

LOST OF SHARE CERTIFICATE

Notice is hereby given that the Certificate(s) for the under mentioned Equity Shares of the Company **Torrent Power Limited** have been lost/Misplaced and (1) **Yogesh Kumar Vishnu Prasad Bhatt (Deceased)** (2) **Hemant Kumar Bhatt** (3) **Kalpana Y. Bhatt** the holder(s)/Purchaser(s) of the said Equity Shares have applied to the Company to issue duplicate Shares Certificate(s). Any person who has a claim in respect of the said Shares should lodge the same with the company at its **Registered Office at "Samanvay" 600, Tapovan, Ambawadi, Ahmedabad - 380015**, within 21 days from this date else the Company will proceed to issue duplicate certificate(s) to the aforesaid applicants without any further intimation.

Name of Holder	Folio No.	No. of Share	Certi. No.	Distinctive No.(s)
(1) Shri Yogesh Kumar Vishnu Prasad Bhatt (Deceased)	000 5243	1105	5243	39283818 to 39284922
(2) Shri Hemant Y. Bhatt				
(3) Kalpana Y. Bhatt.				

Name of Shareholder(s) (1) Shri Yogesh Kumar Vishnu Prasad Bhatt (Deceased) (2) Shri Hemant Y. Bhatt (3) Kalpana Y. Bhatt. Place: Ahmedabad Date: 31.08.2024

ADITYA BIRLA CAPITAL

PROTECTING INVESTING FINANCING ADVISING

ADITYA BIRLA FINANCE LIMITED

Registered Office : Indian Rayon Compound, Veraval, Gujarat-362266
Corporate Office : R-Tech Park, 10 Floor, Nirion Complex, off Western Expressway, Goregaon East, Mumbai- 400063

"APPENDIX-IV-A"
[See provision to Rule 9(1) of Security Interest Enforcement Rules, 2002]
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 9(1) of the Security Interest (Enforcement) Rules, 2002 (54 of 2002).

Notice is hereby given to the public in general and in particular to the Borrower, Co-Borrower (Said Mortgagor) (s) that the below described immovable property mortgaged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of Aditya Birla Finance Limited on 07.04.2024, will be sold through E-Auction on "As is where is", "As is what is", and "Whatever there is" basis on 20.09.2024 for recovery of Rs. 33,55,489 (Rupees Thirty-Three Lakhs Fifty-Five Thousand Four Hundred Eighty-Nine Only) due and payable as on 06.10.2023 and further interest and other expenses thereon till the date of realization due to the Secured Creditor from the Borrowers/Co-Borrowers/ Mortgagors namely **Rameshbhai Maganbhai Machhoya, Vipul Rameshbhai Machhoya, Chetan Rameshbhai Machhoya and Chetan Rameshbhai Machhoya**.

The Reserve Price of the immovable property (description of which is mentioned below) is Rs. 38,47,060 (Rupees Thirty-Eight Lakhs Forty-Seven Thousand and Sixty Only) and Earnest Money Deposit Amount is Rs. 3,84,706 (Rupees Three Lakhs Eighty Four Thousand Seven Hundred Six Only).

Description of the immovable property

All that piece and parcel of Freehold Constructed Commercial Property of Shop No. 1 on Ground Floor with Carpet Area measuring 38-12 Sq. Mtrs. of "Silver Commercial & Residency" Building situated on total land measuring 605-42 Sq. Mtrs. of Sub Plot No. 53 to 64/1+51+52+65 to 76/1+77+78+79/1 of "Silver Nest" of T.P. Scheme No. 7, O.P. No. 4, F.P. No. 1112 & 13 paikae of Revenue Survey No. 189 paikae of City Survey Ward No. 12, City Survey No. 5099/8/51/1 paikae of Rajkot.

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. <https://mortgagefinance.adityabirlacapital.com/Pages/Individual/Properties-for-auction-under-SARFAESI-Act.aspx> or <https://sarfaesi.auctiontiger.net>

PLACE: Rajkot
DATE: 31.08.2024

Authorised Officer
(Aditya Birla Finance Limited)

INDIAN OVERSEAS BANK

Asset Recovery Management Branch (2581)-Ahmedabad
Ground floor, Sharad Shopping Centre, Chinnubhai tower,
Opp. Old Handloom House, Ashram road, Ahmedabad - 380009
E-mail: iob2581@iob.in; Website: www.iob.in; Mob. 89259-52581

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
[Under Proviso to Rule 8(6) of Security Interest (Enforcement) Rules, 2002]
E-auction Sale Notice for Sale of Immovable Assets under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower/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 Authorized Officer of Indian Overseas Bank, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" condition on 17.09.2024 for recovery of Rs. 7,61,26,688.28 (Rupees Seven crores sixty-one lakhs twenty six thousand six hundred eighty eight and paise twenty eight only) as on 27.08.2024 due to the Secured Creditor from the borrower **M/s Denim Online Exports Private Limited, Gujarat Mr. Aman Anand Arya, Mr. Anand Arya, M/s Softex Design Private Limited and Mortgagors M/s Softex Design Private Limited**.

Sl. No.	Details of the property	Reserve Price in ₹	EMD in ₹
1	Office No. 1004 measuring approx. 1070 Sq. Feet built up area, bearing Municipal Tenement No. 0517-25-2546-0001-E, Municipal Ward No. 0517 and Municipal Ward Name: Sardar Patel Stadium, as per AMC Property Tax Bill on the Tenth floor in a building known as "Nar-Narayan Complex" Near Swastik Char Rasta, Navrangpura, Ahmedabad, Gujarat - 380009, constructed, situated and lying on Non-agriculture land bearing Sub-plot No. 1/A, 1/B, 2/A, 2/B, 3/A and 3/B of Nar-Narayan Government Servants Co-operative Housing Society Limited situated upon land bearing final Plot No. 259, Town Planning Scheme No. 3 at Mouje: Shekhpur - Khangpur, Taluka: Ahmedabad City (West), District: Ahmedabad, Sub-District: Ahmedabad-3 (Memnagar)	Rs. 34,66,800/-	Rs. 3,46,680/-
2	Office No. 1006 measuring approx. 1240 Sq. Feet built up area, bearing Municipal Tenement No. 0517-25-2546-0001-J, Municipal Ward No. 0517 and Municipal Ward Name: Sardar Patel Stadium, as per AMC Property Tax Bill on the Tenth floor in a building known as "Nar-Narayan Complex" Near Swastik Char Rasta, Navrangpura, Ahmedabad, Gujarat - 380009, constructed, situated and lying on Non-agriculture land bearing Sub-plot No. 1/A, 1/B, 2/A, 2/B, 3/A and 3/B of Nar-Narayan Government Servants Co-operative Housing Society Limited situated upon land bearing final Plot No. 259, Town Planning Scheme No. 3 at Mouje: Shekhpur - Khangpur, Taluka: Ahmedabad City (West), District: Ahmedabad, Sub-District: Ahmedabad-3 (Memnagar)	Rs. 40,17,600/-	Rs. 4,01,760/-

Date & Time of E-Auction: 17.09.2024 between 11:00 A.M. to 01:00 P.M. Property Inspection date & Time: On 10.09.2024 between 11:00 AM to 01:00 PM - Type of Possession : Physical
Known Encumbrance, if any: Nil as per Bank's Knowledge
Bank's dues have priority over the Statutory dues
For detailed terms and conditions of the sale, please refer to the link provided in secured Creditor's website i.e. www.iob.in & E-auction service provider's web portal <https://iebray.in>.
For any property related queries, prospective bidders may contact Mr. Hardeep Meena, Chief Manager on Mob. 8925952581 & Ms. Aarti Ajwani, Manager on Mob. 756776626

Date : 29.08.2024 Place : Ahmedabad

Authorised Officer

The Successful highest bidder should pay 1% of the sale price as TDS under Section 194(i) of Income Tax Act. This may also be treated as a notice under Rule 8(2) of Security Interest (Enforcement) Rules 2002 to the borrowers and guarantors of the said loan about holding of e-auction on the above mentioned date.

NATIONAL COMPANY LAW TRIBUNAL, AHMEDABAD

1st & 2nd Floor, Corporate Bhawan, Opposite Zydus Hospital, Thaltej - Sarkhej - Gandhinagar Highway, Ahmedabad, Gujarat 380059

PUBLIC ANNOUNCEMENT
[Under Rule 9(1) of the Insolvency and Bankruptcy (Application to Adjudicating Authority for Bankruptcy Process for Personal Guarantors to Corporate Debtors) Rules, 2019]

FOR THE ATTENTION OF THE CREDITORS OF MR. ZANKARSINH K. SOLANKI (PERSONAL GUARANTOR OF CORPORATE DEBTOR TORQUE AUTOMOTIVE PRIVATE LIMITED)

RELEVANT PARTICULARS	
1 Name of Personal Guarantor	Mr. Zankarsinh K. Solanki
2 Name of the corporate debtor in which guarantee given	Torque Automotive Private Limited
3 Address of personal Guarantor	43, Rutt, Tirthnagar Part-1, Bih. Sun and Step Club, Memnagar, Ahmedabad - 380052
4 Details of the order of commencement of insolvency in respect of Personal Guarantor	29th August, 2024 (Order Received) 29th August, 2024 (Order Admitted)
5 Name and registration number of the insolvency professional acting as resolution professional	Resolution Professional for Mr. Zankarsinh K. Solanki Personal Guarantor IRP Anjali Nirav Choksi IBBI Registration No.: IBBI/PA-001/IP-P00820/2017-18/11382
6 Address and e-mail of the resolution professional, as registered with the Board	2nd Floor, H. N. House, Opp. Muktaivan Colour Lab, Stadium Circle, Nr. Income Tax Under Bridge, Navrangpura, Ahmedabad, Gujarat-380009 Email: pg.zankarsinh@gmail.com
7 Address and e-mail to be used for correspondence with the resolution professional	2nd Floor, H. N. House, Opp. Muktaivan Colour Lab, Stadium Circle, Nr. Income Tax Under Bridge, Navrangpura, Ahmedabad, Gujarat-380009 Email: pg.zankarsinh@gmail.com
8 Last date for submission of claims	21st September, 2024

Notice is hereby given by RP as directed by the National Company Law Tribunal, Ahmedabad to publish the same on its behalf. National Company Law Tribunal, Ahmedabad under section 60 of IBC 2016 ordered the commencement of bankruptcy process against **Mr. Zankarsinh K. Solanki** (resident of as mentioned at entry No. 3) on 29th August, 2024 while disposing of the CP (IB)1139(AHM) of 2024 filed by Bank of Baroda, ASREC (India) Limited, Indiabulls Housing Finance Limited.

The creditors of **Mr. Zankarsinh K. Solanki** are hereby called upon to submit their claims with proof on form B as provided in the insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Personal Guarantors to Corporate Debtors) Regulations, 2019 (Available on IBBI website at <https://ibbi.gov.in/home/downloads>) or before 21st September, 2024 (Within 21 days from the date of this publication) to the resolution professional at the address mentioned against entry No. 7.

1. The creditors may submit their claims through electronic means or by hand or Registered Post or Speed Post or Courier.

2. In addition to the claim referred to in sub-section (1), the creditor shall provide to the resolution professional, personal information and such particulars as mentioned in Form B (Available on IBBI website at <https://ibbi.gov.in/home/downloads>) Submission of false or misleading proofs of claim shall attract penalties.

IRP Anjali Nirav Choksi
Date : 30.08.2024 IBBI Registration No. IBBI/PA-001 / IP-P00820/2017-18/11382
Place : Ahmedabad
AFA Validity Date : 19.12.2024

Chola CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED

Corporate Office: Chola Crest, Super B, C54 & C55.4, Thiru Vi Ka Industrial Estate, Guindy, Chennai-600 032

APPENDIX IV [See rule 8 (1)] POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

Whereas, the undersigned being the Authorized Officer of **Cholamandalam Investment and Finance Company Limited**, under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002), and in exercise of the powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated mentioned below under Section 13(2) of the said Act calling upon you being the borrowers (names and addresses mentioned below) to repay the amount mentioned in the said notice and interest thereon within 60 days from the date of receipt of the said notice. The borrowers mentioned herein below having failed to repay the amount, notice is hereby given to the borrowers mentioned herein below and to the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on me under sub-section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002. The borrowers mentioned here in above in particular and the public in general are hereby cautioned not to deal with said property and any dealings with the property will be subject to the charge of **M/s. Cholamandalam Investment And Finance Company Limited** for an amount as mentioned herein under and interest thereon. The borrower's attention is invited to provisions of sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

NAME AND ADDRESS OF BORROWER/S & LOAN ACCOUNT NUMBER	DATE OF DEMAND NOTICE	OUTSTANDING AMOUNT	DESCRIPTION OF THE PROPERTY POSSESSED	DATE OF POSSESSION
Loan Account No.: HL01STR000054860 Manoj Sharma Chandrika Sharma Both Are Residing At : B-1, 503 Priyanka City Plus, Nr Vednath Temple, Godadra, Asspass Road, Godadra, Choryasi - 395010. Also At : Flat No G - 103, Shree Krishna Heritage, Nr Mansarovar Talav, Chorasi 394210.	21-06-2024	Rs.2351795/- (Rupees Twenty Three lakhs Fifty One Thousand Seven Hundred Ninety Five Only) as on 17-06-2024	All the Piece of immovable property bearing Flat No.103, Admeasuring 669.41 Sq.ft.s., i.e. 62.19 Sq.mts., Built Up Area And 614.41 Sq.ft.s., i.e.57.08 Sq. mts., Carpet Area, on the 1st Floor of "Building No.G" of "Shree Krishna Heritage" Along With Undivided Share in the Land Underneath the said Building situated on the Land Bearing Survey No. 31 & 32, Block No.111, Admeasuring He 3 - 72 - 31 Are.sq.mts., T.p. Scheme No.69 (Godadara-Dindoli), Final Plot No.99 Admeasuring 24200 Sq.mts., Paiki (Easter Side Portion) Sub Plot No.2 Admeasuring 12100 Sq.mts., of Village: Dindoli, Sub District & Taluka : Surat City at Present Sub - District Udhna, District: Surat Owned by.	27-08-2024 Possession

Date : 27.08.2024
Place : Surat

AUTHORISED OFFICER,
M/s. Cholamandalam Investment and Finance Company Limited

Ramji Mandir Branch, Address at: Shrusti 2 complex, Opp SBI, Nr Ramji Mandir, Punit Maharaj Road, Maninagar, Ahmedabad 380008
Contact no:93249 87452 mail /D:rubin0911771@unionbankofindia.bank

DEMAND NOTICE UNDER SEC.13 (2)

Ref: 1074/3007 Date: 17-08-2024
To, Place: Ahmedabad

1. THE BORROWER/S
1(a) **Ranjitsingh Bheravsinh Chundavat**
G 502, Vaidehi Residency, Vastral, Nr ONGC Well, 382418, Gujarat
1(b) **Chundavat Janakben Ranjitsingh**
G 502, Vaidehi Residency, Vastral, Nr ONGC Well, 382418, Gujarat
Sir/Madam,

Notice under Sec.13 (2) read with Sec.13 (3) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

You the addressee No 1 herein have availed the following credit facilities from our **Ramji Mandir Maninagar Branch** and failed to pay the dues/installment/ interest / operate the accounts satisfactorily and hence, in terms of the RBI guidelines as to the Income Recognition and Prudential Accounting Norms, your account/s has/have been classified as Non-Performing Asset as on 29/07/2024. As on 29/07/2024 a sum of Rs 14,11,006.49/- (Rupees fourteen lacs Eleven Thousand Six and paise Fourty nine only) is outstanding in your account/s.

The particulars of amount due to the Bank from No 1 of you in respect of the aforesaid account/s are as under:

Type of Facility	Limit	Outstanding amount date of NPA i.e. as on 29-07-2024	Un applied interest up to 17-08-2024	Penal Interest (Simple)	Cost/Charges incurred by Bank	Total dues
CHOME	10,00,000.00	8,45,120.17/-	26,307.00	526.14	3,931/-	8,75,884.31/-
CGSAN	8,00,000.00	5,65,886.32/-	5,503.00	110.06	0/-	5,71,499.38/-
Total Dues						14,47,383.69/-

To secure the repayment of the monies due or the monies that may become due to the Bank, **MR. RANJITSINGH BHERAVSINGH CHUNDAVAT and Mrs CHUNDAVAT JANAKBEN RANJITSINGH** have executed documents on 14-06-2013 and created security interest by way of Mortgage of immovable property described herein below:

Property described herein below:

All that undivided share in piece and parcel of free hold N.A. land on Survey no. 893 paiki 3817.19 Sq. Mtr. Residential purpose and 609.81 Sq. Mtr. For commercial purpose, total 4427 Sq. Mtr. N.A. land on T.P. Scheme No.106 (Vastral-Ramoli), Final plot No.30 of mouje Vastral, Taluka- City (East), in the registration District - Ahmedabad & Sub- District - Ahmedabad -12(Nikol) in the Scheme Known as Vaidehi Residency of its Flat No. 502, Fifth floor, Block No G Admeasuring built up area 92.27 Sq. Mtrs. And undivided portion of the land 34.79 Sq. mtrs. Owned by **Mr Ranjitsingh Bheravsinh Chundavat & Mrs Janakben Ranjitsingh Chundavat**. Boundaries of the property: **Directions : East : Flat no H-504, West : Flat no G-503, North : Flat no G-501, South : 10 feet Margin Space.**

Therefore You are hereby called upon in terms of section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, to pay a sum of **Rs 14,47,383.69/-** together with further interest and charges at the contractual rate as per the terms and conditions of loan documents executed by you and discharge your liabilities in the full within 60 days from the date of receipt of this notice, failing which, we shall be constrained to enforce the aforesaid securities by exercising any or all of the rights given under the said Act.

As per section 13 (13) of the Act, on receipt of this notice you are restrained /prevented from disposing of or dealing with the above securities without the consent of the bank.

Your attention is invited to provisions of sub-section (8) of Section 13 of the SARFAESI in respect of time available, to redeem the secured assets.

Yours faithfully,
AUTHORISED OFFICER, UNION BANK OF INDIA

FONEBOX

FONEBOX RETAIL LIMITED
CIN:L51909GJ2021PLC119941
Regd. Office:702/703, 7TH Floor, Satyam 64 Opp. Gujarat High Court, S G Road, Ahmedabad, Gujarat, India, 380061
Phone:079-46025304 | E-mail: cs@fonebox.in, Website: www.fonebook.in

NOTICE

INFORMATION REGARDING THE 4th ANNUAL GENERAL MEETING TO BE HELD THROUGH VIDEO CONFERRING OR OTHER AUDIO-VISUAL MEANS

1. Notice is hereby given that the 4th Annual General Meeting ("AGM") of the members of FONEBOX RETAIL LIMITED ("the Company") will be convened on Friday, 27th September, 2024 at 02.00 PM IST through Video Conferencing ("VC") or Other Audio Visual Means ("OAVM").

2. Ministry of Corporate Affairs, vide its General Circular No. 09/2023 dated 25.09.2023 read with General circular No. 20/ 2020 dated 05.05.2020, General Circular No. 02/2022 dated 05.05.2022 and General Circular No. 10/ 2022 dated 28.12.2022 and also Securities Exchange Board of India, vide its Circular No. SEBI/HO/DDHS/P/CIR/2023/0164 dated 6th October, 2023 and SEBI/HO/CFD/CFD-POD-2/P/CIR/2023/167 dated 7th October, 2023 ("Circulars"), have permitted the holding of AGM through VC/OAVM, without the physical presence of the Members at a common venue. In compliance with these Circulars and the relevant provisions of the Companies Act, 2013 and the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the AGM of the Members of the Company will be held through VC/OAVM.

3. Members will be provided with a facility to attend the 4th AGM through electronic platform provided by KFin Technologies Limited. Members may access the same at <https://evoting.kfintech.com/>. The proceedings of the 4th AGM shall be deemed to be conducted at the Registered Office of the Company which shall be the deemed venue of the 4th AGM.

4. The Notice of 4th AGM and the Annual Report for the financial Year 2023-24 ("Annual Report") will be sent by email to all those Members, whose email addresses are registered with the Company or with their respective Depository Participants ("Depository"), in accordance with the MCA Circular(s) and the SEBI Circular(s).

5. Members who have not registered their e-mail addresses with the Depositories/Company/Registrar and Share Transfer Agent ("RTA"), so far, are requested to register/update their e-mail addresses through their concerned Depository Participants.

6. Members can join and participate in the 4th AGM through VC/OAVM facility only. Necessary arrangements have been made by the Company with KFin Technologies Limited to facilitate e-Voting. The Company will provide facility to its Members to exercise their right to vote by electronic means both through remote e-voting and e-voting at the AGM. The instruction of joining the 4th AGM and the manner of participation in the remote electronic voting or casting vote through e-voting system during the 4th AGM is provided in the Notice of the 4th AGM. Members participating through VC/OAVM facility shall be counted for the purpose of reckoning the quorum under section 103 of the Companies Act, 2013.

Physical copies of the Annual Report and the notice of the 4th AGM will be provided to the Members on request. The Notice of 4th AGM and the Annual Report will also be available on the website of the Company i.e. www.fonebox.in and the website of NSE Limited i.e. www.nseindia.com.

7. The Record Date has been fixed as Friday, 20th September, 2024 for the purpose of voting entitlement for AGM.

The above information is being issued for the information and benefit of all the Members of the Company and is in Compliance with the MCA Circular/s and SEBI Circular.

By order of the Board of Directors
For FONEBOX RETAIL LIMITED
SD/-
Amitkumar Gopalbhai Patel (Managing Director)
Date: 31/08/2024
Place: Ahmedabad
DIN: 08472609

ORIX LEASING & FINANCIAL SERVICES INDIA LIMITED

(formerly known as OASIS Auto Financial Services Limited) (A Subsidiary of ORIX Auto Infrastructure Services Limited)
Regd. Office : Plot No. 94, Marol Co-operative Industrial Estate, Andheri-Kurla Road, Andheri (E), Mumbai - 400 059
Tel. : + 91 22 2859 5093 / 6707 0100 | Fax: +91 22 2852 8549
Email: info@orixindia.com | www.orixindia.com | CIN: U74900MH2006PLC163937

(Notice under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002)

The following borrowers and co-borrowers availed the below mentioned secured loans from ORIX Leasing & Financial Services India Limited. The loans of the below mentioned borrowers have been secured by the mortgage of their respective properties. As they have failed to adhere to the terms and conditions of the respective loan agreements and had become irregular, their loans were classified as NPA as per the RBI Guidelines. Amounts due by them to ORIX Leasing & Financial Services India Limited, are mentioned as per the respective notices issued more particularly described in the following table and further interest on the said amounts shall also be applicable and the same will be charged as per contractual rate with effect from their respective dates:

Sr No.	Loan Account No.	Type of Loan	Name of borrowers	Outstanding as per 13(2) Notice	Notice Date	Details of Secured asset
1	LN000000013590	SME Secured Loan	1. M/s Bebu Tea Stall 2. Ashuda Tarachand Khatri 3. Manjula Khatri 4. Pradipkumar Asudas Khatri	INR 6773523.53/-	23.08.2024	All That Piece And Parcel of Property Bearing Tenement No. 34, Admeasuring 83.66 Sq. Mtrs. And Construction Thereon 42.00 Sq. Mtrs. As A Member of Navyoti Co-operative Housing Society Ltd. (reg. No. 199, 120, Dt. 31-03-62), Situated At Land Bearing Survey No. 119, 120, 273, 274/1, Being Final Plot No. 165 of Tps No. 25 of Mouje Khokhra-memadav, Taluka Maninagar In The District of Ahmedabad & Registration Sub-district of Ahmedabad-5 (narol), Gujarat-380008, And Bounded As - East : Marjar - T. P. Road North : Tenement No. 33 South : Commercial Shops & Main Road

You are hereby called upon to pay the amounts due to ORIX Leasing & Financial Services India Limited as per details shown in the above table with contracted rate of interest thereupon from their respective dates and other costs, charges etc., within 60 days from the date of this publication, failing which the undersigned shall be constrained to initiate proceedings U/s 13(4) and Sec. 14 of the SARFAESI Act, against the mortgage properties mentioned herein above to realize the amount due to ORIX Leasing & Financial Services India Limited. Further you are prohibited U/s 13(13) of the said Act from transferring the said secured asset either by way of sale / lease or otherwise.

Date : 23.08.2024
Place : GUJARAT

Sd/- Authorised officer
ORIX Leasing & Financial Services India Limited

Ramji Mandir Branch, Address at: Shrusti 2 complex, Opp SBI, Nr Ramji Mandir, Punit Maharaj Road, Maninagar, Ahmedabad 380008
Contact no:93249 87452 mail /D:rubin0911771@unionbankofindia.bank

DEMAND NOTICE UNDER SEC.13 (2)

Ref: 11772 Date: 17-08-2024
To, Place: Ahmedabad

1. THE BORROWER/S
1(a) **Mirja Shabanabegum Mushirbeg**
379-17, Jethalal Kumbhar Ni Chali, Rakhliyal, Nr Rakhliyal Post Office Ahmedabad - Gujarat-380023
1(b) **WAHIDBEG FARIDBEG MIRJA**
379-17, jethalal Kumbhar Ni Chali, Rakhliyal, Nr Rakhliyal Post Office Ahmedabad - Gujarat-380023
Sir/Madam,

Notice under Sec.13 (2) read with Sec.13 (3) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

You the addressee No 1 herein have availed the following credit facilities from our **Ramji Mandir Maninagar Branch** and failed to pay the dues/installment/ interest / operate the accounts satisfactorily and hence, in terms of the RBI guidelines as to the Income Recognition and Prudential Accounting Norms, your account/s has/have been classified as Non-Performing Asset as on 27/03/2024. As on 27/03/2024 a sum of 15,39,871.60 (Rupees Fifteen lakhs thirty nine thousand eight hundred seventy one rupees and sixty paise only) is outstanding in your account/s.

The particulars of amount due to the Bank from No 1 of you in respect of the aforesaid account/s are as under:

Type of Facility	Limit	Outstanding amount date of NPA i.e. as on 27-03-2024	Un applied interest w.e.f 27-03-2024 to 17-08-2024	Penal Interest (Simple)	Cost/Charges incurred by Bank	Total dues
Home Loan	18 Lakhs	15,39,871.60	87,312.00	1,746.24	1,06,342.11	17,35,271.95
Total Dues						17,35,271.95

To secure the repayment of the monies due or the monies that may become due to the Bank, **MIRJA SHABANABEGUM MUSHIRBEG and WAHIDBEG FARIDBEG MIRJA** have executed documents on 22-12-2017 and created security interest by way of Mortgage of immovable property described herein below:

Property described herein below:

All the right, title and interest in the premises being flat no B-304, Block B, third floor (as per the plan second floor) measuring 63.29 sq. mtrs. Developed by Narayan N Developers known as Naseem Park lying and situated on land of survey no 734 Paiki, TP no 114 (Vastral - Ramoli) FP no 116, Mouje Ramoli, Taluka City in Registration District Ahmedabad and Sub District Ahmedabad 11 (Aslali). Boundaries of the property:

Directions	As per the documents	As per the physical verification
East	Internal Road	Internal Road</