

PNB HOUSING
APPENDIX-IV A - E-AUCTION-PUBLIC SALE NOTICE 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 RULE 8(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002
Reg. Off:- 3rd Floor, Antikhah Bhanu, 22 Kasturba Gandhi Marg, New Delhi-110001, Ph:-011-23357171, 23357172, 23705414, Web:-www.pnbhousing.com
Branch Off:- 305, 3rd Floor, R.K. World Tower, Nr. Sheela Park Bus Stop, 150 Feet Ring Road, Rajkot-360005, Branch Off:- 305-308, Third Floor, Titium Square, Adnan Char Rasta, Adnan, Surat, Gujarat - 395008
 Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-B mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken (as described in Column no-C) by the authorized Officer of M/s PNB Housing Finance Limited (Secured Creditor), will be sold on "AS IS WHERE IS, AS IS WHAT IS & WHATEVER THERE IS BASIS" as per the details mentioned below.
 Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successors(s), assignee(s) of the respective borrower(s)/mortgagor(s) (since deceased) as the case may be indicated in Column no-A, under Rule-8(1) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date. For detailed terms and conditions of the sale, please refer to the link provided in M/s PNB Housing Finance Limited/secured creditor's website i.e. www.pnbhousing.com.

Loan No./Name of the Borrower/Co-Borrower/Guarantor/Legal Heir(s)	Demand Notice Amount & Date	Nature of physical possession	Description of the Properties mortgaged	Reserve Price (INR Lakhs)	EMD (10% of RPLI)	Last Date of Bid Submission (at 04:00 PM)	Bid Opening Date & Time (at 10:00 AM)	Date of Auction & Time (at 12:00 PM)	Known Encumbrances (if any)
HOU/RSRT/0123/1069976 Tapan Koley /Jhama Koley B.O.: Roshni Saraf	Rs. 9,29,480 & 12-09-2024	Physical	A205, 2nd Floor Wing A Turipati Residency, B/H Sardam Complex, Opp Sanjivni Hospital, Kaddodra, Nr. Kadodara Char Rasta, Surat, Gujarat-394327.	8,84,000	88,400	28.04.2025	17.04.2025 Between 12:00 PM to 4:00 PM	29.04.2025 Between 02:00 PM to 03:00 PM	*NIL/Not Known
HOU/RSRT/0623/1127353 Muniram Bhadani /Anjali Muniram B.O.: Roshni Saraf	Rs. 9,29,199.80 & 14-09-2024	Physical	Flat No. 22, 2nd Floor Wing B/1, Shree Laxmi Residency, B/S Mahatma Society Nr. Purno Kadodara, Canal Road Kadodara, Ta. Palsana, Surat, Gujarat-394327	8,80,000	88,000	28.04.2025	18.04.2025 Between 12:00 PM to 4:00 PM	29.04.2025 Between 02:00 PM to 03:00 PM	*NIL/Not Known

*Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof. ** To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/claims in respect of above mentioned immovable/secured assets except what is disclosed in the Column No.-K. Further such encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances.
 (1) As on date, there is no order restraining and/or court injunction PNBHFL the authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/secured assets and status is mentioned in column no-K (2). The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/orders passed etc. if any, stated in column no-K. Including but not limited to the title of the documents of the title pertaining thereto available with the PNBHFL, and satisfy themselves in all respects prior to submitting tender/bid application form or making offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form. (3) Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s) the purchaser is legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money) on the same day or not later than next working day. The sale may be confirmed in favour of (bidder(s) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the sale consideration amount has to be deposited by the purchaser within 15 days from the date of acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry of mandatory period of 15 days mentioned in the sale confirmation letter and other mentioned herein above in particular and the public, in general, that the undersigned has taken Possession of the Authorized Officer in conducting sale through an e-auction having its Corporate office at Plot No. 68, 3rd Floor, Sector 44, Gurgaon, Haryana 122003 Website - www.bankauctions.com For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with Mr. VIVEK LODHA & YAGNESHI BHATT, Toll Free 1800 120 8900, E-Mail: auction@pnbhousing.com, is authorised Person of PNBHFL or refer to www.pnbhousing.com.
 PLACE:- SURAT, RAJKOT, DATE:- 24.03.2025
 SD/- AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED

AXIS BANK
Axis Bank Ltd. (CIN: L65110GJ1993PLC020769)
Branch Office: Axis Bank Limited, Collection Centre, First Floor, Unit No.101 & 102 (Part) Baleshwar Avenue S G Highway Opp. Rajpath Club Bodakdev Ahmedabad Gujarat - 380054. **Corporate Office:** Axis Bank Ltd., 3rd Floor, Gileapex, NPC - 1, TTC Industrial Area, Mugalsan Road, Airoli, Navi Mumbai - 400 708.

Possession Notice APPENDIX -IV [Rule 8(1)]
 Whereas, the undersigned being the Authorized Officer of the AXIS BANK LTD, 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 a demand notice dated mentioned herein below calling upon the Borrower/Co-Borrower/Mortgagor/Guarantor, mentioned herein below to repay the amount mentioned hereunder in the notice as mentioned in the said notice together with further interest at the contractual rate on the aforesaid amount and incidental expenses, costs, charges etc. incurred to be incurred, within 60 days from the date of the said notice. Borrower/Co-Borrower/Mortgagor/Guarantor, mentioned herein below label having failed to repay the Banks dues as mentioned in the notice issued to him under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, notice is hereby given to the Borrower and other mentioned herein above in particular and the public, in general, that the undersigned has taken Possession (mentioned herein below label) of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule 8 of the said Rules on following date.
 Borrower/Co-Borrower/Mortgagor/Guarantor mentioned herein below label in particular, 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 the AXIS BANK LTD for an amount mentioned herein below label as mentioned in the said notice together with further interest at the contractual rate on the aforesaid amount and incidental expenses, costs, charges etc. incurred to be incurred.
 The Borrowers attention is invited to the provisions of sub Section (8) of section 13 of the SARFAESI act, 2002 in respect of time available, to redeem the secured assets

Sr. No.	Name of Borrower/Co-Borrower	Demand Notice Date & Amount (Rs. + interest + Charges-Recovery)	Description of the Properties	Date & Type of Possession
1	(1) BAVANIYA DAKSHABAI MANOJBHAI (2) BAVANIYA VIMAL MANOJBHAI	17/01/2025 Rs. 16, 19, 261/- as on 16/01/2025	ALL THE PIECE AND PARCEL OF IMMOVABLE PROPERTY BEARING CORNER FLAT ADM. 32-51 SQ. MTRS. ON 3RD FLOOR OF BUILDING KNOWN AS "PARTH APARTMENT" OF PLOT NO. 28 OF REVENUE SURVEY NO. 39/92/PAIKI DISTRICT: RAJKOT, EAST: PARKING, WEST: ROAD, NORTH: TERRACE, SOUTH: ROAD, WITH BUILDINGS CONSTRUCTED THEREON ALONG WITH OTHER ASSETS SUCH AS FURNITURE AND FIXTURES, EQUIPMENTS, MACHINERY -FIXED AND MOVABLE, STRUCTURE AND ANY OTHERS ASSETS SITUATED THEREON.	25-03-2025 (Symbolic)
2	(1) GADHAVI HITESHBAI DEVARSHIBAI (2) GADHAVI JIGNESH DEVARSHIBAI (3) GADHAVI HIRABEN DEVARSHIBAI	17/01/2025 & Rs. 22, 38, 622/- as on 16/01/2025	ALL THE PIECE AND PARCEL OF IMMOVABLE CONSTRUCTED RESIDENTIAL HOUSE SITUATED ON THE LAND ADM. SQ. MTRS. 84-45 OF PLOT NO. 7 PAIKIE OF SHRI SHAKTI CO-OP. HOUSING SOCIETY LTD. SITUATED ON THE LAND OF REVENUE SURVEY NO. 188 OF RAJKOT (CITY SURVEY WARD NO. 12/2, FP NO. 2 PAIKI, TPS NO. 7) EAST: OTHERS PROPERTY, WEST: ROAD, NORTH: OTHERS PROPERTY OF PLOT NO. 7 PAIKIE, SOUTH: OTHERS PROPERTY OF PLOT NO. 10 PAIKI, WITH BUILDINGS CONSTRUCTED THEREON ALONG WITH OTHER ASSETS SUCH AS FURNITURE AND FIXTURES, EQUIPMENTS, MACHINERY -FIXED AND MOVABLE, STRUCTURE AND ANY OTHERS ASSETS SITUATED THEREON.	25-03-2025 (Symbolic)
3	(1) HANSABEN RAJESHBAI MOVALIYA (2) BHADINAJI HIRAL JANAKBHAI	17/01/2025 & Rs. 21, 46, 262/- as on 16/01/2025	ALL THE PIECE AND PARCEL IMMOVABLE CONSTRUCTED RESIDENTIAL PROPERTY OF ADM. 47.39 SQ. MTRS. SITUATED AT METODA REVENUE SURVEY NO. 118P3P3 PLOT NO. 8 TO 34 P SUB PLOT NO. 8 TO 34/18 LODHIKA OF RAJKOT, EAST: ROAD, WEST: PLOT NO. 4, NORTH: SUB PLOT NO. 8 TO 34/19, SOUTH: RS NO. 118 P, WITH BUILDINGS CONSTRUCTED THEREON ALONG WITH OTHER ASSETS SUCH AS FURNITURE AND FIXTURES, EQUIPMENTS, MACHINERY -FIXED AND MOVABLE, STRUCTURE AND ANY OTHERS ASSETS SITUATED THEREON.	25-03-2025 (Symbolic)
4	(1) KIRTI BHAI HASMUKHBHAI KATRECHA (2) KATRECHA HINABEN KIRTI BHAI	17/01/2025 & Rs. 26, 92, 636/- as on 16/01/2025	ALL THE PIECE AND PARCEL IMMOVABLE PROPERTY BEARING FLAT NO. B-403 ON 4TH FLOOR OF PAVAN PARK LIVING AND BEING ON LAND ADM. 1174-82 SQ. MTRS. OF PLOT NO. 56 AND 57, F.P. NO. 21/13-4/6, T.P.S. NO. 17 OF RAJKOT REVENUE SURVEY NO. 56/19/2, 56/19/3, 56/19/4 & 56/19/5, CITY SURVEY WARD NO. 13/21, CITY SURVEY NO. 3573/1/56 (BUILT UP AREA ADM. 59-25 SQ. MTRS.), EAST: MARGIN SPACE AND PLOT NO. 58, WEST: ENTRANCE, PASSAGE, LIFT, OTS AND FLAT NO. B-404, NORTH: FLAT NO. B-402, SOUTH: MARGIN SPACE AND 24-00 MTR WIDE TP ROAD, WITH BUILDINGS CONSTRUCTED THEREON ALONG WITH OTHER ASSETS, SUCH AS FURNITURE AND FIXTURES, EQUIPMENTS, MACHINERY -FIXED AND MOVABLE, STRUCTURE AND ANY OTHERS ASSETS SITUATED THEREON.	25-03-2025 (Symbolic)
5	(1) NENUJI MITHLESHBHAI PANDITBHAI (2) NENUJI HANSABEN PANDITBHAI	17/01/2025 & Rs. 23, 85, 474.56/- as on 16/01/2025	ALL THE PIECE AND PARCEL IMMOVABLE PROPERTY BEARING HOUSE ON THE LAND AREA ADMEASURING 51-063 SQ. MTR. OF PLOT NO. 36 / PAKI-3 AREA KNOWN AS SHREE KANAKANAGAR CO. OP. HOUL. SOC. LTD. (REF. NO. GH-2801, DATE - 28-10-1967) SITUATED AT CITY SURVEY WARD NO. 12, CITY SURVEY NO. 5195, REVENUE SURVEY NO. 177, 178, 179, TPS NO. 7, FP NO. 55 OF RAJKOT CITY AND SUB DIST. & DIST. RAJKOT, EAST: PLOT NO. 83, WEST: PROPERTY OF SUB PLOT NO. 86/PAIKI-2, NORTH: PLOT NO. 85, SOUTH: 7-62 MTRS. ROAD, WITH BUILDINGS CONSTRUCTED THEREON ALONG WITH OTHER ASSETS SUCH AS FURNITURE AND FIXTURES, EQUIPMENTS, MACHINERY -FIXED AND MOVABLE, STRUCTURE AND ANY OTHERS ASSETS SITUATED THEREON.	25-03-2025 (Symbolic)
6	(1) ROHIT YADAV BRIJANATH YADAV (2) JITENDRA LALU YADAV	19/10/2023 & Rs. 14, 44, 982/- as on 11/10/2023	ALL THAT PIECES AND PARCELS OF IMMOVABLE RESIDENTIAL PROPERTY SUB PLOT NO. 39/1, DHARM BHAKTI-1, S. NO. 263 (PAIKI), PLOT NO. 39, NR. HARSIDDHI GREEN CITY & RIDDA RAILWAY STATION, GUNDASARA ROAD, GONDAL, RAJKOT - 360311, GUJARAT, INDIA. EAST: ROAD, WEST: PLOT NO. 96, NORTH: SUB PLOT NO. 39/2, SOUTH: PLOT NO. 38, WITH BUILDINGS CONSTRUCTED THEREON ALONG WITH OTHER ASSETS SUCH AS FURNITURE AND FIXTURES, EQUIPMENTS, MACHINERY -FIXED AND MOVABLE, STRUCTURE AND ANY OTHERS ASSETS SITUATED THEREON.	25-03-2025 (Symbolic)

Please further note that as mentioned in sub-section 13 of Sec. 13 of the aforesaid Act, you shall not transfer by way of sale, lease or otherwise any of the assets stated under security referred to in this Notice without prior written consent of our Bank.
 Date: 27.03.2025, Place: Gujarat
 Authorized Officer, Axis Bank Ltd.

TATA CAPITAL HOUSING FINANCE LIMITED
Regd. Off:- 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Panel, Mumbai - 400013.
Branch Office: 4th Floor, Capital One Building, Between HDFC House & HDFC Bank, Near Mithakhali 6 Road, Navrangpura, Ahmedabad, Gujarat - 380009.

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 Authorized Officer of TCHFL, will be sold on 29-04-2025 on "As is where is" & "As is what is" & "Whatever there is" & "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 02:00 PM on the said 29-04-2025. The sealed envelope containing Demand Draft of EMD for participating in E-Auction shall be submitted to the Authorized Officer of the TCHFL on or before 28-04-2025 till 5.00 PM at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, 4th Floor, Capital One Building, Between HDFC House & HDFC Bank, Near Mithakhali 6 Road, Navrangpura, Ahmedabad, Gujarat - 380009.
 The sale of the Secured Asset/ Immovable Property will be on "as is where condition is" as per brief particulars described herein below:

Sr. No.	Name of Borrower(s) / Co-Borrower(s) / Legal Representative / Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money Deposit	Type of Possession	Outstanding Amount as on 20-03-2025
1)	TCHHL026900100259489 & TCHIN026900100261952 Mr. Vikas Mishra & Ashokbhai Gupta	Rs. 14,55,125/- (Rupees Fourteen Lakh Fifty Five Thousand One Hundred Twenty Five Only) is due and payable by you under Agreement No. TCHHL0269000100259489 and an amount of Rs. 74,709/- (Rupees Seventy Four Thousand Seven Hundred and Nine Only) is due and payable by you under Agreement No. TCHIN0269000100261952 and Totaling to Rs. 15,29,834/- (Rupees Fifteen Lakh Twenty Nine Thousand Eight Hundred and Thirty Four Only)	Rs. 15,60,000/- (Rupees Fifteen Lakh Sixty Thousand Only)	Rs. 1,56,000/- (Rupees One Lakh Fifty Six Thousand Only)	Physical	Rs. 16,33,211/- (Rupees Sixteen Lakh Thirty Three Thousand Two Hundred Eleven Only) is due and payable by you under Agreement No. TCHHL0269000100259489 and an amount of Rs. 77,833/- (Rupees Eighty Seven Thousand Eight Hundred Thirty Three Only) is due and payable by you under Agreement No. TCHIN0269000100261952 totaling to Rs. 17,21,044/- (Rupees Seventeen Lakh Twenty One Thousand Forty Four Only)

Description of the Immovable Property: All The Piece and Parcel of property being Flat No. 20, on Second Floor, Block No. "B", admeasuring 27.19 Sq.Mtrs (Rera Carpet) and Wash Area: 1.87 Sq.Mtrs i.e total 29.06 Sq.Mtrs of Built up Area, Undivided Land Share: 12.85 Sq.Mtrs, proportionate share in the underneath land and all internal and external rights thereto in the Scheme known as "AVALON DHS FLOOR", constructed on non-agricultural land for residential use bearing T P S No. 128, Fl. No. 339/1/1-339/3, Survey No. 1426/1P + 1426/3, Mouje Village: Vatva, Taluka: Vatva, Reg. Dist. Ahmedabad & Sub District Ahmedabad - 11 (Asstl). **Bounded:- East:- Internal Society Road & Block "C" West:- Flat No. B-203. North:- Stairs & Flat No. B-201 South:- Society Common Plot**
 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 29-04-2025 between 02:00 PM to 03:00 PM with limited extension of 5 minutes each.
Terms & Conditions: (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 Authorized 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 (Rupees "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 Authorized 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 Authorized 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 Authorized Officer to adjourn/discontinue the sale. (7) Inspection of the Immovable Property can be done on 21-04-2025 between 11:00 AM to 05:00 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 Authorized 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 Authorized Officer 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 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 Closure, Block No. 605 A, 6th Floor, Maltrivarn Commercial Complex, Ameerpet, Hyderabad - 500038 Email: info@bankauctions.in or Manish Bansal, Email id Manish.Bansal@tatacapital.com Authorized Officer Mobile No. 8588983696. Please send your query on WhatsApp Number - 999078669 (13) TDS of 1% will be applicable and payable by the highest bidder over 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://url.lipunnf.com/> 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 this property. Interested parties should only contact the undersigned or the Authorized officer for all queries and enquiry in this matter.
 Sd/-
 Date: Ahmedabad
 Date: 27-03-2025
 Authorized Officer,
 Tata Capital Housing Finance Ltd.

BAJAJ FINANCE LIMITED
Regd. Office: Registered office at Bajaj Finance Limited, C/o Bajaj Auto Limited Complex Mumbai Pune Road Akurdi Pune 411035
Branch Office: 1st Floor Rajkamal City Mall Above Canara Bank Ahmedabad Palangpur Highway Road Mehsana 384001
Demand Notice Under Section 13(12) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002
 Undersigned being the Authorized Officer of M/s Bajaj Finance Limited, hereby gives the following notice to the Borrower(s) / Co-Borrower(s) who have failed to discharge their liability i.e., defaulted in the repayment of principal as well as the interest and other charges accrued there on for Home Loan(s)/Loan(s) Against Property advanced to them by Bajaj Finance Limited and as consequence the loan(s) have become Non Performing Assets (N.P.A.s). Accordingly, notices were issued to their last known address, however the same have been returned un-served/un-delivered, as such the Borrower(s)/Co-Borrower(s) are hereby intimated/informed by way of this publication notice to clear their outstanding dues under the loan facilities available by them from time to time.

Loan Account No./Name of the Borrower/Mortgagor(s)/Guarantor(s)	Description of Secured Immovable Property	Demand Notice Date and Amount
LAN: P496PBL5248473 1. B.R. Chaudhari Itr his Prop. Bhikhabhai Ragnathbhai Chaudhari R/o. Shop No. F-2 1st Floor Jay Gurudatt shopping Centre Municipal No. 1990/69 C. S. No. 5955/F2 Municipal no. 6/6/67-22-2 Ward No. 2, C. S. No. 5955/F2 Plot No. 4 Survey No. 1990/69 Plot No. 316 14 Mop Mehsana Municipality Dist. Mehsana 384001	All the piece and parcel of Shop no. F-2 situated on 1st Floor Jay Gurudatt Shopping Centre R. S. No. 1990/69 C. S. No. 5955/F2 Municipal no. 6/6/67-22-2 Mehsana Gujarat 384002 along with proportionate share in common areas (Area adm. 28.6331 Sq.Mtrs.) Boundaries: On East- Shop No. F-3; On West-Shop No. F-1. On North- Common Passage & Gallery; On South- Common Passage & Gallery	17.02.2025 & Rs. 34,61,593/- (Rupees Thirty Four Lakhs Sixty One Thousand Five Hundred Ninety Three Only) as on 17.02.2025
3. Bheiben Bhikhabhai Chaudhari D/o Maganbhai Chaudhary All R/o.: 149K/Vachovas Maghbhaiyasana Mehsana Gujarat 384001		

 This step is being taken for substituted service of notice. The above Borrowers / Co-Borrowers, Guarantors are advised to make the payments of outstanding along with future interest within 60 days from the date of publication of this notice, failing which (without prejudice to any other right remedy available with Bajaj Finance Limited) further steps for taking possession of the Secured Assets / Mortgage Property will be initiated as per provisions of Sec. 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The parties named above are also advised not to alienate, create third party interest in the above-mentioned properties. On which Bajaj Finance Limited has the charge.
 Date: 27.03.2025
 Place: Rajkot
 Sd/- Authorized Officer
 Bajaj Finance Limited

STATE BANK OF INDIA
RACPC Home Loan Centre, Ahmedabad
Administrative Office C. N. Vidyalaya Campus, Ambawadi, Ahmedabad-380 015.
APPENDIX-IV [Rule-8(1)] POSSESSION NOTICE (For immovable property)
 Notice is hereby given 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, a demand notice was issued on the dates mentioned against each account and stated hereinafter calling upon them to repay the amount within 60 days from the date of receipt of said notice.
 The Borrower having failed to repay the amount, notice is hereby given to the Borrower and the public in general that the undersigned has taken Symbolic Possession of the property described herein below in exercise of powers conferred on him/her under section 13 (4) of the said Act read with Rule 9 of the said Act on the dates mentioned against each account.
 The Borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the State Bank of India for an amount and interest thereon.

Name of the Borrower / Guarantor	Description of Properties	Outstanding Amount	Date of Demand Notice	Date of Possession
Borrower : Mr. Rahul Kanubhai Maru & Mrs. Dhruvi Mehul Maru & Mrs. Kinjal Manubhai Javad HTL AC No. 40254972434 Top Up Loan A/c No. 42427240050 Suraksha Loan 40255473693	All that Piece and Parcel of the property bearing Flat No A2/1204, 12th Floor, Green Acres, Bearing Survey No 781/1,781/2, 781/3 780, 941/1, 924/3, 941/2, 941/3, 943, 945 T P Scheme No. 25. Final Plot No 71, 83,84, 63, 80, 38/2/2, 70, 67, 69, 64, 82 Admeasuring Area 127.65 Sq Mtrs Built up area 62.87 Sq Mtrs Proportionate common area of Mouje	₹ 69,35,090.80/- + ₹ 6,88,367.70/- + ₹ 9,52,710.41/- + ₹ 84,733.00/- = ₹ 86,60,901.91 as on 13.01.2025 plus unapplied interest w.e.f. 13.01.2025	15.01.2025	25.03.2025 Symbolic Possession

 - Vejalpur, Taluko - Vejalpur Registration Sub District Ahmedabad - 10 (Vejalpur) In the District Ahmedabad Surrounded By: North: By Flat No. A-21/201 & A-21/202, South: By Society Passage, East: By Flat No. A-21/203, West: By Society Passage
 Date: 25.03.2025
 Place: Ahmedabad
 Sd/- Authorized Officer,
 State Bank of India, RACPC, Ahmedabad.

Public Notice For E-Auction For Sale of Immovable Properties
 Sale of Immovable property mortgaged to IIFL Home Finance Limited (Formerly known as India Infoline Housing Finance Ltd.) (IIFL-HFL) Corporate Office at Plot No. 98/99 Vihar, Phase-IV Gurgaon-122015 (Haryana) and Branch Office at: "1st Floor, Vrkav Park, Above Amit Auto, Godhra Road, Halol, Gujarat-393950" 1st Floor, Office No.14 Kanjibhai K. Sorathia (HUF), Madhubab Mall-a wing, Near Chitrakut Circle, Ward No-8 Anjar Gujarat-370110 under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act"). Whereas the Authorized Officer ("AO") of IIFL-HFL, had taken the possession of the following properties pursuant to the notice issued U/S 13(2) of the Act in the following loan accounts/prospect nos. with a right to sell the same on "AS IS WHERE IS BASIS AND WITHOUT RECOURSE BASIS" for realization of IIFL-HFL's dues. The Sale will be done by the undersigned through e-auction platform provided at the website: www.iiflhome.com

Borrower(s) / Co-Borrower(s) / Legal Heir	Demand Notice Date and Amount	Description of the Immovable property/ Secured Asset	Date of Physical Possession	Reserve Price
1. Mr. Sarwan Ram 2. Mr. Puna Ram 3. Mrs. Bipri Devi (Prospect No IL10224929)	08-Aug-2024, Rs.17,36,328/- (Rupees Seventeen Lakh Three Hundred and Twenty Eight Only) Bid Increase Amount Rs.25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Plot No. 85, CT Survey No. No 122/A/122/B/85, Ramdevi Residency, Godhra Road, Opp. Sanen School, Inside Jyoti Chokli, Village Vaghvani, Pratapgura, Halol, Panchmahal, Gujarat, India, 389500, Area Admeasuring (In Sq. Ft.): Property Type: Land Area, Saleable Area, Super Built Up Area, Built Up Area Property Area: 1055.00, 653.00, 550.00, 600.00	15-February-2025	Rs. 12,09,000/- (Rupees Twelve Lakh Nine Thousand Only)
1. Mr. Mukesh Samant Devayaya 2. Mrs. Laxmi Mukesh Devayaya 3. M/S Bhagwati Enterprise (Prospect No IL10223911)	11-June-2024, Rs.17,38,024/- (Rupees Seventeen Lakh Thirty Eight Thousand and Twenty Four Only) Bid Increase Amount Rs.25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing House Constructed on Ground Floor bearing Plot No. 2, Survey No 200, Village Meghpur Borohi Taluka Anjar, District Kutch, Gujarat, 370110 Area Admeasuring (In Sq. Ft.): Property Type: Land Area, Carpet Area, Built Up Area Property Area: 1055.00, 557.00, 696.00	19-Jan-2025	Rs. 14,43,000/- (Rupees Fourteen Lakh Forty Three Thousand Only) Earnest Money Deposit (EMD) Rs. 1,20,900/- (Rupees One Lakh Twenty Thousand Nine Hundred Only)

TERMS AND CONDITIONS:-
 1. For participating in e-auction, intending bidders required to register their details with the Service Provider <https://www.iiflhome.com>, well in advance and has to create the login account, login ID and password. Intending bidders have to submit / send their "Tender FORM" along with the payment details towards EMD, copy of the KYC and PAN card at the above mentioned Branch Office.
 2. The bidders shall improve their offer in multiple of amount mentioned under the column "Bid Increase Amount". In case bid is placed in the last 5 minutes of the closing time of the auction, the closing time will automatically get extended for 5 minutes.
 3. The successful bidder shall pay the sum mentioned above along with upto dated interest and ancillary expenses before the date of tender/auction, failing which the amount will be forfeited (including EMD) and the property will be again put to sale.
 4. The purchaser has to bear the cess, applicable stamp duty, fees, and any other statutory dues or other dues like municipal tax, electricity charges, land and all other incidental costs, charges including all taxes and rates outgoings relating to the property.
 5. The purchaser has to pay TDS application to the transaction/payer of sale amount and submit the TDS certificate with IIFL HFL.
 6. Bidders are advised to go through the website <https://www.iiflhome.com> and <https://www.iifl.com/home-loans/properties-for-auction> for detailed terms and conditions of auction sale & auction application form before submitting their Bids for taking part in the e-auction sale proceedings.
 7. For details, help procedure and online training on e-auction prospective bidders may contact the service provider / Email ID:- care@iiflhome.com, Support Helpline No 1800 267 499.
 8. For any query related to Property details, Inspection of Property and Online bid etc. call IIFL HFL toll free no.1800 267 499 from 09:30 hrs to 18:00 hrs between Monday to Friday or write to email:- care@iiflhome.com
 9. Notice is hereby given to the borrowers to collect the household articles, which were lying in the secured asset at the time of taking physical possession within 7 days, otherwise IIFL-HFL shall not be responsible for any loss of property under the circumstances.
 10. Further the notice is hereby given to the Borrowers, that in case they fail to collect the above said articles same shall be sold in accordance with Law. (11) In case of default in payment at any stage by the successful bidder / auction purchaser within the above stipulated time, the sale will be cancelled and the amount already paid (including EMD) and the property will be again put to sale.
 11. AO reserves the rights to postpone/cancel or vary the terms and condition of tender/auction without assigning any reason therefor. In case of any dispute in tender/auction, the decision of AO of IIFL-HFL will be final.
 15 DAYS SALE NOTICE UNDER THE RULE 9 SUB RULE (1) OF SARFAESI ACT, 2002
 Notice is hereby given to the borrower(s) to pay the sum mentioned above along with upto dated interest and ancillary expenses before the date of Tender/Auction, failing which the property will be auctioned/sold and balance dues if any will be recovered with interest and cost.
 Place: Halol/Kutch, Date: 27-March-2025
 Sd/- Authorized Officer, IIFL Home Finance Limited.

agriwise AGRWISSE FINSERV LIMITED
(Erstwhile Star Agri Finance Limited)
Regd Office: Unit No. 802, 80th Floor Sumer Plaza, Marol Maroshi Nagar, Marol Haka, Andheri East Mumbai 400 059 MH
CHL: U65999MH1995PLC267997, Web: www.agriwise.com, Email: info@agriwise.com, Ph: +91-022-40457777, Fax: +91-22-40457788

AUCTION/ SALE NOTICE
APPENDIX - IV A (See proviso to rule 8 (6))
AUCTION NOTICE FOR SALE OF IMMOVABLE ASSETS
 Under The Securitization 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 for conducting Auction sale under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI ACT) and Rules 8(6) & 9 of the Security Interest (Enforcement) Rules 2002 of the immovable properties, mortgaged to the Agrivise Finserv Limited Formerly known as Star Agri Finance Limited (hereinafter referred to as the "Secured Creditor"). Whereas the below mentioned borrower failed to repay