STAR HOUSING FINANCE LIMITED

DEMAND NOTICE

As per loan account become NPA therefore the authorized officer under section 13(2) "The securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002" had issued 60 days demand notice to the borrower/co borrower/mortgagor/guarantor (collectively referred as 'Borrower') as given in the table. According to the notice if the borrower's do not deposit the entire amount within 60 days, the amount will be recovered from auction of the mortgage properties/secured assets as given below. Therefore you the borrowers are informed to deposit the entire loan amount with the future interest and expenses within 60 days from the date of the demand notice, otherwise under the provision of the 13(4) and 14 of the said act, the authorized officer is free to take possession for sale of the mortgage properties, secured assets as given below.

Borrowers to note that after receipt of this notice, in terms of section 13(13) of the act, 2002, you are prohibited and restrained from transferring any of the secured assets by way of sale, lease or otherwise, without prior written consent of the secured creditor. Borrowers attention are attracted towards section 13(8) r/w Rule 3(5) of the security Interest (Enforcement) Rules, 2002 Act that the borrowers shall be entitled to redeem their secured assets upon the payment of the complete outstanding dues as mentioned below before the publication of auction notice which thereafter shall cease to exist.

Sr. No	Name of Borrower/ Co Borrower/ Mortgagor/Guarantor	Date and amount of Demand Notice Under Sec 13(2)	Description of Mortgaged Property (ies)
1.	Mr. Ankit Kumar Yogesh Kadu (Applicant), Mrs. Artiben Ankit Kumar Kadu (Co- Applicant), Add –28 Santosh Nagar, B/h Priyanka Town Ship, Surat- Pin – 394210 Gujarat.	05/05/2025 & Rs.9,06,617/- (Rupees Nine Lakhs Six Thousand Six Hundred and Seventeen Only) as on 05/05/2025	EM Residential Land & building measuring 432 Sq. ft. in the Name of Mr. Ankit Yogeshbhai Kadu & Artiben Yogeshbhai Kadu, Plot No 45, Survey No 321, Block No 468/A, Khata No. 982, Marutinandan Row-House, Bagumara, Palsana, Surat. Boundaries – As per Sale Deed Document: East – Plot No 44, West –Plot No 46, North– Plot No 40, South– 6 Mtr Road.
2.	Mr. Nilesh Govind Bhaimalaviya (Applicant), Mrs. Tejalben Nileshbhaimalaviya (Co- Applicant), Add –78, Ishvar Krupa Society 2, Near Spining Mill, Punagam, Surat Cim Bombay Market, Surat, Gujarat Pin - 395010.	16/05/2025 & Rs.9,05,938 /- (Rupees Nine Lakh Five Thousand Nine Hundred Thirty Eight Only) as on 15/05/2025	Flat No 305, 3rd Floor, B Building, Krishna Heights, Nr. Gokul Dham Residency, Kamej, Surat, Gujarat Pin - 394180.
3.	Mr. Bhanu Bhai Gobarbhai Boliya (Borrower), Mrs. Sonalben Bhanu Bhai Boliya (Co-Borrower), Add : Gopalnath Society, Nr. Gopalnath Mandir, Kamrej, Surat, Gujarat Pin - 394180.	16/05/2025 & Rs.11,55,116/- (Rupees Eleven Lakh Fifty Five Thousand One Hundred Sixteen Only) as on 15/05/2025	Plot No 812, Sukun Residency, Kamrej, Surat, Gujarat.

Date: 20/06/2025
Place : SURAT

Sd/- Authorized Officer,
STAR HOUSING FINANCE LIMITED

Prudent ARC Limited

Unit No. 611, 6th Floor, D Mail, Netaji Subhash Place, Pitampura, New Delhi-110034

APPENDIX IV-A
[Refer Proviso to Rule 8(6)]

e-AUCTION NOTICE FOR SALE OF IMMOVABLE PROPERTY

{Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002}

Reg: E-Auction Sale Notice for sale of immovable property 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 to public in general and in particular to borrower and guarantor that the below described immovable property mortgaged/charged to the secured creditor, the possession of which has been taken by the Authorized Officer of Prudent ARC Ltd. (Prudent Trust -94/24) Secured Creditor, will be sold on **"AS IS WHERE IS", "AS IS WHAT IS", and "WHATEVER THERE IS" basis on and will be conducted on 10.07.2025. 'On Line'** for the recovery of the amount as mentioned in the appended table till the recovery of loan dues.

NIDO HOME FINANCE LIMITED having assigned the financial asset(s) pertaining to the loans of the borrowers together with all its rights, title and interests in the financing documents and any underlying security interests, pledge and/or guarantees in respect of such loans in favour of Prudent ARC Limited (Acting in the capacity of Trustee of Prudent Trust – 94/24) u/s 5 of the SARFAESI Act 2002. Prudent ARC Limited (Prudent Trust – 94/24), in exercise of the powers conferred under section 13(4) of the SARFAESI Act, read with the rules made there under has decided to sell by way of e-auction, the property as mentioned herein below (hereinafter referred to as "the said property").

Name of Borrower(s)/ Guarantor(s)	Amount of Recovery	Reserve Price	Earnest Money Deposit (EMD)
Mr. SureshBhai TribhovanBhai Prajapati (Borrower) and Mrs. Kailashben SureshBhai Prajapati (Borrower)	Rs. 18,94,264.35/- (Eighteen Lakhs Ninety Four Thousand Two Hundred Sixty Four Thirty Five Paise Only) and Rs. 11,66,073.30/- (Elven Lakh Sixty Six Thousand Seventy Three & Thirty Paise) as on 17/04/2023+further Interest thereon+Legal Expenses	Rs.22,50,000/- Rupees Twenty Two Lakh Fifty Thousand Only)	Rs.2,50,000/- (Rupees Two Lakh Fifty Thousand Only)

Description of the secured Asset:

All the Part and Parcel of the Property being Residential Plot out of Non – Agriculture R.S. No. 772 P, Plot No. 7/A, West Side Plot No. 7 P, having Plot Area Adm. 76.65 Sq. Mtrs., and undivided share towards said Land Adm. 39.54 Sq. Mtrs. Constructed in the Scheme Known as "Shree Residency", situated on Free Hold Non-agricultural Land bearing R.S. No. 772, P, Area Adm. 9989.00 Sq. Mtrs at in the Sim of Gagdipati, Tal-patan, Dist – Patan, and Registration Sub-District of Patan, within the State of Gujarat, Owned By Mr. Suresh Bhai Tribhovan Bhai Prajapati And Mrs. Kailashbhen Suresh Bhai Prajapati. **Bounded as under:** North: Openland of Plot No. 6 P West Side & Plot No. 6/A, South: Openland of Plot No. 8P West Side & Plot No. 8/A, East: Openland of Plot No. 7 East Side & Plot No. 7, West: Road

Known Encumbrances, if any : Not known

The online bids shall be submitted through website https://sarfaesi.auctiontiger.net/EPROC/ as per schedule given below:

EMD Remittance	**EMD can be remitted in the following ways:** i) Deposit through EFT/NEFT/RTGS Name of Beneficiary : "Prudent Trust – 94/24" Name of Bank : Union Bank of India Account Number : 519501010036371 IFSC Code : UBIN0551953 Branch Address : Pitampura Branch, LU Block, New Delhi – 110 034 OR ii) Demand Draft/Pay Order in the favour of "Prudent Trust – 94/24" payable at Delhi to be submitted at Prudent ARC Limited, 611, D-Mall, Plot No. A-1, Netaji Subhash Place, Pitampura, New Delhi – 110 034.
Inspection of Property	**On 03.07.2025 between 11:00 am to 3.00 pm**
Last date for submission of online application for BID	**08.07.2025 till 5.00 p.m.**
Date and time of e-auction	**10.07.2025 between 11.00 am to 01.00 p.m.** with auto- extension of five minutes each in the event of bids placed in the last five minutes.
Bid Multiplier	**Rs. 1,00,000/ - (Rupees One Lacs only)**

For detailed Terms and Conditions of the sale, please refer to the link provided in https://prudentarc.com secured creditor's website and https://sarfaesi.auctiontiger.net/EPROC/, secured creditor's approved service provider.

This may be treated as a Notice under Rule 8(6) and Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the Borrower(s) and Guarantor(s) of the loans about holding of e-auction on the above-mentioned dates.

(Narendra Singh)
Authorized Officer, Prudent ARC Limited

Date: 21.06.2025
Place: Delhi

(Prudent Trust – 94/24), Mobile No. 9654454624, Land line:91-11-45320039

Office of the Chief Engineer (Distribution)
Kashmir Power Distribution Corporation Ltd.

Exhibition Ground Jehangir Chowk Opp: J&K High Court, Srinagar-190001
Phone No. 0194-2452001 Fax No. 0194-2484667 E-mail: ce.mre.kash@gmail.com

Notice Inviting Tender (NIT)

NATIONAL OPEN COMPETITIVE PROCUREMENT
(Single Stage Two-Envelope Bidding Process with e-Procurement)

E-NIT No.: CE/D/KPDCL/RDSS/04 of 2025-26 Date: 19.06.2025
Contract Title: "Electrification of Un-Electrified (UE) Households of Ganderbal, Bandipora & Kupwara District under Dharti Aaba- Janjatiya Gram Utkarsh Abhiyan (DA-JGUA)".

For and on behalf of UT of Jammu and Kashmir (J&K); Kashmir Power Distribution Corporation Limited (KPDCL) hereby invites online e-bid for the project of "Electrification of Un-Electrified (UE) Households of Ganderbal, Bandipora & Kupwara District under Dharti Aaba- Janjatiya Gram Utkarsh Abhiyan (DA-JGUA)". The details are as under:

Contract Title	Un-Electrified Households (HHs)	Estimated Cost (Rs. in Cr)	Cost of Documents (In Rs.)	EMD/ Bid Security (Rs in Cr)	Last date for submission of e-Bid
Electrification of Un-Electrified (UE) Households of Ganderbal, Bandipora & Kupwara District under Dharti Aaba- Janjatiya Gram Utkarsh Abhiyan (DA-JGUA)-On DSITC Basis	63 Nos.	1.04	3,000.00	0.0208	19.07.2025 upto 1630 Hours

1.The detailed tender document is available on e-procurement portal at http://www.jktenders.gov.in. Interested bidders may view, download & participate in the tender through online bidding process.

Dates & Time

A	Date & Time of Downloading of Standard Bidding Document (SBD)	From 20.06.2025 at 1500 Hours
B	Clarifications Start Date	From 20.06.2025 at 1505 Hours
C	Clarifications End Date	27.06.2025 upto 1600 Hours
D	Date & Time of Pre-Bid Meeting	28.06.2025 at 1100 Hours
E	Venue of Pre-Bid Meeting	O/o Chief Engineer (Distribution), Kashmir Power Distribution Corporation Limited (KPDCL), Exhibition Grounds, Jehangir Chowk Opposite High Court, Srinagar (J&K)-190001
F	Start Date & Time of Online submission of Bid Documents along with the Scan copy of Cost of Documents/Tender Fee & EMD/ Bid Security	30.06.2025 at 1000 Hours
G	End Date & Time of Submission of Bid	19.07.2025 upto 1630 Hours
H	Date & Time of Opening of Technical Bid	22.07.2025 at 1100 Hours
I	Date & Time of Opening of Financial Bid (Only of the Technically Qualified Bidders)	Will be communicated After Technical Evaluation (Only to the Technically Qualified Bidders)
J	Venue of opening of Technical & Financial Bids	O/o Chief Engineer (Distribution), Kashmir Power Distribution Corporation Limited (KPDCL), Exhibition Grounds, Jehangir Chowk Opposite High Court, Srinagar (J&K)-190001

2. All Bids must be accompanied by a Non-Refundable Cost of Documents/Tender Fee of Rs. 3,000.00/- pledged to Chief Accounts Officer (CAO), Distribution, KPDCL Payable at Srinagar in the form of Demand Draft (DD) or may be deposited in MH-0801 Power payable through Treasury Receipt (TR)/Challan at treasury office, Srinagar.
3. All Bids must be accompanied by an Earnest Money Deposit (EMD)/Bid Security in the form of CDR/FDR/Bank Guarantee only, pledged to the Chief Accounts Officer (CAO), Distribution, KPDCL payable at Srinagar. No Interest would be payable on Earnest Money Deposit/Bid Security.
4. The scanned copies of the Demand Draft/TR as Cost of Document/Tender Fee, CDR/FDR/Bank Guarantee as Earnest Money Deposit (EMD)/Bid Security and Integrity Pact must be enclosed along with the e-Bids.
5. One set of original hard copy of complete technical bid including original copy of cost of document/Tender Fee and EMD/Bid Security shall be submitted to the O/o Chief Engineer (Distribution), Kashmir Power Distribution Corporation Limited (KPDCL), Exhibition Grounds, Jahangir Chowk Opposite High Court, Srinagar (J&K)-190001 upto 19.07.2025 1630 Hours.
6. The date and time of opening of financial-bids shall be notified on e-procurement portal i.e http://www.jktenders.gov.in. This will be conveyed to the technically qualified bidders automatically through an e- mail message on their e-mail address. The financial-bids shall be opened accordingly online on the same portal at O/o Chief Engineer (Distribution), Kashmir Power Distribution Corporation Limited (KPDCL), Exhibition Grounds, Jehangir Chowk Opposite High Court, Srinagar (J&K)-190001.
7. The e-Bids will be electronically opened in the presence of bidder's representatives, who choose to attend at the above mentioned venue, date and time or any subsequent day to the convenience of the tender opening committee. An authorization letter of bidder's/OEM representative will be required to be produced at the time of Bid Opening.
8. KPDCL reserves the right to cancel any or all the e-Bids/ the e-Bid process without assigning any reason thereof. The decision of KPDCL will be final and binding.
9. In the event of date specified for e-Bids opening being declared a holiday then the due date for opening of e-Bids shall be the following working day at the appointed time and place.
10. All the required documents should be uploaded by the bidder electronically in the PDF format. Price Schedule/BOQ should be uploaded electronically in the same BOQ sheet provided with the SBD. However; Price Schedule shall not be submitted in hard copy along with the technical bid. Hard copy of technical bids along with cost of document/Tender Fee and EMD/Bid Security is required to be submitted in original hard copy also.
11. To participate in e-bidding process, bidders have to get 'Digital Signature Certificate (DSC)' class III (b) as per Information Technology Act-2000, to participate in online bidding.

Sd/-
Chief Engineer (Distribution)
Kashmir Power Distribution Corporation Limited (KPDCL)

No: CE/D/KPDCL/26122-31 Date:19.06.2025
DIPK-NB-846/25 Send date:20.06.2025

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 Futurz, 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 22-07-2025 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 **22-07-2025**. 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 **21-07-2025** till 5.00 PM at Branch address **TATA CAPITAL HOUSING FINANCE LIMITED,** Office No 208 To 212 | 2Nd Floor, Eco Futurz, Nr. Khatu Shyamji Temple, New City Light Road, Surat- 395007

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.	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	Type of possession	Outstanding Amount
1	9886703	Bharat Fulabhai Prajapati Subhadraben Bharatbhai Prajapati	Rs. 8,67,591/- (Rupees Eight Lakh Sixty Seven Thousand Five Hundred Ninety One Only) 17-08-2024	Rs. 10,70,200/- (Rupees Ten Lakh Seventy Thousand Two Hundred Only)	Rs. 1,07,020 /- (Rupees One Lakh Seven Thousand Twenty Only)	Physical	Rs.10,16,629/- (Rupees Ten Lakh Sixteen Thousand Six Hundred Twenty Nine Only) as on 11-06-2025.

Description of the Immovable Property: All the piece & parcel of Immovable property bearing Plot No. 405 admeasuring 62.50 sq. yard, As Per K.J.P. Block No. 159/405/A admeasuring 52.30 sq. mts., Along with 27.53 sq. mts. of Undivided share proportionate share in the underneath land and all internal and external rights thereto in the premises/campus known as "ARADHNA DREAM PART-1", constructed on non-agricultural land for residential use bearing Block No. 159, 162, New Block No. 159 admeasuring He. 3-31 Are 78 sq. mts. i.e. 33178 sq. mts., of Moje Village Jolwa, Ta: Palsana, Dist: Surat of Gujarat. **Bounded :-** East :- Adj. Society Internal Road, West :- Adj. Society Limit, North :- Adj. Plot No. 406, South : -Adj. Plot No. 404.

2	10463988	Mahendrakumar Sonaram Ugiya Devi	Rs.9,76,491/- (Rupees Nine Lakh Seventy Six Thousand Four Hundred Ninety One Only) 05-09-2024	Rs. 9,73,450/- (Rupees Nine Lakh Seventy Three Thousand Four Hundred Fifty Only)	Rs.97,345/- (Rupees Ninety Seven Thousand Three Hundred Forty Five Only)	Physical	Rs. 11,67,369/- (Rupees Eleven Lakh Sixty Seven Thousand Three Hundred Sixty Nine Only) as on 11-06-2025.

Description of the Immovable Property: All the piece & parcel of Immovable property bearing Plot No. 238 admeasuring 40.19 sq. mts. i.e. 48.06 sq. yard, Along with 14.00 sq. mts. i.e. 16.75 sq. yard. undivided share in the land of Road Margin, totally admeasuring 54.19 sq. mts. i.e. 64.81 sq. yard, in "NILKANTH RESIDENCY", constructed on non-agricultural land for residential use bearing Block / Revenue Survey No. 273/A, Khata No. 1485, of Moje Village Tatithaiya, Ta: Palsana, Dist: Surat **Bounded :-** East :- Adj. Society Road, West :- Property of Plot No. 263, North :- Property of Plot No. 237, South : -Property of Plot No. 239.

3	10171995	Mr. Ashish Anantbhai Patel, Mrs. Bhikhiben A Patel	Rs.7,95,289/- (Rupees Seven Lakh Ninety Five Thousand Two Hundred Eighty Nine Only) 15-10-2024	Rs.9,55,600/- (Rupees Nine Lakh Fifty Five Thousand Six Hundred Only)	Rs.95,560/- (Rupees Ninety Five Thousand Five Hundred Sixty Only)	Physical	Rs. 9,18,061/- (Rupees Nine Lakh Eighteen Thousand Sixty One Only) as on 11-06-2025.

Description of the Immovable Property: 3 - All the rights, piece & parcel of Immovable property bearing Plot No. 250, admeasuring 48.00 sq. yards, as per K.J.P Block No. 247/250 of which area admeasuring 40.15 sq. mtrs., as per C.O.P area admeasuring 22.32 sq. mtrs. and undivided share proportionate share in the underneath land of the building and all internal and external rights thereto of the premises/campus known as "ARADHANA GREEN LAND", constructed on non-agriculture land for residential use bearing Block No. 247, area admeasuring He. 4-29 Aare 28 sq. mtrs. i.e. 42928 sq. mtrs., Situate at Moje Village: Jolwa, Taluka: Palsana, District: Surat of Gujarat. **Bounded :-** East :- Adj. Plot No. 225, West :- Adj. Society Internal Road, North :- Adj. Plot No. 251, South : -Adj. Plot No. 249.

4	9871774	Mrs. Pinky Anand Shivnani, Mr. Anand Mohan Shivnani	Rs.9,88,468/- (Rupees Nine Lakh Eighty Eight Thousand Four Hundred Sixty Eight Only) 15-10-2024	Rs. 14,73,900/- (Rupees Fourteen Lakh Seventy Three Thousand Nine Hundred Only)	Rs.1,47,390/- (Rupees One Lakh Forty Seven Thousand Three Hundred Ninety Only)	Physical	Rs.11,29,929/- (Rupees Eleven Lakh Twenty Nine Thousand Nine Hundred Twenty Nine Only) as on 11-06-2025.

Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat No. 404 on 4th Floor in A wing Building which as per site "Tulip Building" of which built-up area admeasuring 578 sq. foot i.e. 53.70 Sq. Mtrs. And carpet area admeasuring 508.44 sq. foot i.e. 47.24 sq. mtrs., along with area admeasuring 23.88 sq. mtrs. C.O.P. and undivided share proportionate share in the underneath land of the building and all internal and external rights thereto of the premises/campus known as "Tulip building in Blossom Park", constructed on non-agricultural land for residential use bearing Revenue Survey No. 111/1, now after consolidation of Blocks, Block No. 98 of which as per 7/12 area admeasuring H.Are-Sq.-Mtrs. 0-95-10, and Revenue Survey No. 111/2, after consolidating Block No. 99 of which as per 7/12 area admeasuring H-Are-Sq.-Mtrs. 1-02-18, consolidating both lands total area admeasuring 1-97-28 H-Are-Sq.-Mtrs., Situate at Moje Village: Kadodara, Sub- Dist.: Palsana, District: Surat of Gujarat. **Bounded :-** East :- Adj. Block No. 84 Paiki Land, West :- Adj. Road, North :- Adj. Block No. 100 and 101 Land, South : -Adj. Road.

5	10480835 & TCHIN0216000100087615	Sujaram Chhogaram, Hataram Chhogaram, Bhamari Devi Sujaram	Rs.1,09,340/- (Rupees One Lakh Nine Thousand Three Hundred Forty Only) is due and payable by you under Agreement no. TCHIN0216000100087615 and an amount of Rs.11,82,847/- (Rupees Eleven Lakh Eighty Two Thousand Eight Hundred Forty Seven Only) is due and payable by you under Agreement no. 10480835, i.e. Totalling to Rs.12,92,187/- (Rupees Twelve Lakh Ninety Two Thousand One Hundred Eighty Seven Only) 30-04-2024	Rs. 11,92,000/- (Rupees Eleven Lakh Ninety Two Thousand Only)	Rs. 1,19,200 /- (Rupees One Lakh Nineteen Thousand Two Hundred Only)	Physical	Rs.1,38,773/- (Rupees One Lakh Thirty Eight Thousand Seven Hundred Seventy Three Only) is due and payable by you under Agreement no. TCHIN0216000100087615 and an amount of Rs.14,42,459/- (Rupees Fourteen Lakh Forty Two Thousand Four Hundred Fifty Nine Only) is due and payable by you under Agreement no. 10480835 totalling to Rs.15,81,232/- (Rupees Fifteen Lakh Eighty One Thousand Two Hundred Thirty Two Only) as on 11-06-2025.

Description of the Immovable Property: All the piece & parcel of Immovable property bearing Plot No. 57 admeasuring 40.15 sq. mts. i.e., 48.00 sq. yard, Along with 22.01 sq. mts. Undivided share proportionate share in the underneath land and all internal and external rights thereto in the premises/campus known as "RAM KRISHNA RESIDENCY-1", constructed on non-agricultural land for residential use bearing Block No. 230, 231, 232, 233, 234, 235, 236, 238, 240, 245, 246, Block No. 230 admeasuring He. 2-61-03 Prati Aare sq. mts., & Block No. 241 admeasuring He. 0-09-10 Prati Aare sq. mts., Totally He. 2-70-13 Prati Aare sq. mts., of Moje Mota, Ta: Bardoli, Dist: Surat of Gujarat.
Bounded :- East :- Adj. Plot No. 54, West :- Adj. Society Internal Road, North :- Adj. Plot No. 58, South : -Adj. Plot No. 56

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 22-07-2025 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 **15-07-2025** 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 be 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 arears 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. 4Closure, Block No.605 A, 6th Floor, Maitrivanam Commercial Complex, Ameerpet, Hyderabad 500038 Email : info@bankauctions.in or Manish Bansal, Email id Manish.Bansal@tatacapital.com Authorised Officer Mobile No 8588983696. Please send your query on WhatsApp Number 9999078669 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://surli.cc/cyvvgi** 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 Authorised officer for all queries and enquiry in this matter.

Sd/-
(Authorised Officer)
Tata Capital Housing Finance Ltd.

Place : Surat
Date : 21-06-2025

बैंक ऑफ़ बड़ौदा Bank of Baroda

REGIONAL OFFICE (GODHRA)
"Kalindi" 1, Mahavir Jain Society, Nr. S.T. Depot, Godhra-389001, Dist: Panchmahal, Gujarat.

REQUIREMENT OF PREMISES ON LEAASE/RENT FOR BANK

The Bank of Baroda invites offers from the owners / Power of attorney holders of premises on ground floor with the area of **1000 sq ft to1450sq ft** for housing its office / branch at **Jambughoda -389390** with all facilities including adequate power. The premises shall be ready for occupation or likely to be ready for occupation within a period of 3-6 months. The intending offerers shall submit their offers in two separate sealed cover superscribed Technical bid and Price bid to Bank of Baroda Regional Office-Godhra, 'Kalindi' 1, Mahavir Jain Society, Nr. S.T. Depot, Godhra-389001 on or before **11.00 AM. on 05.07.2025.** Priority would be given to the premises belonging to Public Sector Units / Govt. Departments. (For details please log in on tender section of our web site **www.bankofbaroda.com.**)The bank reserves its right to accept or reject any offer without assigning reasons thereof.

Place: Godhra, Date: 21.06.2025 **Regional Head, Godhra Region**

The Mehsana Urban Co-op Bank Ltd.

(Multi-State Scheduled Bank)
Head Office : Corporate House, Highway, Mehsana-384002.
Phone No. : (02762) 257233, 257234

Rule-8(1) Possession Notice
(FOR IMMOVABLE PROPERTY)

Whereas

The undersigned being the authorised officer of the **The Mehsana Urban Co-op Bank Ltd.**under the Securitisation 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 9** of the Security Interest (Enforcement) Rules,2002 issued a demand notice dated **20-12- 2024** calling upon the borrower **Foram Construction, Propritor:-(1) Bhaveshkumar Narottamdas Patel Guarantors (1) Bharat Madhavlal Patel (2) Alpeshkumar Babubhai Patel (3) Alkaben Bhaveshkumar Patel (4) Narottambhai Ishvardas Patel** to repay the amount mentioned in the notice being **Rs.77,46,846/- (Rupees Seventy Seven Lacs Forty Six Thousand Eight Hundred Forty Six Only)** up to **30.11.2024** plus interest and costs etc. on it was to be paid within 60 days from the receipt of this 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 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 rules on this **20-03-2025**.

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 **The Mehsana Urban Co-op Bank Ltd.for an amount Rs.77,46,846/- (Rupees Seventy Seven Lacs Forty Six Thousand Eight Hundred Forty Six Only)** up to 30.11.2024 and interest thereon.

Description of the Immovable Property

(1) Property Owner:- Narottambhai Ishvardas Parel
Property Consisting Residencial Plot No.B/46, Admeasuring 218.10 Sq.Mtr, Revenue Survey No.99, Revenue Block No. 160 paiki known as "Tirupati Tulsi Bunglows" situated within the limits of Village Ramosana, Taluka Mehsana, District Mehsana.

(2) Property Owner:- Alkaben Bhaveshbhai Parel
Property Consisting Residencial Plot No.150, Admeasuring Built up area 74.3750 Sq.Mtr, Margin area 71.4250 Sq.Mtrs., Combine area 77.30 Sq.Mtrs. Total admeasuring 223.10 Sq.Mtrs. Revenue Block No. 160 paiki (Old Surve No. 143,144,150,153,154) known as "Tirupati Tulsi Bunglows" situated within the limits of Village Ramosana Taluka- Mehsana , District- Mehsana.

Date: 20-06-2025 Authorised Officer
Place: Mehsana The Mehsana Urban Co-op Bank Ltd.

बैंक ऑफ़ बड़ौदा Bank of Baroda

Sachin Branch: Shop No.6 & 7, Swastik Plaza, Surat Navsari Road, Tal- Choryasi, Sachin.**Tel No.** 0261-2392229,
E-Mail Id: sachin@bankofbaroda.com

ANNEXURE - D NOTICE TO GUARANTOR
(UNDER SUB-SECTION (2) OF SECTION 13 OF THE SARFAESI ACT, 2002)

To,1. MR. MAHENDRAKUMAR PANNALAL PATEL
Plot No.147, Aradhna Dream-1 Jolva, Palsana, Surat-394310.

Dear Sir/s

Re: Your guarantee for credit facilities granted to Mr. Kamtaprasad Jagbahadur Chaturvedi & Mr. Kamleshkumar Kamtaprasad Chaturvedi against Loan
A/C No. 02770600001066.

1. As you are aware, you have by a guarantee dated **29.12.2015** guaranteed payment on demand of all moneys and discharge all obligations and liabilities then or at any time thereafter owing or incurred to us by **MR. KAMTAPRASAD JAGBAHADUR CHATURVEDI & MR. KAMLESHKUMAR KAMTAPRASAD CHATURVEDI** against Loan **A/C No. 02770600001066** for aggregate credit limits of **Rs.9,00,000/-**more particularly set out in the said guarantee document. To secure the guarantee obligation you have also provided following securities to us: **Nill..**

2. We have to inform you that the borrower has committed defaults in payment of his liabilities and consequently his account has been classified as non-performing asset. A copy of the notice dated **12.05.2025** Under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 sent by us to the borrower is enclosed. Since the borrower has committed defaults, in terms of the guarantee you have become liable to pay to us the outstanding amount of loan/credit facilities aggregating **Rs.11,42,400.93 (Rupees Eleven Lakhs Forty Two Thousand Four Hundred And Paise Ninety Three Only) Including unapplied interest of Rs.2,44,937.93 + compounding interest of Rs.1,47,562.00)Further Interest and Other Charges thereon** and we hereby invoke the guarantee and call upon you to pay the said amount within 60 days from the date of this notice. Please note that interest will continue to accrue at the rates specified in para 1 of the notice dated **12.05.2025** served on the borrower (copy enclosed).

3. We further wish to inform you that in regard to the security provided by you to secure your guarantee obligations for the due repayment of the loans and advances by the borrower, this notice of 60 days may please be treated as notice under sub-section(2) of section 13 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. We further give you notice that failing payment of the above amount with interest upto the date of payment, we shall be at liberty to exercise all or any of the rights under sub-section (4) of section 13 of the said Act, which please note.

4. We invite your attention to sub-section(13) of section 13 of the said Act in terms of which you are barred from transferring any of the secured assets referred to in para 1 above by way of sale, lease or otherwise (other than in the ordinary course of business), without obtaining our prior written consent. We may add that non-compliance with the above provision contained in section 13(13) of the said Act, is an offence punishable under section 29 of the Act.

5. We further invite your attention to sub section (8) of section 13 of the said Act in terms of which you may redeem the secured assets, if the amount of dues together with all costs, charges and expenses incurred by the Bank is tendered by you, at any time before the date of publication of notice for public auction/inviting quotations/tender /private treaty. Please note that after publication of the notice as above, your right to redeem the secured assets will not be available.

6. Please note that this demand notice is without prejudice to and shall not be construed as waiver of any other rights or remedies which we may have, including without limitation, in the right to make further demands in respect of sums owing to us.

Date : 12.05.2025 | Place : Surat **Authorized Officer, Bank of Baroda Sachin Branch,Surat.**

HERO HOUSING FINANCE LIMITED

Hero Housing Finance

**Regd. Office: 09, Community Centre, Basant Lok, Vasant Vihar, New Delhi - 110057, Branch Office: Office No. 701, 7th Floor, Royal Trade Centre, Opp.