

**Manappuram Home Finance Ltd**  
 FORMERLY MANAPPURAM HOME FINANCE PVT LTD  
 Manappuram Home Finance Ltd at Unit 301-315, 3rd Floor, A wing, Kanakia Wall Street, Andheri-Kurla Road, Andheri East, Mumbai - 400093, contact No.022-66194000/022-66211000. Branch: VADODARA

**Sale cum Auction Notice**

We are issuing this Sale Notice to the Borrower/s, Co-borrower/s and Guarantor/s mentioned in Sr. No. 1 under the Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, advising them to clear the liability as mentioned below within 30 days from this date failing which the secured property mentioned in below description will be sold by Public Auction as detailed under the provisions of Section 13(4) of sub rule 6 of Rule 8 of the Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, on the date mentioned below for recovery of dues. Also giving Auction Notice to the Borrower/s, Co-borrower/s and Guarantor/s mentioned in Sr. No. 1 under the said act.

Sr. No.	Loan Account Number	Borrower/s / Guarantor/s Name	Description of the Immovable Property	Date of Possession	Outstanding Due Amount in Rs.	Reserve Price and EMD amount in Rs.	Property Inspection Date	Auction Date & Time
1	NHL0012 0005241	RUSHANBHAI NANDUBHAI RATHVA, RAMATIBEN NANDUBHAI RATHVA & ANUBHAI ISHWARBHAI RATHVA	HOUSE NO 22/4, TALAV FALIYA, KOSUM, P.O KALARANI, PAVIJETPUR, CHHOTI UDAIPUR, P.O KALARANI, VADODARA, GUJARAT, PIN-391135	02-10-2024	1185084	1665925 & 416481	04-12-2024	30-12-2024 till 03:00PM

**Place of Auction:** Manappuram Home Finance Ltd, Unit No.250/251, Emerald one, Near GUJART, Super speciality hospital, Jetapur road, Vadodra, 390007

**Terms & Conditions:** [1] To participate in the Auction, the intending bidders have to deposit earnest money by way of DD favouring "MANAPPURAM HOME FINANCE LIMITED". [2] The successful Bidder have to pay 25% of the Bid Amount immediately on the Sale being decided in his / her favour excluding the earnest money deposited and the balance sale price to be remitted within 15 days from the date of communication of sale. [3] If the successful bidder defaults in effecting payments or fails to adhere to the terms of sale in any manner, the amount already deposited will be forfeited and he / she shall not have any claim on such forfeited amount. [4] If for any reason, on the day of Public Auction, the reserve price is not materialized then the Authorized Officer reserves the right to call for tender / private treaty without giving any further notice to the Borrower/s, Co-borrower/s, Guarantor/s and general public at large, to deal with the property concerned, at a convenient date thereafter. [5] The Sale will be on "as is where is basis" and "as what is basis", persons interested should make their own independent inquiries as to the title of the property and claims/dues from Govt. / Semi Govt. Department if any, affecting the property. Any statutory or other dues payable or due on these properties shall have to be borne by the purchaser/bidders only. All the expenses of whatever nature including stamp duty, registration charges, transfer fee, etc. of getting property transferred shall be borne by the purchaser only and the Company shall not in any way be liable for the same. [6] The Authorized Officer reserves the right to accept or reject all or any of the bids or postpone / cancel the auction without assigning any reason there for including addition or deletion of terms and conditions of this advertisement / sale without any Notice, at his discretion. [7] The intending bidder on remitting the EMD amount may verify the copies of the property documents held by the Company during the office hours before the Auction date. [8] Please note that this is an offer to sell the property described above but only an invitation to the public to make an offer to purchase by participating in the Auction/bidding.

Date: 29/11/2024, Place: VADODARA  
 Sd/- Authorised Officer, Manappuram Home Finance Ltd

**AUTHUM INVESTMENT & INFRASTRUCTURE LIMITED**  
 Registered Office: 707, Raheja Centre, Free Press Journal Road, Nariman Point, Mumbai-400 021. Ph.: (022) 6747 2117 Fax: (022) 6747 2118 E-mail: info@authum.com

**APPENDIX - IV A [See proviso to rule 8 (6)] Public Notice For E-Auction cum Sale (Appendix - IV A) (Rule 8(6))**

Pursuant to the approved resolution plan of the Reliance Home Finance Limited, (RHFL) by its Lenders in terms of RBI Circular No. RB/2018/19 dated 20.08.2018 and dated June 7, 2019 on Prudential Framework for Resolution of Stressed Assets, of order of Hon'ble Supreme Court of India dated March 3, 2023 and the Special Resolution passed by the Shareholders on March 25, 2023, RHFL has entered into the agreement to transfer its Business by way of a slump sale on a going concern basis, to Reliance Commercial Finance Limited (hereinafter referred to as "RCFL") and whereas all the rights and liabilities pertaining to the loan account (s) of the Borrower has also been transferred to RCFL.

Sale of Immovable property mortgaged to Authum Investment & Infrastructure Limited ("AIL") (Resulting Company pursuant to the demerger of lending business from Reliance Commercial Finance Limited ("RCFL") to AIL vide NCLT order dated 10.05.2024) having Corporate Office at The Ruby 11th Floor, North-West wing, Plot No.29, Senapati Bapat Marg, Dadar (West), Mumbai-400028 and Branch Office at: C/o. My Branch Services Pvt. Ltd 703/704, Sakar - 2, Nr. Ellis Bridge Police Station Ashram Road, Ahmedabad, 380006 under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act"). Whereas the Authorized Officer ("AO") of Authum Investment & Infrastructure Limited has 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 & AS WHAT IS BASIS" for realization of Authum Investment & Infrastructure Limited dues. The Sale will be done by the undersigned through e-auction platform provided at the website: www.bankauctions.com.

Borrower(s) / Co-orwer(s) / Guarantor(s)	Demand Notice Date and Amount	Date of Physical Possession	Reserve Price, Earnest Money Deposit, Bid Incremental
Loan A/c No. RCHPAM00005253 Branch: AHMEDABAD 1 ASHISH PRAKASH CHANDRA SHARMA 2 ARTI ASHISH SHARMA	9/13/2019/ Rs. 5745042/- (Rupees Fifty Seven Lacs Forty Five Thousand Fourty Two Only)	3/11/2023 Total Outstanding as on 17th October, 2024 Rs. 1302607/- (Rupees One Crores Thirty Three Lacs Two Thousand Six Hundred Seven Only)	Rs. 10066875/- (Rupees One Crores Sixty Six Thousand Eight Hundred Seventy Five Only) Earnest Money Deposit (EMD) : Rs. 1006688/- (Rupees Ten Lacs Six Thousand Eighty Eight Only) Bid Incremental: 10000/- (Rupees One Lacs Only)

**Description of The Immovable Property Secured Asset:** All that piece or parcel of Office Nos.604-606 on 6th floor in Gulmarg Association which is known as ANIKET Situated at: F.P. No. 346/1, of T.P.S No. 3, of Mouje: Changipur, Taluka: Sabarmati, District: Ahmedabad.

**Date of Inspection :-** 30th Dec. 2024 till 5:00 PM  
**EMD Last Date :-** 31st Dec. 2024 till 11:00-13:00 PM

**Mode of Payment :-** All payments shall be made by demand draft in favour of "Authum Investment & Infrastructure Limited" payable at AHMEDABAD or through RTGS/NET. The account details are as follows: a) Name of the account: - Authum Investment & Infrastructure Limited CHD A/c b) Name of the Bank: HDFC Bank Ltd. c) Account No: 999991701983, d) IFSC Code: HDFC000119.

**TERMS & CONDITIONS OF ONLINE E-AUCTION SALE:-**

- The Property is being sold on "AS IS WHERE IS, WHATEVER THERE & WITHOUT RECOURSE BASIS". As such sale is without any kind of warranties & indemnities.
- For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider MIS C1 India Pvt Ltd, Plot No- 68, 3rd floor Sector 44 Gurgaon Haryana -122003 (Contact no. 7291981124,25,26) [Support Email - Support@bankauctions.com, Mr. Bhavik Pandya Mob. 8866682937. Email: Gauraj@ctindia.com]
- For further details and queries, contact Authorized Officer/ Mr. Shivrajsinh Chudasama - (Ph: 912175252)
- This publication is also 30 (Thirty) days notice to the Borrower / Mortgagee / Guarantors of the above said loan account pursuant to rule 8(6) of Security Interest (Enforcement) Rules 2002, about holding of auction sale on the above-mentioned date / place. (PLEASE REFER THE WEBSITE FOR DETAILED TERMS AND CONDITIONS (Use Code: 182250 and see the NIT Document) (https://www.bankauctions.com)

Place: Ahmedabad  
 Date: 29th Nov 24  
 Authorized Officer

**Encore Asset Reconstruction Company Private Limited (Encore ARC)**  
 Encore ARC Corporate Office Address: 5th Floor, Plot No. 137, Sector 44, Gurugram 122002, Haryana

**Demand Notice Under Section 13(2) of Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002, read with Rule 3 of the security interest (Enforcement) Rules, 2002.**

Whereas the undersigned being the Authorized Officer of Encore Asset Reconstruction Company Private Limited, ("Encore ARC") under the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(2) read with Rule 3 of the security interest (Enforcement) Rules, 2002, issued demand notices under Section 13(2) of the said Act, on the last known addresses of the following Borrower(s) / Mortgagee(s) / Co-borrower(s) / Guarantor(s), however the same have been returned un-served/undelivered/unclaimed.

Notice is hereby given once again, to the following Borrower(s) / Co-Borrower(s) / Mortgagee(s) / Guarantor(s) to pay to Encore Arc, within 60 days from the date of publication of this notice, the amount indicated herein below. Together with further interest, till the date of repayment, failing which Encore Arc shall proceed to take necessary steps towards possession of Secured Assets/Mortgaged properties as per section 13(4) of SARFAESI Act 2002 and rules made thereunder.

Sr. No.	Loan Account No./Name of the Borrower(s)/Co-Borrower(s)/Guarantor(s)/Mortgagor & Address	Address of the Secured /Mortgage Immovable Asset/ Property to be enforced	Demand Notice Date and Total Outstanding dues as on 15.10.2024
1.	LAN No.- LSSUR05118-190002640 LAN No.- LSSUR13920-210004312 (1) Mr. Ravindra Balar (Borrower) Bungalow No. A/173, Vithhal Nagar Society, Near Hirabaug, Varchha Road, Surat-395006 (2) Mrs. Champaben Popatbhai Balar (Co-Applicant) Bungalow No. A/173, Vithhal Nagar Society, Near Hirabaug, Varchha Road, Surat-395006 (3) Mr. Nareshbhai Popatbhai Balar (Co-Applicant) Bungalow No. A/173, Vithhal Nagar Society, Near Hirabaug, Varchha Road, Surat-395006 (4) Mrs. Nitaben N Balar (Co-Applicant) Bungalow No. A/173, Vithhal Nagar Society, Near Hirabaug, Varchha Road, Surat-395006 (5) Mr. Popatbhai Premjibhai Balar (Co-Applicant/Mortgagor) Bungalow No. A/173, Vithhal Nagar Society, Near Hirabaug, Varchha Road, Surat-395006 (6) Mrs. Shree Shama Procon (Co-Applicant) Bungalow No. A/173, Vithhal Nagar Society, Near Hirabaug, Varchha Road, Surat-395006 (7) Mrs. Varshaben R Balar (Co-Applicant) Bungalow No. A/173, Vithhal Nagar Society, Near Hirabaug, Varchha Road, Surat-395006	All that piece and parcel of immovable property Bungalow No. A-173, of the society known as Vithhal Nagar. Co-Operative Housing Society Limited situated bearing revenue survey no. 67, 68 and 69 of village-Fulpada, Taluka-Surat, District-Surat, measuring about 187.76 sq. mtrs, along with construction thereon owned by Mr. Popatbhai Premjibhai Balar.Bounded as under: EAST - Society Road WEST - Plot No. A/174 NORTH - Plot No. A/144 SOUTH - Society Road	Rs. 2,93,32,930/- (Rupees Two Crores Ninety Three Lakhs Thirty Two Thousand Nine Hundred Thirty Only) as on 13.11.2024.

The said Borrower(s) / Co-Borrower(s) / Mortgagee(s) / Guarantor(s) are also hereby prohibited to alienate, create third party interest on the above-mentioned properties without prior written consent of Encore Arc.

Place: Mumbai  
 Date: 22.11.2024  
 Sd/- (Dharmendra Maurya)  
 Authorized Officer  
 Encore Asset Reconstruction Company Private Limited

**INDIA SHELTER FINANCE CORPORATION LTD.**  
 Registered Office: PLOT-15,6TH FLOOR, SEC-44, INSTITUTIONAL AREA, GURUGRAM, HARYANA-122002. Branch Office: 3rd-8 Floor, Swastik Avenue, City Su Vey No. 16/135, Upon Bank Of Baroda, Near State Bank Of India, Lal Bungalow Road, Jamnagar, Gujarat - 351001 & Office No - 111, 112, First Floor, Marry Gole-2, Opp. Bahaudin Collage, Collage Road, Junagadh, Gujarat - 362001 & Opp. Bharat Petroleum, Above Maharaja Tiles Show Room, Sanala Road, Morbi, Gujarat 363641 & Parimal prime, 3rd floor, 15A Sardarnagar, Sarveshwar Chowk, Dr Yagnik Road, Rajkot, Gujarat - 360001 & Shop No. 1.2 and 22, 1st Floor, Noble chambers, Near Mega mall-2, Surenar Nagar Main road, Gujarat: 363002 & SB 13, Solitaire Business Centre, Opp Jalaram Complex and DCB Bank, Char Rasta Road, Vapi, Gujarat-396191

**PUBLIC NOTICE- AUCTION FOR SALE OF IMMOVABLE PROPERTY**

[UNDER RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002]  
 NOTICE FOR SALE OF IMMOVABLE PROPERTY/MORTGAGED WITH INDIA SHELTER FINANCE CORPORATION (ISFC) SECURED CREDITOR UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

Notice is hereby given to the public in general and in particular to the Borrower and guarantor or their legal heirs/representatives that the below described immovable property mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of ISFC (Secured creditor), will be sold on 31/December/2024 on "AS IS WHERE IS", "AS IS WHAT IS" and "WHAT EVER THERE IS" basis for recovery of outstanding dues from below mentioned Borrower, Co-Borrower or Guarantors. The Reserve Price and the Earnest Money Deposit is mentioned below. The sealed envelope containing the EMD amount for participating in Public Auction shall be submitted to the Authorized Officer of ISFC on or before 30-DECEMBER-2024 till 5 PM at Branch/Corporate Office, 3rd-8 Floor, Swastik Avenue, City Su Vey No. 16/135, Upon Bank Of Baroda, Near State Bank Of India, Lal Bungalow Road, Jamnagar, Gujarat - 351001 & Office No - 111, 112, First Floor, Marry Gole-2, Opp. Bahaudin Collage, Collage Road, Junagadh, Gujarat - 362001 & Opp. Bharat Petroleum, Above Maharaja Tiles Show Room, Sanala Road, Morbi, Gujarat 363641 & Parimal prime, 3rd floor, 15A Sardarnagar, Sarveshwar Chowk, Dr Yagnik Road, Rajkot, Gujarat - 360001 & Shop No. 1.2 and 22, 1st Floor, Noble chambers, Near Mega mall-2, Surenar Nagar Main road, Gujarat: 363002 & SB 13, Solitaire Business Centre, Opp Jalaram Complex and DCB Bank, Char Rasta Road, Vapi, Gujarat-396191 &

Loan Account No.	Name of Borrower(s)/ Co-Borrower(s)/ Guarantor(s)/ Legal Heir(s) Legal Rep	Date of Demand Notice	Type of Possession (Under Constructive/ Physical)	Reserve Price	Earnest Money
HL32LILONS00005044324 & AP-10097907	Mr. Vipulbhai Chetariya & Mrs. Sataben Chetariya	Date :12.09.2024 (Rs. 1762892/- Rupees One Lakh Sixty Two Thousand Eighty Nine Only) Due As On 10 Sep 2024	Symbolic Possession	Rs. 16,62,000/- (Rupees Sixteen Lakh Sixty Two Thousand Only)	Rs. 1,66,200/- (Rupees One Lakh Sixty Six Thousand Two Hundred Only)
LA15VILONS00005074483 & AP-10177682	Mrs. Narmadaben Ishwarji Bhai Gauswami & Mr. Ishwarji Bhai Gauswami	DATE:12.09.2024 (Rs. 1161759/- Rupees Eleven Lakh Sixty One Thousand Seven Hundred Fifty Nine Only) Due As On 10 Sep 2024	Symbolic Possession	Rs. 13,67,000/- (Rupees Thirteen Lakh Sixty Seven Thousand Only)	Rs. 1,36,700/- (Rupees One Lakh Thirty Six Thousand Seven Hundred Only)
HL35CHLONS0000510055 & AP-10258127	Mrs. Divyaba Indravijaysinh Chudasama & Mr. Indravijay Singh Chudasama & Mr. Mitraj Singh Chudasama	DATE:12.09.2024 (Rs. 2137960/- Rupees Twenty One Lakh Thirty Seven Thousand Sixty Only) Due As On 10 Sep 2024	Symbolic Possession	Rs. 20,32,000/- (Rupees Twenty Lakh Thirty Two Thousand Only)	Rs. 2,03,200/- (Rupees Two Lakh Thirty Two Hundred Only)
HL35CHLONS000052384 & AP-10082829	Mrs. Manguben Dabhi & Mr. Anilbhai Dabhi	DATE:12.09.2024 (Rs. 8,64,027/- Rupees Eight Lakh Sixty Four Thousand Seven Hundred Only) Due As On 10 Sep 2024	Symbolic Possession	Rs. 8,67,000/- (Rupees Eight Lakh Sixty Seven Thousand Only)	Rs. 86,700/- (Rupees Eighty Six Thousand Seven Hundred Only)
HL15CHLONS00005056733 & AP-10159640	Mrs. Jiniben Goltar & Mr. Jilalibhai Goltar	DATE:12.09.2024 (Rs. 9,89,290/- Rupees Nine Lakh Eighty Nine Thousand Two Hundred Ninety Only) Due As On 10 Sep 2024	Symbolic Possession	Rs. 10,12,000/- (Rupees Ten Lakh Twelve Thousand Only)	Rs. 1,02,000/- (Rupees One Lakh Two Hundred Only)
HLVPCHLONS00005052834 & AP-10121572	Mrs. Madhuben Savaliya & Mr. Chaturbhai Savaliya	DATE:12.09.2024 (Rs. 11,91,912/- Rupees Thirteen Lakh Eleven Thousand Nine Hundred Ninety Only) Due As On 10 Sep 2024	Symbolic Possession	Rs. 12,92,000/- (Rupees Twelve Lakh Ninety Two Thousand Only)	Rs. 1,29,200/- (Rupees One Lakh Twenty Nine Thousand Two Hundred Only)
LA15VILONS000050733 & AP-10159640	Mrs. Purnaba Gohil & Mr. Bhagnathsinh Gohil & Mr. Chetansinh Gohil	DATE:12.09.2024 (Rs. 24,54,924/- Rupees Twenty Four Lakh Fifty Four Thousand Nine Hundred Sixty Two Only) Due As On 10 Sep 2024	Symbolic Possession	Rs. 26,67,000/- (Rupees Twenty Six Lakh Sixty Seven Thousand Only)	Rs. 2,66,700/- (Rupees Two Lakh Sixty Seven Thousand Only)
LA15VILONS000050733 & AP-10159640	Mrs. Bhanubai Barjia & Mr. Bhupatbhai Barjia	DATE:12.09.2024 (Rs. 8,60,856/- Rupees Eight Lakh Sixty Thousand Eight Hundred Fifty Six Only) DUE AS ON 10 SEP 2024	Symbolic Possession	Rs. 14,82,000/- (Rupees Fourteen Lakh Eighty Two Thousand Only)	Rs. 1,48,200/- (Rupees One Lakh Forty Eight Thousand Two Hundred Only)

**Description of Property:** All Pieces And Parcel Of Property Bearing Revenue Survey No. 29 & R. S. No. 53, Mahakali Krupa, Plot No. 31, Shree Ambaji Park, Near Dabhor Chowk, Behind Shreekrishna Nagar, Opp. Dabhor Road At Dabhor Tal. Veraval, Dist. Gar Somnath Junagadh Gujarat-362296 (and Area Admeasuring 59.27 Sq. Mtrs) Bounded With: East: Plot No. 92, West: 6.00 Mtrs Wide Road, North: Plot No. 92, South: Revenue Survey No. 30

**Description of Property:** All Pieces And Parcel Of Pipli Survey No.286, 287/1 p & 1.287/3 Plot No. 9p, Block No.24,Uma Residency,halvad Road pipali, Morvi, Gujarat-363842 (Area Of The Property Bearing 80.28 Sq. mtrs) Bounded With: East: Land Road, West: Survey No. 286,agricultural Landnorth: Plot No.9 Paikae Land, South: Plot No.10 Land

**Description of Property:** All Pieces And Parcel Of Property Bearing Revenue Survey No. 412/p & 3 P.1, Plot No. 55 Paikae South Side Land Unit No. 1, madhav Darshan-b-opp Radhe Krishna Nagar, Gadchada Road, Gujarat-364710 Bounded With: East: Mx.3.10 The Side 6.00 Mtrs Wide Road, West: R.S. No.412/p-2 north: Plot No.55 Paikae Remaining Land, south: 14.90 Mtrs Wide Road

**Description of Property:** All Pieces And Parcel Of Property Bearing Revenue Survey No. 112/p & 3 P.1, Plot No. 55 Paikae South Side Land Unit No. 1, madhav Darshan-b-opp Radhe Krishna Nagar, Gadchada Road, Gujarat-364710 Bounded With: East: Mx.3.10 The Side 6.00 Mtrs Wide Road, West: R.S. No.412/p-2 north: Plot No.55 Paikae Remaining Land, south: 14.90 Mtrs Wide Road

**Description of Property:** All Pieces And Parcel Of Property Bearing Revenue Survey No. 112/p & 3 P.1, Plot No. 55 Paikae South Side Land Unit No. 1, madhav Darshan-b-opp Radhe Krishna Nagar, Gadchada Road, Gujarat-364710 Bounded With: East: Mx.3.10 The Side 6.00 Mtrs Wide Road, West: R.S. No.412/p-2 north: Plot No.55 Paikae Remaining Land, south: 14.90 Mtrs Wide Road

**Description of Property:** All Pieces And Parcel Of Property Bearing Revenue Survey No. 597/1-2, Survey No. 596-2/4, Plot No. 10 Paikae Sub Plot No.10th, City Survey Sheet No. 11, 112, First Floor, Marry Gole-2, Opp. Bahaudin Collage, Collage Road, Junagadh, Gujarat - 362001 & Opp. Bharat Petroleum, Above Maharaja Tiles Show Room, Sanala Road, Morbi, Gujarat 363641 & Parimal prime, 3rd floor, 15A Sardarnagar, Sarveshwar Chowk, Dr Yagnik Road, Rajkot, Gujarat - 360001 & Shop No. 1.2 and 22, 1st Floor, Noble chambers, Near Mega mall-2, Surenar Nagar Main road, Gujarat: 363002 & SB 13, Solitaire Business Centre, Opp Jalaram Complex and DCB Bank, Char Rasta Road, Vapi, Gujarat-396191 between 10.00 a.m. to 5.00 p.m. on any working day.

**Description of Property:** All Pieces And Parcel Of Property Bearing Revenue Survey No. 597/1-2, Survey No. 596-2/4, Plot No. 10 Paikae Sub Plot No.10th, City Survey Sheet No. 11, 112, First Floor, Marry Gole-2, Opp. Bahaudin Collage, Collage Road, Junagadh, Gujarat - 362001 & Opp. Bharat Petroleum, Above Maharaja Tiles Show Room, Sanala Road, Morbi, Gujarat 363641 & Parimal prime, 3rd floor, 15A Sardarnagar, Sarveshwar Chowk, Dr Yagnik Road, Rajkot, Gujarat - 360001 & Shop No. 1.2 and 22, 1st Floor, Noble chambers, Near Mega mall-2, Surenar Nagar Main road, Gujarat: 363002 & SB 13, Solitaire Business Centre, Opp Jalaram Complex and DCB Bank, Char Rasta Road, Vapi, Gujarat-396191 between 10.00 a.m. to 5.00 p.m. on any working day.

**Description of Property:** All Pieces And Parcel Of Property Bearing Revenue Survey No. 676/p, Plot No. 37 Paikae South Side Land, Vivekanand Society 3 Old Junction Area Wadhwan Surenardnagar Gujarat 363001 Bounded With: East: Kanchel Tal Plot No.36, West: 30 Ft Wide Road, North: Plot No. 37 Paikae Property Of Sabirunnam Jumnabhai, South: 10 Ft Wide Road

**Terms and conditions:**

- The prescribed Tender Bid Form and the terms and conditions of sale will be available with the Branch/Corporate Office: 3rd-8 Floor, Swastik Avenue, City Su Vey No. 16/135, Upon Bank Of Baroda, Near State Bank Of India, Lal Bungalow Road, Jamnagar, Gujarat - 351001 & Office No - 111, 112, First Floor, Marry Gole-2, Opp. Bahaudin Collage, Collage Road, Junagadh, Gujarat - 362001 & Opp. Bharat Petroleum, Above Maharaja Tiles Show Room, Sanala Road, Morbi, Gujarat 363641 & Parimal prime, 3rd floor, 15A Sardarnagar, Sarveshwar Chowk, Dr Yagnik Road, Rajkot, Gujarat - 360001 & Shop No. 1.2 and 22, 1st Floor, Noble chambers, Near Mega mall-2, Surenar Nagar Main road, Gujarat: 363002 & SB 13, Solitaire Business Centre, Opp Jalaram Complex and DCB Bank, Char Rasta Road, Vapi, Gujarat-396191 between 10.00 a.m. to 5.00 p.m. on any working day.
- The immovable property shall not be sold below the Reserve Price.
- All the bids/ tenders submitted for the purchase of the above property shall be accompanied by Earnest Money as mentioned above. EMD amount favouring "India Shelter Finance Corporation Limited". The EMD amount will be returned to the unsuccessful bidders after auction.
- The highest bidder shall be declared as successful bidder provided all the bids is legally qualified to bid and provided further that the bid amount is not less than the reserve price. In the event of a tie between the bidders, the Authorized Officer to decide/acceptance of the highest bid when the price offered appears inadequate to make feasible to do so.
- The prospective bidders can inspect the property on 23-december-2024 between 11.00 A.M and 5.00 P.M with prior appointment.
- The person declared as a successful bidder shall, immediately after the declaration, deposit 25% of the amount of purchase money/ highest bid which would include EMD amount to the Authorized Officer within 24 Hrs. and in default of such deposit, the property shall forthwith be put to fresh auction sale by private treaty.
- 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 on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day or if the 15th day is a Sunday or other holiday, then on the first office day after the 15th day.
- 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 India Shelter Finance Corporation Ltd. and the defaulting purchaser shall lose all claims to the property.
- The above sale shall be subject to the final approval of ISFC, interested parties are requested to verify/conform the statutory and other dues like Sales/Property tax, Electricity dues, and society dues, from the respective departments/offices. The Company does not undertake any responsibility of payment of any dues on the property.
- TDS of 1% (if any) shall be payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by the highest bidder in the PAN of the company and the copy of the challan shall be submitted to the company.
- Sale is strictly subject to the terms and conditions incorporated in this advertisement and into the prescribed tender form.
- The successful bidder/purchaser shall bear all stamp duty, registration fees, and incidental expenses for getting sale certificate registered as applicable as per law.
- The Authorized Officer has the absolute right to accept or reject the bid or adjourn / postpone / cancel the tender without assigning any reason there and also to modify any terms and conditions of this sale without any prior notice.
- Interested bidders may contact Mr. Kishan Chauhan & Mr. Ashish Bhatt at Mob. No. 6354053032 & 7874110808 during office hours (10.00AM to 6.00 PM).

**30 DAYS SALE NOTICE TO THE BORROWER/GUARANTOR/MORTGAGOR**

The above mentioned Borrower/Mortgagor/Guarantors are hereby notified to pay the sum as mentioned in Demand Notice under section 13(2) of the said Act, on the last known addresses of the following Borrower(s) / Mortgagee(s) / Co-borrower(s) / Guarantor(s), however the same have been returned un-served/undelivered/unclaimed.

Place: Ahmedabad  
 Date: 29-NOVEMBER-2024 / Place: GUJARAT  
 Sd/- (Kishan Chauhan, Mob-6354053032)  
 INDIA SHELTER FINANCE CORPORATION LTD

**ADITYA BIRLA CAPITAL**  
 PROTECTING INVESTING FINANCING ADVISING

ADITYA BIRLA FINANCE LIMITED  
 Registered Office: Indian Rayon Compound, Veraval, Gujarat-362266  
 Corporate Office: I-R Tech Park, 10 Floor, Nirlon Complex, off Western Expressway, Goregoan East, Mumbai-400063

**PRIVATE TREATY SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

A Sale Notice is given for Sale of Immovable Assets through Private Treaty under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with rule 8(5) and 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 (s) / Co-Borrower (s)/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 13.08.2023, the mortgage property will be sold on "As is where is", "As is what is", and "Whatever there is" basis by private treaty or inter se bids or E-Auction in case of more than one bid is received, as per the terms agreed to be the Secured Creditor on 20.12.2024 for recovery of Rs. 45,79,716.66 (Rupees Forty-Five Lakhs Seventy-Nine Thousand Seven Hundred Sixteen and paise Sixty-Six Only) (This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable) as on 10.11.2022 and further interest and other expenses thereon till the date of realization due to the Secured Creditor from Borrowers/Co-Borrowers/ Mortgagors namely Aqua Advisor, Manishkumar Harsukhbhai Sodha and Jeevan Manishbhai Sodha.

The Reserve Price of the immovable property will be Rs. 24,00,000/- (Rupees Twenty-Four Lakhs Only) and the earnest money deposit will be Rs. 2,40,000/- (Rupees Two Lakh Forty Thousand Only).

**Description of the immovable property**

Flat no. 406, 4th floor, Vraj Mangal Apartments, Patel Colony, Street No. 11/12, Jamnagar-361008 (New CS no. 3398/1, Sheet no. 84, Ward no. 12, Plot no. 17, Sub Plot No. 17-A, Jamnagar-361008.

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>

DATE: 29.11.2024  
 PLACE: Jamnagar  
 Sd/- (Authorized Officer)  
 Aditya Birla Finance Limited

**IDFC FIRST Bank Limited**  
 CIN : L65110TN2014PLC09792  
 Registered Office: KRM Towers, 7th Floor, Harrington Road, Chelpet, Chennai - 600031. TEL: +91 44 4564 4000 | FAX: +91 44 4564 4022.  
 Authorized Officer - Mr. Yogesh Kahar | Contact Number - 7405385090  
 Authorized Officer - Mr. Chinmay Acharya | Contact Number - 9574448844

**PROPERTY FOR SALE UNDER PROVISIONS OF SARFAESI ACT, 2002 BY PRIVATE TREATY**

Whereas the Authorised Officer of IDFC FIRST Bank Ltd has taken the Possession u/s 13(4) of the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (The SARFAESI Act, 2002) of the property being All That Piece And Parcel Of The Flat No. 303 On Third Floor Of Tower K, "Vikram-II (Phase-II)" Admeasuring 53.51 Sq. Mtrs. I.E. 575.77 Sq. Fts., (Built Up Area), Situated At Maule: Vadar, Lying Being Land Bearing R.S. No. 181 & R.S. No. 180, At Registration District & Sub District: Vadodra, State Of Gujarat And Bounded As: East: Flat No. K/303, West: Flat No. K/302, North: Adjoining Survey No. & South: By Passage Flat No. K/304, (The Secured Asset) with respect to Loan Account No.33894216 of Anil D.Khushkhai Maru & Jayend Maru (Borrowers). The Authorised Officer has received an expression of interest from a prospective purchaser towards purchase of the above mentioned Secured Asset under the SARFAESI Act. Now, the Authorised Officer is hereby giving the Notice to Sale of the aforesaid property by Private Treaty in terms of rule 8 and 9 of the Security Interest (Enforcement) Rules 2002. The Sale will be on "AS IS WHERE IS BASIS" AND "AS IS WHAT IS BASIS".

**Mortgaged All That Piece And Parcel Of The Flat No. 303 On Third Floor Of Tower K, "Vikram-II (Phase-II)" Admeasuring 53.51 Sq. Mtrs. I.E. 575.77 Sq. Fts., (Built Up Area), Situated At Maule: Vadar, Lying Being Land Bearing R.S. No. 181 & R.S. No. 180, At Registration District & Sub District: Vadodra, State Of Gujarat And Bounded As: East: Flat No. K/303, West: Flat No. K/302, North: Adjoining Survey No. & South: By Passage Flat No. K/304**

**Reserve Price** : Rs. 1600000.00/- (Rupees Sixteen Lakhs Only)  
**Auction date of Private Treaty** : 17-December-2024

The Borrower and Co Borrower are hereby notified to pay the sum as mentioned in the demand notice i.e. Rs. 2792578.14/- (Rupees Twenty Seven Lakhs Ninety Two Thousand Five Hundred Seventy Eight and Paise Fourteen Only) along with interest and ancillary expenses before 17-December-2024, failing which the property will be sold by Private Treaty.

Date: 29.11.2024  
 Place: Vadra  
 Sd/- (Authorized Officer)  
 IDFC FIRST Bank Limited

**Kogta Financial (India) Limited**  
 CIN No. U67120RJ1999PLC011406, Corporate Office: S-1 Gopalnagar, Near Amber Palla, Opp. Metro Pillar No. 143, Japur - 302001, Rajasthan, India.  
 Tel: +91 141 6767067, Registered Office: Kogta House, Azad Mohalla, Bijnanagar - 305624, Rajasthan, India | Email: info@kogta.in | www.kogta.in

**APPENDIX IV [See Rule 8(1)] POSSESSION NOTICE**

Whereas, the undersigned being the Authorized Officer of the Kogta Financial (India) Limited, 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 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice dated 09-09-2024 calling upon the Borrowers / Guarantor/Mortgagor/ Mr. MADHAV CHANDUBHAI AHIR S/O MR. CHANDUBHAI BHAVANBHAI AHIR, KRISHNA BUILDING MATERIALS SUPPLIER THROUGH PROPRIETOR MR MADHAV CHANDUBHAI AHIR (Applicant/Mortgagor), Mrs. PARULBEN CHANDUBHAI SINDHAV D/O MR. DEVENDRABHAI BABARAYA (Co-Applicant), MR. CHANDULAL BHAVANBHAI SINDHAV S/O MR. BHAVANBHAI KARSHANBHAI SINDHAV (Co-Applicant), Loan Account No. 0000139632 to repay the amount mentioned in the notice being Rs.20,07,891/- (Rupees Twenty Lakh Seven Thousand Eight Hundred Ninety One Only) as on 09-09-2024 payable with further interest and other legal charges on payment in full within 60 days from the date of notice/date of receipt of the said notice. The borrower/ mortgagor having failed to repay the amount, notice is hereby given to the borrower/ mortgagor and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under section 13(4) of the said Act read with Rule 8 of the said Rules (NOV. of the year 2024). The borrower's attention is invited to provisions of sub-section (8d) of section 13 of the Act, in respect of time available, to redeem the secured assets. The borrower/ mortgagor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Kogta Financial (India) Limited for an amount of being Rs.20,07,891/- (Rupees Twenty Lakh Seven Thousand Eight Hundred Ninety One