* MANAPPURAM

Manappuram Home Finance Ltd

FORMERLY MANAPURAM 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.022-68194000/022-66211000. 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 o 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, Co- 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 NANDUBHAIRATHVA, RAMATIBEN NANDUBHAI RATHVA& ANUBHAI ISHWARBHAI	HOUSE NO 22/4, TALAV FALIYA, KOSUM, P.O KALARANI, PAVIJETPUR, CHHOTA UDAIPPUR, P.O KALARANI, VADODARA, GUJARAT,	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 GUJRAT, Supar speciality hospital, Jetalpur road, Vadodara, 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 is 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 a 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 is what is basis", person 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 and due on these properties shall have to be borne by the purchasers/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 of 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 not 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

Encore Asset Reconstruction Company Private Limited (Encore ARC) earc 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(12) 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) / Mortgagors(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) / Mortgagor(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) M/s. Shree Shamla 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 surey no. 67, 68 and 69 of village-Fulpada, Taluka-Surat, District-Surat admeasuring 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	(Rupees Two Crore Ninety Three Lakhs Thirty Two Thousand Nine Hundred Thirty Only) as on

the above-mentioned properties without prior written consent of Encore Arc.

(Dharmendra Maurya) Authorized Officer Encore Asset Reconstruction Company Private Limited

Date: 22.11.2024

Place: Mumbai



SHUBHAM HOUSING DEVELOPMENT FINANCE CO. LTD.

Corporate Office: 425, Udyog Vihar Phase IV, Gurgaon-122015 (Haryana) Ph.: 0124-4212530/31/32, E-Mail: customercare@shubham.co Website: www.shubham.co

DEMAND NOTICE

Notice U/S 13(2) of Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (hereinafter called 'ACT')

It is to bring to your notice that your loan account has been declared as NPA by secured creditor Shubham Housing Development Finance Company Limited having its registered office at 608 - 609, 6th Floor, Block - C Ansal Imperial Tower, Community Center, Naraina Vihar, New Delhi- 110028. (hereinafter called 'SHDFCL') and you are liable to pay total outstanding against your loan to SHDFCL. You are also liable to pay future interest at the contractual rate on the aforesaid amount together with incidental expenses, cost, charges etc. Therefore, we hereby call upon you to discharge in full your liabilities to SHDFCL within 60 days from the date of this notice failing which SHDFCL will be empowered to exercise the power under Section 13(4)

S. No.	Loan No./Borrower(s) Name	Applicant Address	Demand Notice Date & Amount	Secured Asset
1	Loan No. OARL2303000005061094, Legal Heirs (Deceased Atrajsinh Nathusinh Kushvaha), Sumanben Atrajsinh Kushvaha	G-502 Vitthal Velocity Near Vitthal Plaza Geb Naroda Ahmedabad Gujarat - 382330	22-11-2024 & ₹ 21,78,889/-	City Survey No. 1055 of Survey No. 401, Sub Plot No. 12 AND 13, Hari Om Chawls Mouje Saijpur- Boghar, Taluka Asarwa Sub-Dist & Dist. of Ahmedabad Ahmedabad-6 (Naroda) Gujarat-382345
2	Loan No. OGUJ1701000005003947, Pravinji Amartaji Makwana, Hiraben Makwana	330, Timba Vas, Indroda, Gandhinagar, Ahmedabad, Gujarat - 382009	22-11-2024 & ₹ 4,20,651/-	188/13 Timba Vas, Near Meldi Mata Temple Indroda Village, Ahmedabad, Gujarat - 382009
3	Loan No. 0GUJ2007000005028622, Parmar Kantilal, Parmar Daksheshkumar Kantilal	4, Anand Park Society Near Adinath Last Bus Stop Adinathnagar Odhav, Ahmedabad, Gujarat -382415	22-11-2024 & ₹ 6,15,029/-	Row House no 4, Muncipal Tenement No.0432-11-0016-0001-V, Survey No.367 Construction Property at and in Akhand Hathshal Vankar Sahkari Mandali Ltd. Known as Anand Park Adinath Nagar Odhav,ahmedabad, Gujarat-382415
4	Loan No. OJUN2112000005041685, & OJUN2112000005042060, Dineshbhai Bhimjibhai Sangani, Raj Dineshbhai Sangani, Varshaben Dineshbhai Sangani	Madhuram Shivam Duplex Sudama Park 1 Timbavadi Keshu Bhai Sodavala Junagadh Timbavadi Junagadh Gujarat -362001	22-11-2024 & ₹ 4,15,856/- & 7,79,715/-	Timbavadi, R.S No. 40/P & R.S No. 38/P Plot No.83/P, Block No.4 Shivam Duplex Sudama Park 1, Tal.Dist. Junagadh, Gujarat-362001
5	Loan No. ORAJ2003000005027818, Nanjibhai Kanubhai Dabhi, Ravi Nanjibhai Dabhi	Quarter 1430, Riddhi Siddhi Society Gujarat Housing Bord Dudhsagar Road Rajkot Gujarat-360003	22-11-2024 & ₹ 5,07,101/-	FLAT No. 1430, 309 LIG Flats in Dairy Land Colony By Gujarat Housing Board Situated at Dudh Sagar Road, Rajkot Revenue Survey No.167, 168 P, T.P.S. No.7, F.P. No.87, 92, 94 in Sub Dist & Regi. Dist. Rajkot, Gujarat-360003
6	Loan No. OSRT2211000005054342, Mahesh Harjibhai Dafda, Champaben Harjibhai Dafada	Commissioner SMC A/2/11/PL47 Bapa Sitaram Society Murga Kendra Kapidara Varachha Surat Gujarat - 395006	22-11-2024 & ₹ 11,75,865/-	Flat No.101, 1st Floor, Kesar Kunj in Relince Nagar, BH Ragukul Vidhyalay, Near Shree Ram Chowk, Amroli Sayan Road, Moje Kosad, Tal. Choryasi, Dist. Surat, Gujarat-394107
7	Loan No. SRT_1205_001773, Ravindra Sukhdevji Shinde, Raginiben Ravindrabhai Sinde	Flat No.206-B Shreenathji Apt New Kosad Amroli Surat Gujarat- 394107	22-11-2024 & ₹ 1,50,007/-	Flat No B/206 2nd Floor Shrinathji Apt Opp Suncity Apt Amroli By Pass Road Surat Gujarat - 394107
8	Loan No. OGUJ2210000005053106, Kabira Himmat, Kabira Ashaben,	616 E 15 17 2 479 TPS 58 Om Shanti Focd PCOS Vatva Road Lamsha Near Omshanti Nagar Ahmedabad Gujarat 382405	22-11-2024 & ₹ 24,19,341/-	Unit No.C 503, 5th Floor, Ganesh heights, Sur No. 594 1, TPS No.80, FP No.42 1, Mouje Narol, Taluka Vatva Ahmedabad , Gujarat 382405
9	Loan No. 0JUN2203000005044786, Kirit Bhanajibhai Vaja, Shilpa Vaja,	Radhekrishna Appartment Building No.404 Vanjawad, Junagadh, Gujarat 362001	22-11-2024 & ₹ 2,83,967/-	Flat No. G-4, Situated on the of an Apartment Named "Radhe Krishna Apartment" Constructed on the Land of C.S. No. 551/Paikee, C.S. Block No.15 of Junagadh, Known as Vanjavad Area, Tal. &

Dist. Junagadh, Gujarat 362001 Place: Gurgaon **Authorised Officer** Date: 28.11.2024 Shubham Housing Development Finance Company Limited **AUTHUM 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))

That pursuant to the approved resolution plan of the Reliance Home Finance Limited. (RHFL) by its Lenders in terms of RBI Circular No. RBI/2018-19/ 203, DBR.No. BP. BC. 45/21.04. 048/2018-19 dated June 7, 2019 on Prudential Framework for Resolution of Stressed Assets, the 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/have also been transferred to RCFL.

Sale of Immovable property mortgaged to Authum Investment & Infrastructure Limited ("AIIL") (Resulting Company pursuant the demerger of lending business from Reliance Commercial Finance Limited ("RCFL") to AIIL 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 Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act"). Whereas the Authorized Officer ("AO") of Authum Investment & Infrastructure Limited had taken the possession of the following property/ies 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 IS 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. bankeauctions.com.

Borrower(s) /	Demand Notice	Date of Physical	Reserve Price,
Co-orrower(s)	Date and	Possession	Earnest Money Deposit,
/Guarantor(s)	Amount	Total Outstanding	Bid Incremental
Loan A/c No. RHCPAHM000050253 Branch: AHMEDABAD 1 ASHISH PRAKASH CHANDRA SHARMA 2 ARTI ASHISH SHARMA	9/13/2019 & Rs. 5745042/- (Rupees Fifty Seven Lacs Forty Five Thousand Forty Two Only)	3/11/2023 Total Outstanding as on 17th October, 2024 Rs. 13302607/- (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 Six Hundred Eighty Eight Only) Bid Incremental: 100000/- (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: Changispur, Taluka: Sabarmati, District: Ahmedabad. Date of Inspection :-**EMD Last Date:** Date/ Time of E-Auction :

30th Dec, 2024 till 5:00 PM 31st Dec, 2024 11:00 -13:00 PM 20th Dec, 2024 Mode Of Payment :- All payment shall be made by demand draft in favour of "Authum Investment & Infrastructure Limited" payable at AHMEDABAD or through RTGS/NEFT The accounts 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: 99999917071983, 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 M/S C1 India Pvt Ltd ,Plot No- 68, 3rd floor Sector 44 Gurgaon Haryana -122003 (Contact no. 7291981124,25,26)Support Email - Support@ bankeauctions.com, Mr. Bhavik Pandya Mob. 8866682937. Email: Gujarat@c1india.com
- For further details and queries, contact Authorized Officer: Mr. Shivrajsinh Chudasama (Ph: 9712175252) This publication is also 30 (Thirty) days notice to the Borrower / Mortgagor / 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.bankeauctions.com)

Place: Ahmedabad Date : 29th Nov 24

Authorized Officer

INDIA SHELTER FINANCE CORPORATION LTD. __IndiaShelter **Home Loans**

Registered Office: PLOT-15,6TH FLOOR, SEC-44, INSTITUTIONAL AREA, GURUGRAM, HARYANA-122002. Branch Office: 3rd-8 3rd Floor, Swastii wenue, City Su Vey No. 1/G/135, Upon Bank Of Baroda, Near State Bank Of India, Lal Bungalow Road, Jamnagar, Gujarat - 351001 & Office No - 111, 112, First Floor, Marry Gold-2, Opp. Bahauddin Collage, Collage Road, Junagadh, Gujarat - 362001 & Opp. Bharat Petroleum, Above Maharaja Tiles Show Room Sanala Road, Morbi Gujarat 363641 & Parimal prime, 3rd floor, 15A Santamagar, Sarveshwar Chowk, Dr Yagnik Road, Rajkot Gujarat - 360001 & Shop No 1,2 and 22; 1st Floor, Noble chambers, Near Mega mall-2, Surender Nagar Main road,Gujarat- 363002 & SB 13, Solitaire Business Centre, Opp Jafaram implex 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/s 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(s), co borrower/s and guaranton(s) or their legal heir/s representatives that the below described immovable property/s 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 oned Borrowers. Co-Borrowers or Guarantors. The Reserve Price and the Earnest Money Deposit is mentioned below. The seale envelope containing the EMD amount for participating in Public Auction shall be submitted to the Authorized Officer of ISEC on or before 30-DECEMBER-2024 til 5 PM at Branch/Corporate Office. 3rd-B 3rd Floor, Swastik Avenue, City Su Vey No. 1/G/135, Upon Bank Of Baroda, Near State Bank Of India, Lai Bungalow Road, Jamnagar, Gujarat - 351001 & Office No - 111, 112, First Floor, Marry Gold-2, Opp. Bahauddin 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, Surender Nagar Main road, Gujarat- 363002 & SB 13, Solitaire Business Centre, Opp Jalaram Complex and DCB Bank, Char Rasta Road, Vapi,

Loan Account No.	Name of Borrower(s)/ Co-	Date of Demand Notice	Type of Possession	Reserve Price	Earnest Money
	Borrower(s)/ Guarantor(s)/ Legal Heir(s)/ Legal Rep	AMOUNT AS ON DATE	(Under Constructive/ Physical		
HL32LILONS0000 05044324 & AP- 10097907	Mr. Vipulbhai Chetariya & Mrs. Satuben Chetariya	Date: 12.09.2024 Rs.1762892)- (Rupees Seventeen Lakh Sixty Two Thousands Eight Hundred Ninety Two Only) Due As On 10 Sep 2024		Rs.16,62,000/- (Rupees Sixteen Lakh Sixty Two Thousand Only)	Rs.1,66,200/- (Rupees One Lakh Sixty Six Thousand Two Hundred Only)
Khambhaliya Dist: Dev		Rs No.1/p-3/p-2, Plot No.88, Shakti (area Of The Propety Admeasuring			
LA15VLLONS000 005074483 & AP-	Mrs. Narmadaben Ishwarjati Bhai Gauswami & Mr, Ishwariati Bhai Gauswami	DATE:12:09:2024 RS. 1161759/- (Rupees Eleven Lakh Sixty One Thousands		Rs.13,67,000/- (Rupees Thirteen	Rs.1,36,700/- (Rupees One Lakh Thirty Six Thousand

Seven Hundred Fifty Nine Only) Seven Hundred Thousand Only) Due As On 10 Sep 2024 Only)

Description Of Property: All Pieces And Parcel Of Dabhor Revenue Survey No. 29 & R.s. No. 53, Mahakali Krupa, Plot No. 91, Shree Ambaji Park, Near Dabho Chowkdi, Behind Shreenathji Nagar, Off Dabhor Road At Dabhor Tal: Veraval, Dist: Gir Somnath Junagadh Gujarat-362266 (land Area Admeasuring 59.27 So trs) Bounded With: East: Plot No. 90, West: 6.00 Mtrs Wide Road, North: Plot No. 92, South: Revenue Survey No. 30 Mrs. Shobhana Ben DATE:12.09.2024 Rs.2,35,000/-Rs.23,50,000/-

005073475 & AP- 10176063	Bhatsana & Mr. Ghanshyam Bhai Bhatasana	RS.2281924/- (Rupees Twenty Two Lakh Eighty One Thousands Nine Hundred Twenty Four Only) Due As On 10 Sep 2024	4	(Rupees Twenty Three Lakh Fifty Thousand Only)	(Rupees Two Lakh Thirty Five Thousand Only)
	(Area Of The Property Bearing 80	oali Survey No.286, 267/1/p 1 & 28 28 Sq. mtrs) Bounded With: East: I			
HL35CHLONS000 005110055 & AP- 10258127	Chudasama & Mr. Indravijay	DATE:12.09.2024 RS. 2137060/- (Rupees Twenty One Lakh Thirty Seven Thousands Sixty Only) Due As		Rs.20,32,000/- (Rupees Twenty Lakh Thirty Two Thousand Only)	Rs.2,03,200/- (Rupees Two Lakh Three Thousand Two

On 10 Sep 2024

Description Of Property: All Pieces And Parcel Of Description Of The Property Being Residencial House Having Land Admeasuring 67-49 Sq.mitrs Of Sult Plot No. 58 To 67/22 of Plot No. 58 To 67 Area Known As Bharat Park (Ayodhya Residency) Situated At Ratanpar Revenue Survey No. 197 Sub Dist & Dist Rajkot Gujarat-362560 Bounded With: North: Sub Plot No. 58 To 67/21, South: Sub Plot No. 58 To 67/23, East: Sub Plot No. 58 To 67/3, West: Road HL15CHLONS000 Mrs. Manguben Dabhi & DATE: 12.09.2024 RS 8 67 000% Symbolic Possession Mr. Anilbhai Dabhi RS.8,64,027/- (Rupees Eight Rupees Eighty 005053561 & AP-Rupees Eight Lakh Sixty Four Thousands Six Thousand 10119080 Lakh Sixty Seven Twenty Seven Only) Due As On Seven Hundred Thousand Only) 10 Sep 2024 Only Description Of Property: All Pieces And Parcel Of Property Bearing Revenue Survey No.412/p-3 & P-1, Plot No.55 Paikee South Side Land, unit No.1, madha: arshan-b,opp Radhe Krishna Nagar, Gadhada Road,botad,gujarat-364710 Bounded With: East: Mt.3.16 This Side 6.00 Mtrs Wide Road, West: R.s

in.412/p-2.north : Plot No.55 Palkee Remaining Land, south : 14.90 Mtrs Side Road. HL15CHLONS000 Mrs. Jiniben Goltar & Date:12.09.2024 Rs.10,12,000/-Symbolic Possession Mr. Jilabhai Goltar (Rupees One 005039675 & AP-Rs.9,89,290/- (Rupees Nine Rupees Ten Lakh Two 10082829 Lakh Eighty Nine Thousands Two Lakh Twelve housand Only Hundred Ninety Only) Due As On Thousand Only 10 Sep 2024

Description Of Property: All Pieces And Parcel Of Rs No.1/p-3/p-2, Plot No.88, Shaktinagar, Gokuldham, Near Little Star School, Bunglawadi, At Jan Chambhallya Dist: Devbhumi Dhwarka, Gujarat-361305 (area Of The Propety Admeasuring 65.64 Sq. Mtrs)bounded With: East: Plot No.113, West: 7.50 Mtrs Vide Road north : Plot No.89, South : Plot No.87 HL15LILONS0000 Mrs. Gayatriben Parmar & DATE:12.09.2024 Rs. 80,700/-Rs.8,07,000/-Mr. Shaileshbhai Parmar RS. 6,04,837/- (Rupees Six Lakh 05036524 & Rupees Eighth Rupees Eight AP-10071934 Four Thousands Eight Hundred Thousand Seve Lakh Seven Hundred Only) Thirty Seven Only) Due As On 10 Thousand Only)

Description Of Property: All Pieces And Parcel Of City Survey Ward No.1 Property No.35 Sanad No.2829p North Side Near Yogeshwar Pan, Halvad Road

urendranagar, Gujarat-363310 Bounded With: East: Raviu Khancharu, West: Dave Premshankar's Property, North: Road, South: Property Of Mrs malaben (S. No.2829p) HLVPCHLONS000 Mrs. Madhuben Savaliya & DATE:12.09.2024 Rs.1,29,200/-Symbolic Possession Rs.12.92.000/- (Mr. Chaturbhai Savaliya RS.13,11,912/-(Rupees Rupees One 005052884 & AP-Rupees Twelve Thirteen Lakh Eleven Thousands Lakh Twenty Nin 10121572 Lakh Ninety Two Nine Hundred Tweleve Only) Due Thousand Two Thousand Only) As On 10 Sep 2024 Hundred Only Description Of Property: All Pieces And Parcel Of Flat No.b-105,b-wing Vasurdev Appartment Land Admeasuring About 1050,00 Sq.ft Equivalent To 97.58 S Mirs Super Build Up Area Along With Undevided Share in The Land Admeasuring About 14.00 Sq.mlrs Survey No. 146 Paikee Plot No.5 Computerized Surve

Io. 146 Paikee 36, 37, 38 And Plot No. 06 & 07 Situated At Pardi Sandhpore Ta & Dist Valsad Gujarat 396001. Mrs. Purnaba Gohil & DATE:12.09.2024 Rs.2,66,700/-HLJTCHLONS000 Rs.26,67,000/-Mr. Bhagirathsinh Gohil & RS. 24,54,962/- (Rupees Twenty Rupees Twent 005073513 & Rupees Twenty LAJTVLLONS000 Mr. Chetansinh Gohil Four Lakh Fifty Four Thousands Six Lakh Sixty Six Lakh Sixty Nine Hundred Sixty Two Only Seven Thousand 005104655 / AP-Seven Thousand Due As On 10 Sep 2024 Only) 10175315 & AP-Only) Description Of Property: All Pieces And Parcel Of Gondal Revenue Survey No. 597/1-2, Survey No. 598-2/4, Plot No. 10 Paikee Sub Plot No. 10/b, City Surve No.1 Sheet No.28 City Survey No.10p/b Yogi Nagar B/h. Baps Swaminarayan Temple,near Khodiyar Nagar Off Yogi Nagar Gondal Rajkot Gujaraf-36031

ounded With: East: Others Property, West: Other Property, North: Other Property, South: Other Property & Private Chawlet Mrs. Janakben Baripa & DATE:12.09.2024 Rs.1,48,200/-LA15VLLONS000 Symbolic Possession Rs.14,82,000/-RS. 8,60,856/- (Rupees Eight Rupees One Mr. Bhupatbhai Baripa 005067373 & AP-Rupees Fourteen Lakh Fourty Eigh Lakh Sixty Thousands Eight Lakh Eighty Two 10159640 Hundred Fifty Six Only) DUE AS Thousand Two Thousand Only) ON 10 SEP 2024 Hundred Only)

Description Of Property: All Pieces And Parcel Of Property Bearing Revenue Survey No.676/p Plot No.37 Palkee South Side Land Vivekanand Society 3 Ok Junction Area Wadhavan Surendranagar Gujarat 363001 Bounded With: East: Kancheli Then Plot No.36, West : 30 Ft Wide Road, North : Plot No.37 Paiker Property Of Sabirhussain Jummabhai, South: 10 Pt Wide Road

The prescribed Tender/ Bid Form and the terms and conditions of sale will be available with the Branch/Corporate Office: 3rd-B 3rd Floor, Swastik Avenue, City Su Vey No. 1/G/135, Upon Bank Of Baroda, Near State Bank Of India, Lal Bungalow Road, Jamnagar, Gujarat - 351001 & Office No

Terms and conditions:

Date: 29-NOVEMBER-2024 / Place: GUJARAT

111 , 112, First Floor, Marry Gold-2 , Opp. Bahauddin 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, Surender 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/s shall be accompanied by Earnest Money as mentioned above. EMD amount favouring "India Shelter Finance Corporation Limited". The EMD amount will be return to the unsuccessful bidders after auction.

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 the discretion of the Authorised Officer to decline/acceptance of the highest bid when the price offered appears inadequate as to make it inadvisable 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

In case the initial deposit is made as above, the balance amount of the purchaser 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. 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/confirm 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.

10) 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. 12) The successful bidden purchaser shall bear all stamp duty, registration fees, and incidental expenses for getting sale certificate registered as applicable as

13) The Authorised Officer has the absolute right to accept or reject the bid or adjourn / postpone / cancel the tender without assigning any reason thereof and also to modify any terms and conditions of this sale without any prior notice.

14) Interested bidders may contact Mr. Kishan Chauhan & Mr. Aashish Bhatt at Mob. No. 6354053032 & 7874110808 during office hours (10.00AM to 6.00 PM). 30 DAYS SALE NOTICE TO THE BORROWER/GUARANTOR/MORTGAGOR

date interest and expenses before the date of Auction failing which the property shall be auctioned and balance dues, if any, will be recovered with interest and Mr. Kishan Chauhan, Mob-6354053032

The above mentioned Borrowers/Mortgagors/guarantors are hereby noticed to pay the sum as mentioned in Demand Notice under section 13(2) with as on (AUTHORIZED OFFICER)

PROTECTING INVESTING FINANCING ADVISING

ADITYA BIRLA FINANCE LIMITED Registered Office: Indian Rayon Compound, Veraval, Gujarat-362266

Corporate Office: 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 agreeable to 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 Jeenal 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, lamnagar-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 **Authorised Officer PLACE: Jamnagar** (Aditya Birla Finance Limited)

IDFC FIRST Bank Limited

CIN: L65110TN2014PLC097792

IDFC FIRST

Registered Office: KRM Towers, 7th Floor, Harrington Road, Chetpet, 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 Mauje: Vadsar, Lying Being Land Bearing R.S No. 181 & R.S No. 180, At Registration District & Sub District & District: Vadodara, State Of Gujarat And Bounded As: East: Flat No. L/303, West: Flat No. K/302, North: Adjoning Survey No. & South: By Passage & Flat No. K/304 ("the Secured Asset") with respect to Loan Account No.33894216 of Anil Dhansukbhai Maru & Jayendr Maru (Borrowers). The Authorised Officer has received an expression of interest from a prospective purchaser towards purchase of the above nentioned 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 ASIS WHAT IS BASIS"

Mortgaged All That Piece And Parcel Of The Flat No. 303 On Third Floor Of Tower K. Property "Vikram-II (Phase-II)" Admeasuring 53.51 Sq. Mtrs. I.E. 575,77 Sq. Fts., Address (Built Up Area), Situated At Mauje: Vadsar, Lying Being Land Bearing R.S No. 181 & R.S No. 180, At Registration District & Sub District & District: Vadodara, State Of Gujarat And Bounded As: East: Flat No. L/303, West: Flat No. K/302, North: Adjoning 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.

Kogta Financial (India) Limited

Date: 29.11.2024 Place: Padra

(Rupees Two

Hundred Only

Authorised Officer IDFC FIRST Bank Limited

TKoqta CIN No. U67120RJ1996PLC011406, Corporate Office: S-1 Gopalbari, Near Ajmer Pulia, Opp. Metro Pillar No. 143, Jaipur - 302001, Rajasthan, India. Tel.: +91 141 6767067, Registered Office: Kogta House, Azad Mohalla, Bijainagar – 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 (12) 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 BABARIYA (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 until 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 on this 25th of NOV. of the year 2024. 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. 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 Only) as on 09-09-2024 and interest & expenses thereon until full payment

Description of Immovable Property All that Piece and Parcel of Property an Open Land of, Lekh No. 928, City Survey

Sheet No. 7, City Survey Ward No. Wankaner, City Survey No. 7206/A, Plots Paiki Plot no. 8/2, admeasuring area 188-51 Sq. Meters thereon in Wankaner, In the registration District of Morbi, in Gujarat Division owned by Mr. Madhav Chandubhai Ahir AS PER THE REGISTERED SALE DEED NO. 2694 DATED 25:10:2019. Mortgaged Property Bounded as under -

East – Waste Land, West – City Survey No. 7204, North - Plot No. 8/1, City Survey No. 7205, South – Plot No. 8/3, City Survey No. 7206/8.

Date: 25-11-24 Authorised Officer, Place: : Wankaner, Raikot Guiarat Kogta Financial (India) Limited

GRO

Standard Accessorise., Tax Invoice: 4

U GRO CAPITAL LIMITED

4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070 DEMAND NOTICE Under The Provisions of The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("The Act") and The Security Interest (Enforcement) Rules, 2002 ("The Rules")

The undersigned being the authorised officer of UGRO Capital Limited under the Act and in exercise of the powers conferred under Section 13(2) of the Act, read with the Rule 3. issued Demand Notice(s) under Section 13(2) of the Act, calling upon the following borrower(s) to repay the amount mentioned in the respective notice(s) within 60 days from the date of receipt of the said notice. The undersigned reasonably believes that the borrower(s) are avoiding the service of the demand notice(s), therefore the service of the demand notice is being effected by affixation and publication as per the Rules. The contents of the demand notice(s) are extracted herein below:

Name of the Borrower(s) & LAN Demand Notice Date and Amount I. SONALI EXIM PRIVATE LIMITED Demand Notice Date: 11-11-2024 Amount: Rs. 79,78,756/- (Rupees Seventy Nine Lakhs 2. DEEPAK GOPAL AGARWAL Seventy Eight Thousand Seven Hundred Fifty 3. DIVYA DEEPAK AGRAWAL Six Only) as on 11-11-2024 LAN: UGSUPMC0000032560

Description of Secured Asset(s) Make: Royal Group, Model:1.Tt 150 Digital Shuttleless Rapier Loom Ready For Jacquard With 360cm 2. Tt 220 Digital Shuttleless Rapier Loom Ready For Jacquard With 360cm With Sumo Motor, With 8 Color Electronic Selector, With 8 Electronic Feeders With 2 Cloth Rollers And 2 Seam Pipes, With 20000 Droppers, With

The borrower(s) are hereby advised to comply with the demand notice(s) and pay the demand amount mentioned therein and hereinabove within 60 days from the date of this publication together with applicable interest, late payment penalty, bounce charges, cost and expenses etc. till the date of realization of the payment. The borrower(s) may note that UGRO Capital Limited is a Secured Creditor and the loan facility availed by the borrower(s) is a secured debt against the immovable property(ies) being the secured asset(s) mortgaged by the borrower(s) with UGRO Capital Limited.

In the event, the borrower(s) are failed to discharge their liabilities in full within the stipulated time, UGRO Capital Limited shall be entitled to exercise all the rights under Section 13(4) of the Act to take possession of the Secured Asset(s) including but not limited to transfer the same by way of sale or by invoking any other remedy available under the Act and the Rules thereunder in order to realize the dues in the loan account of the borrower(s). UGRO Capital Limited is also empowered to ATTACH AND/OR SEAL the Secured Asset(s) before enforcing the right to sale or transfer. Subsequent to the sale of the Secured Asset(s), UGRO Capital Limited also has a right to initiate separate legal proceedings to recover the balance dues, in case the value of the Secured Asset(s) is insufficient to cover the dues payable by the borrower(s) to UGRO Capital Limited. This remedy is in addition and independent of all other remedies available to UGRO Capital

Limited under any other law. The attention of the borrower(s) is invited to Section 13(8) of the Act in respect of time available, to redeem the Secured Asset(s) and further to Section 13(13) of the Act, whereby the borrower(s) are restrained/prohibited from disposing or dealing with the Secured Asset(s) or transferring the same by way of sale, lease or otherwise (other than in ordinary course of business) any of the Secured Asset(s) without prior written consent from UGRO Capital Limited and non-compliance of the above is an offence punishable under Section 29 of the Act. The copy of the demand notice(s) is available with the undersigned and the borrower(s) may, if they so desire, collect the same from the undersigned.

Place: Guiarat SD/-, Authorised Officer Date: 29.11.2024. For U GRO Capital Limited (authorised officer@ugrocapital.com)

Ahmedabad

INDIA SHELTER FINANCE CORPORATION LTD