has been granted financial assistance by Bank or who has given any guarantee or created any mortgage / created charge as security for the said financial assistance granted by the Bank.

Therefore, you are hereby called upon to pay the amount due as on date viz- Rs. 28,17,925/- (Rs. Twenty Eight Lakh Seventeen Thousand Nine Hundred Twenty Five Only) together with interest from this date till date of payment within 60 days from the date of this notice issued under Sec.13(2) failing which Bank will be constrained to exercise its rights of enforcement of security interest without any further reference to you under the said Act. If you fail to discharge your liabilities in full within 60 days from the date of this notice, Bank shall be exercising its enforcement rights under Sec 13(4) of the Act against the secured assets given in the schedule hereunder. On the expiry of 60 days from the date of this notice and on your failure to comply with the demand, Bank shall take necessary steps to take possession for exercising its rights under the Act.

Please note that as per the provisions of Sec. 13 (13) of the Act no transfer of the secured assets (given in the schedule hereunder) by way of sale, lease or otherwise, shall be made after the date of this notice without the prior written consent of the bank.

Needless to mention that this Notice is addressed to you without prejudice to any other remedy available to the Bank. Please note that this notice is issued without prejudice to Bank's right to proceed with the proceedings presently pending before DRT/TRO of DRT/DRAT/Court and proceed with the execution of order/deed obtained to be obtained.

Please note that the Bank reserves its right to call upon you to repay the liabilities that may arise under the outstanding bills discounted, Bank guarantees and letters of credit issued and established on your behalf as well as other contingent liabilities.

"We draw attention to the provisions of Section 13(B) of the SARFAESI Act and the Rules framed there under which deals with your rights of redemption over the securities"

The Undersigned is a duly Authorised Officer of the Bank to issue this Notice and exercise powers under Section 13 aforesaid.

SCHEDULE

The specific details of the assets in which security interest is created are enumerated hereunder :

Mortgaged assets : Flat No. 604, on 6th Floor, Block - E, admeasuring about 120.00 Sq Yd. (Super Built Up Area) together with undivided share of land admeasuring about 19.24 Sq. Mtrs. in the scheme known as KUBER RESIDENCY situated on N A land bearing Block / Survey No. 262 of T P Scheme No 40 of F.P. No 28 at Mouje Bhadaj, Taluka Ghatodiya in Registration district Sub District Ahmedabad and Sub Registration District Ahmedabad-8 (Sola) with in state of Gujarat.

The boundaries of the property are :

East: Common Plot
 North: Block No. D
 Date : 31.01.2025
 Place : Ahmedabad

West: Flat No. E-603
 South: Flat No. E-605

Authorized Officer
 Indian Bank

punjab national bank
 BO: Vesu Branch, Vesu Surat-395002. Email ID: bo9839@pnb.co.in

APPENDIX IV [See Rule 8 (I)] POSSESSION NOTICE (For immovable property)

Whereas, the undersigned being the Authorised Officer of the Punjab National Bank under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (54 of 2002) and in exercise of Powers conferred under Section 13(12) read with [rule 3] of the Security Interest (Enforcement) Rules, 2002, issued a demand notice dated 25.11.2024 calling upon the borrowers/mortgagor Mr. NIKUNJ C VADDARIYA (Prop. M/s. YASH CREATION) (Borrower) and Mr. CHANDUBHAI N VADDARIYA (Guarantor/ Mortgagor) to repay the amount mentioned in the notice being Rs. 2,92,893.44/- (Rupees Two Lakh Ninety Two Thousand Eight Hundred Ninety Three and Paise Forty Four) as on 25/11/2024 and further interest with monthly and other charges and expenses within 60 days from the date of notice/date of receipt of the said notice.

The borrowers 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/her under Section 13(4) of the said Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 15th February of the year 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 Punjab National Bank for an aggregate amount of Rs. 2,92,893.44/- (Rupees Two Lakh Ninety Two Thousand Eight Hundred Ninety Three and Paise Forty Four) as on 25/11/2024 and further interest thereon.

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

Description of Immovable Property

All that Piece and parcel of Immovable Property Bearing Plot No. 76, admeasuring area 83.64 sq mtrs, together with undivided proportionate share in the road and COP admeasuring 37.89 sq. mtrs. at sector no 3 "BHAKTINANDAN SOCIETY" situated on Land Bearing Block No. 311, 315 and 316 (Rev. S. No. 377, 331 + 332 + 376 and 282) its Final Plot No. 8/C admeasuring 15878.00 sq mtrs included in amalgamated land bearing Final Plot Number 302 (Block no.s 303, 304, 305, 307, 310, 311, 315, 316 and 318) TP Scheme No. 25 [Mota Varachha] OP Nos.7, 8/A and 8B Final Plot Numbers 5/A, 5/B, 7/A, 8/A, 8/C, 8/D, 8/E, and 8/F of Village Mota Varachha, Sub District Choryasi, Dist. Surat on the name of Sh. Chandubhai Nathabhai Vaddoriya.

Date :15.02.2025 | Place : Surat
 Authorised Officer, Punjab National Bank

PUBLIC SUMMONS / NOTICE
 Shri V.T.SHAH Advocate for plaintiff Exh

In the Court of Hon'ble Principal Sr. Civil Judge Mr.D.P.Purohit, At Gandhinagar, Gujarat State
 Commercial Civil Suit No. 45/2021
 NEXT DATE - 20/03/2025

Plaintiff : CORPORATION BANK Chitlada Branch Trough Manager Vaghela Hardikkumar Maneklal Address - B-64, Shayog Society, B/h Visatmata Temple, Chandkheda, Ahmedabad

Defendant : Rangvala Akbarali Rahemalani Porpir of Rangvala Creation Address - A-2, 40,41/2, Plot 22, Rajivnagar Plot, Sarkhej, Ahmedabad.

Sub: Suit Recovery Of Rs. 3,46,994/-

You are hereby informed that the above stated plaintiff has filed this above mentioned Commercial Civil Suit no. 45/2021 against you for the recovery of Rs. 3,46,994/-. The honourable court was pleased to issue notice upon the defendants. Although as the notice remained unserved upon the defendants as the defendant was not available on the given address the Hon'ble Court was pleased to pass order below Exhibit-18 vide order dated 31/01/2025 for service of notice by Public summons through one in English and one in Gujarati newspaper having circulation in the city of Ahmedabad and Gandhinagar.

You defendants are hereby informed by this notice to appear before this court in person or by pleader on Dt. 20/03/2025. Also take notice that if you fail to appear on or before this date mentioned above, the matter will be heard and determined in your absence.

Issued today on 10th February, 2025 under the seal and signature of the Court.

Prepared by (K.N. Atodaria) Assistant Pri. Sr.Civil Court
 Cheked by (V.K. Parmar) Superintendent Pri. Sr.Civil Court
 By Order Registrar Pri. Sr. Civil Court, Gandhinagar

THE BARDOLI NAGRI SAHAKARI BANK LTD.
 Nagrik Bank Building, Upli Bazar, Bardoli - 394 601, Distt. Surat, (Guj.)
 M.: (02622) 229238, 220238 | Email : support@bardolinagrikbank.com
 Website: www.bardolinagrikbank.com

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

Whereas, the undersigned being the authorized officer of "The Bardoli Nagrik Sahakari Bank Ltd.", Upli bazar, Taluka: Bardoli, District: Surat under the securitization 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 a demand notice dated 18/10/2024 (U/S 13(2) of the said act, calling upon the borrower SANJAY VARISHBHAI CHAUDHARY & VARISHBHAI GURJIBHAI CHAUDHARY and their guarantors to repay the amount mentioned in the notice being Rs.5,99,272.58 within 60 days from the date of the said notice. However the borrower failed to make any representation under section 13(3/A) of the act nor they have made any payment and therefore the bank served statutory notice under section 13(4) of the securitization act on dated 22/01/2025

The borrower failed to repay the total amount, notice is hereby given to the borrower, guarantors and the owners and the public in general that the undersigned has taken symbolic possession of the immovable property described herein below in exercise of powers conferred on him under section 13(4) of the said act read with rule-8(1) of the said rules on this 15 day of February of the year 2025.

The borrower, guarantors, owners in particular and the public in general is hereby cautioned not to deal with the immovable property and any dealing with the property will be subject to the charge of "The Bardoli Nagrik Sahakari Bank Ltd." for an amount of Rs.5,29,196.96 inclusive of interest and expenses as on dated 14/02/2025 plus interest and expenses thereon. The borrower's attention is invited to the provision 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

No.	Type of Secured Asset	Name of The Owners	Location of Property	Block No. Survey No.	Address	At	Admeasuring
1	Immovable property	VARISH GURJIBHAI CHAUDHARY	GRAM PANCHAYAT MOJE: LADKVA TA: MANVDI, DIS: SURAT	GRAM PANCHAYAT PROP. NO.165, NISHAL FALYU			AREA OF LAND-371