FORM G

INVITATION FOR EXPRESSION OF INTEREST FOR KAVAN COTTON PRIVATE LIMITED

OPERATING IN COTTON GINNING AND DEALING IN COTTON INDUSTRY AT Kavan Cotton, Maliya-Jamnagar Highway Tal. Maliya (Miyana) Chanchavadarada. 363636

(Under Regulation 36A (1) of the Insolvency and Bankruptcy (Insolvency Resolution Process for Corporate Persons) Regulations, 2016

RELEVANT PARTICULARS

1.	Name of the corporate debtor along with PAN/ CIN/ LLP No.	Kavan Cotton Private Limited PAN: AADCK3318B CIN: U26914GJ2008PTC053514
2.	Address of the registered office	**Registered Office:** Kavan Cotton, Maliya-Jamnagar Highway Tal. Maliya (Miyana) Chanchavadarada. 363636
3.	URL of website	Not Available
4.	Details of place where majority of fixed assets are located	Kavan Cotton, Maliya-Jamnagar Highway Tal. Maliya (Miyana) Chanchavadarada. 363636
5.	Installed capacity of main products/ services	Not Available
6.	Quantity and value of main products/ services sold in last financial year	Nil
7.	Number of employees/ workmen	Nil
8.	Further details including last available financial statements (with schedules) of two years, lists of creditors, relevant dates for subsequent events of the process are available at:	Details can be obtained by sending an email to cirp.kavan@gmail.com
9.	Eligibility for resolution applicants under section 25(2)(h) of the Code is available at:	Details can be obtained by sending an email to cirp.kavan@gmail.com
10.	Last date for receipt of expression of interest	31.10.2023
11.	Date of issue of provisional list of prospective resolution applicants	02.11.2023
12.	Last date for submission of objections to provisional list	07.11.2023
13.	Date of issue of final list of prospective resolution applicants	08.11.2023
14.	Date of issue of information memorandum, evaluation matrix and request for resolution plans to prospective resolution applicants	10.11.2023
15.	Last date for submission of resolution plans	11.12.2023
16.	Process email id to submit EOI	cirp.kavan@gmail.com

CA Vinod Tarachand Agrawal
Reg. No. - IBBI/IPA-001/IP-P00641/2017-18/11090
204, Wall Street-1, Near Gujarat College,
Ellis bridge, Ahmedabad -380006
For, Kavan Cotton Private Limited
Place: Ahmedabad
Date: 16-10-2023

Government of India Ministry of Finance

DEBTS RECOVERY TRIBUNAL-II

3rd Floor, Bhikhubhai Chambers, Near Kochrab Ashram Paldi, Ahmedabad, Gujarat.

FORM NO. 22 (Earlier 62) [Regulation 36 & 37 of DRT Regulations, 2015] [See Rule 52(1) (2) of the Second Schedule to the Income Tax Act, 1961] READ WITH THE RECOVERY OF DEBTS DUE TO BANK AND FINANCIAL INSTITUTORS ACT, 1993.

E-AUCTION / SALE NOTICE [THROUGH REGD.AD/DASTI/AFFIXATION/BEAT OF DRUM/PUBLICATION]

RP/RC NO. 71/2017 | **OA No. 347/2016**

Certificate Holder Bank	**State Bank of India**
V/s	
Certificate Debtors	**M/s. Tube Products Incorporate & Ors.**

To,
C.D. No. 1 : M/s. Tube Products Incorporate, Proprietorship Concern of M/s. Topack Fitting Ltd.
having its Regd. Office at : Level - 2, Kalptaru Synergy, Opp. Grand Hyatt, Santacruz (East), Mumbai - 400055.
Works at : C/o M/s Topack Fitting Ltd., Plot No. 460, G.I.D.C. Village : Por - Ramangamdi - 391243, Dist. Vadodara.
CD No. 2 : Mr. Janak Jagmohandas Katakia, 23/B, Kunj Society, Alkapuri, Vadodara - 390007.
CD No. 3 : Mr. Jagmohandas Kuberdas Katakia, 23/B, Kunj Society, Alkapuri, Vadodara - 390007.
CD No. 4 : Mrs. Surbhi Janak Katakia, 23/B, Kunj Society, Alkapuri, Vadodara - 390007.

The aforesaid Cds No. 1 to 4 have failed to pay the outstanding dues of **Rs. 53,51,95,450.18 (Rupees Fifty Three Crore Fifty One Lakhs Ninety Five Thousand Four Hundred Fifty and Eighteen Paise Only)** as on 28.12.2015 including interest in terms of judgment and decree dated 08.12.2017 passed in **O.A. No. 347/2016** as per my order dated 10.10.2023 the under mentioned property will be sold by public e - auction in the aforementioned matter. The auction sale will be held through **"online e- auction"** website : **https://www.drt.auctiontiger.net.**

Lot No.	Description of the Properties	Reserve Price (in Rs.) Rounded of	EMD 10 % (in Rs.) or rounded of
1.	**Industrial Premises** : Plot No. 456/A, 456/B, 458, 460, 462/B, 462/C, GIDC, Industrial Estate, At & Post : Por - Ramangamdi, Dist. Dist. Vadodara.	**Rs. 2310.00 Lacs**	**Rs. 231.00 Lacs**

Note* In respect of any claims to be received, if any, priority of payment will be decided in terms of Section 13-B of the RDB Act, 1993 (as amended in the year 2016).
EMD shall be deposited by through RTGS / NEFT as per details as under :-

Beneficiary Bank Name	**State Bank of India**		
Beneficiary Account Address	**SBI Commercial Branch, Paramsiddhi Complex, Opp. V S Hospital, Ahmedabad.**		
Beneficiary Account	**31666015329**	**IFSC Code**	**SBIN0006926**

1. The bid increase amount will be Rs. 5,00,000/- for single lot.
2. Prospective bidders may avail online training from service provider **M/s. E - Procurement Technologies Ltd. (Tel. Helpline No. 9265562821 - 079 61200594 / 598 / 568 / 587 / 538 and Mr. Ram Sharma (Mobile No. 09978591888), Helpline E - Mail ID : support@auctiontiger.net and for any property related queries may contact Mr. Kamal Garg (M) : 9799053400.**
3. Prospective bidders are advised to visit website **https//www.drt.auctiontiger.net** for detailed terms & conditions and procedure of sale before submitting their bids.
4. The prospective bidders are advised to adhere payment schedule of 25% (Minus EMD) immediately after fall of hammer / close of Auction and 75 % within 15 days from the date of auction and if 15th day is Sunday or Other Holiday, then on immediate next first bank working day. No request for extension will be entertained.
5. The properties are being put to sale on **"AS IS WHERE IS", "AS IS WHAT IS" AND " AS IS WHATEVER"** basis and prospective buyers are advised to carry out due diligence properly.
6. Schedule of auction is as under :-

1.	Inspection of Property	**22.11.2023, 11.00 AM to 4.00 PM**
2.	Last date for receiving bids alongwith earnest money and uploading documents including proof of payment made.	**04.12.2023 Upto 04.00 PM**
3.	**E - Auction**	**05.12.2023 Between 12.00 PM to 1.00 PM** (with auto extension clause of 3 minutes, till e-auction ends)

SEAL

Recovery Officer - I
Debts Recovery Tribunal - II, Ahmedabad

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

DCB BANK

Whereas, the undersigned being the authorized Officer of DCB Bank Limited, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (ord.3 of 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 24.11.2021 calling upon **MOHANLAL NOLAJI MALI AND MANJUBEN MOHANLAL MALI &D WARKESH ICE CREAM THROUGH ITS AUTHORIZED SIGNATORY MOHANLAL NOLAJI MALI** to repay the amount, mentioned in the notice being **Total Rs.10,09,713.09/- (Rupees Ten Lakh(s) Nine Thousand Seven Hundred Thirteen And Paise Nine Only) as on 24.11.2021** borrowed through DCB Bank Limited within 60 days from the date of the said notice.

The borrower as well as the guarantors having failed to repay the amount, notice is hereby given to the borrower/ guarantor in particular and the public in general that the under signed has taken possession of the property described herein below in exercise of powers conferred on him under section 13(4) of the said ordinance read with the Rule 9 of the said rule on this **13 day of Oct of the year 2023.**

The borrower / guarantors in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of DCB Bank Limited, for an amount **Rs.10,09,713.09/- (Rupees Ten Lakh(s) Nine Thousand Seven Hundred Thirteen And Paise Nine Only) as on 24.11.2021** in **loan account number DRCPVAP00436229 & DRBLVAP00516034** and payable with further interest thereon until payment in full.

The borrower's attention is invited to provisions of sub-section (8) of section 13of the Act, in respect of time available, to redeem the secured assets.

DESCRIPTION OF THE IMMOVABLE PROPERTY

PROPERTY BEARING SHOP NO. D/3 ADMEASURING ABOUT 270 SQ.FTS I.E.25.09 SQ.MTRS, SITUATED ON THE GROUND FLOOR OF THE BUILDING KNOWN AS "RAJ ENCLAVE" CONSTRUCTED ON THE NA LAND BEARING CITY SURVEY NO.4139 ADMEASURING ABOUT 581 SQ.MTRS SITUATED AT PARDI TA PARDI DISTRICT VALSAD.

Date: 13/10/2023 — **Authorized Officer**
Place: VAPI — **DCB Bank Limited.**

HDFC BANK
We understand your world

Registered Office: HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400 013 and having one of its office as Retail Portfolio Management at HDFC Bank Ltd, 1st Floor, I-Think Techno Campus, Kanjurmarg (East),Mumbai – 400042.

SALE INTIMATION AND PUBLIC NOTICE FOR SALE OF SECURITIES PLEDGED TO HDFC BANK LTD.

The below mentioned Borrowers of HDFC Bank Ltd. (the "Bank") are hereby notified regarding the sale of securities pledged to the Bank, for availing credit facilities in the nature of Loan/Overdraft Against Securities.

Due to persistent default by the Borrowers in making repayment of the outstanding dues as per agreed loan terms, the below loan accounts are in delinquent status. The Bank has issued multiple notices to these Borrowers, including the final sale notice on the below-mentioned date whereby, Bank had invoked the pledge and provided 7 days' time to the Borrower to repay the entire outstanding dues in the below accounts, failing which, Bank would be at liberty to sell the pledged securities without issuing further notice in this regard. The Borrowers have neglected and failed to make due repayments, therefore, Bank in exercise of its rights under the loan agreement as a pledgee has decided to sell / dispose off the Securities on or after **23rd Oct 2023** for recovering the dues owed by the Borrowers to the Bank. The Borrowers are, also, notified that, if at any time, the value of the pledged securities falls further due to volatility in the stock market to create further deficiency in the margin requirement then Bank shall at its discretion sell the pledged security within one (1) calendar day, without any further notice in this regard. The Borrower(s) shall remain liable to the Bank for repayment of any remaining outstanding amount, post adjustment of the proceeds from sale of pledged securities.

Sr. No.	Loan Account Number	Borrower's Name	Outstanding Amount as on 11th Oct 2023	Date of Sale Notice
1	XXXX4911	SNEHAL CHUNILAL PATEL	95,672.66	16-Oct-23
2	XXXX7957	JAYENDRASINH MOHANSINH PUWAR	7,28,954.00	09-Oct-23
3	XXXX1552	JASVIRSINGH PRITAMSINGH CHAWLA	1,14,042.30	09-Oct-23
4	XXXX2067	AHMED GULAM BOBAT	1,041.43	09-Oct-23
5	XXXX7822	MAVJI RUDA SORATHIA	10,05,066.39	09-Oct-23
6	XXXX7730	NAYANABEN JAGDISHBHAI PATEL	7,54,419.97	09-Oct-23

Date : 16.10.2023 — **Sd/-**
Place : GUJARAT — **HDFC BANK LTD.**

POSSESSION NOTICE - (for immovable property) Rule 8-(1)

Whereas, the undersigned being the Authorized Officer of IIFL Home Finance Limited (Formerly known as India Infoline Housing Finance Ltd.) (IIFL HFL) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, a Demand Notice was issued by the Authorised Officer of the company to the borrowers / co-borrowers mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with Rule 8 of the said rules. The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of IIFL HFL for an amount as mentioned herein under with interest thereon.

"The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, If the borrower clears the dues of the "IIFL HFL" together with all costs, charges and expenses incurred, at any time before the date fixed for sale or transfer, the secured assets shall not be sold or transferred by "IIFL HFL" and no further step shall be taken by "IIFL HFL" for transfer or sale of the secured assets.

Name of the Borrower(s) Surat BRANCH	Description of secured asset (immovable property)	Total Outstanding Dues (Rs.)	Date of Demand Notice	Date of Possession
Mr. Rahul Dineshbhai Kava, Mr. Dineshbhai Jadavbhai Kava & Mrs. Pravinaben Dineshbhai Kava **(Prospect No. IL10098329)**	All that piece and parcel of : Plot No - 249, Land Area 552 sq. ft., Super Built-Up Area 275 sq. ft., Saleable Area 275 sq. ft., Mahek Residency 2,Siwan, Olpad Sayan Road, Surat, Gujarat – 394130	**Rs. 11,73,488/-** (Rupees Eleven Lakh Seventy Three Thousand Four Hundred Eighty Eight Only)	27-May-2023	12-Oct-23

For, further details please contact to Authorised Officer at Branch Office: Office No.701, 7th Floor, 21st Centuary Business Center, Near Udhna Darwaja, Ring Road, Surat – 395002/or Corporate Office:Plot No.98, Phase-IV, Udyog Vihar, Gurgaon, Haryana

Place: Surat Date: 16/10/2023 — **Sd/- Authorised Officer, For IIFL Home Finance Limited**

TATA CAPITAL HOUSING FINANCE LIMITED

Regd. Office: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai-400013 CIN No. U67190MH2008PLC187552

POSSESSION NOTICE (FOR IMMOVABLE PROPERTIES)

(As per Appendix IV read with Rule 8(1) of the Security Interest Enforcement Rules, 2002)

Whereas, the undersigned being the Authorized Officer of the **TATA Capital Housing Finance 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 notices as mentioned below calling upon the Borrowers to repay the amount mentioned in the notice within 60 days from the date of the said notice.**

The borrower, having failed to repay the amount, notice is hereby given to the borrower, in particular and the public, in general, **that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule 8 of the said Rules.**

The borrower, in particular, and the public in general, are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of **the TATA Capital Housing Finance Limited, for an amount referred to below along with interest thereon and penal interest, charges, costs etc. from date mentioned below.**

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.

Loan Account No.	Name of Obligor(s) /Legal Heir(s)/ Legal Representative(s)	Amount & Date of Demand Notice	Possession Date
10558305	Atulbhai Vinodbhai Patel (as Borrower) & Varshaba Dhirusinh Chauhan, Upendrakumar Vinodkumar Patel (as-Co Borrower)	Rs. 5,09,586/- And 15/06/2023	13-10-2023 (Symbolic)

Description of Secured Assets/Immovable Properties:- All that rights, Piece and Parcel of immovable Property bearing Plot No. 4 & 5 admeasuring 334.09.74 Sq. Mtrs. Gram Panchayat Property No. 23 on nonagricultural land bearing survey no. 406/2 Paiki, Situate, Lying and Being at Mouje: Budheli, **within the limits of Budheli Gam Panchayat At & Po Budheli, Taluka Idar, District Sanarkantha. Bounded as Follows: East:** Road of 12.19 Mtr then Plot No. 12 & 13, **West :** Margin then Adj. Gamtal Land, **North:** Plot No. 3, **South:** Road of 7.62 Mtr then Plot No. 4.

10420036	Dhirubhai D Pandya (as Borrower) Ranjanben P Solanki (as Co Borrower)	Rs. 13,50,346/- And 27/06/2023	13-10-2023 (Symbolic)

Description of Secured Assets/Immovable Properties:- All the rights, piece & parcel of Immovable property bearing Flat no E-301 on 3rd Floor admeasuring 72.20 Sq. Mtrs., Super Buildup area along with 33.27 Sq. Mtrs., undivided share proportionate share in the underneath land of the building and all internal and external rights thereto of the premises/campus known as "Akshar Home", constricted on non-agriculture land for residential use bearing Revenue Survey No. 263/1, 265/2 Final Plot no 98 100, Paiki **Situate at Moje Village: Vavol , District: Gandhnagar of Gujarat. Bounded as follows: East by:** Flat & No. E-302, **West by:** Society Road, **North by:** Society Road, **South by:** Block No D.

DATE :- 16/10/2023, — **Sd/- Authorised Officer**
PLACE:- AHMEDABAD — **For TATA CAPITAL HOUSING FINANCE LIMITED**

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, Nirlon Complex, off Western Expressway, Goregoan East, Mumbai- 400063

"APPENDIX- IV-A" [See proviso to rule 8 (6)]
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 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 (s) and Mortgagor 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, the mortgage property will be sold through E-Auction on "As is where is", "As is what is", and "Whatever there is" basis on **24.11.2023** for recovery of **Rs. 3,04,18,548.82 (Rupees Three Crores Four Lakhs Eighteen Thousand Five Hundred Forty-Eight and paise Eighty-Two Only)**(This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable) **due as on 03.01.2023** and further interest and other expenses thereon till the date of realization due to the Secured Creditor from **Borrowers/Co-Borrowers namely, Keval Mahendrabhai Sondagar and Pinkle Narendra Desai. The above amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable.**

The reserve price will be **Rs.2,82,89,250/- (Rupees Two Crore Eighty-Two Lakhs Eighty-Nine Thousand Two Hundred Fifty only)** for aggregating of all Four commercial properties, the detailed bifurcation of which is provided as follows along with the EMD amount of each property is mentioned below:

Office Nos	Reserve Price	Earnest Money Deposit Amount
301	74,54,500	7,45,450
302	71,18,750	7,11,875
401	70,16,000	7,01,600
402	67,00,000	6,70,000
Total	**2,82,89,250**	**28,28,925**

Short description of the immovable properties:

Office No. 301 + 302, 3rd Floor, 401 + 402, 4th Floor, Swami Arcade, Near Rushabh Petrol Pump, Ward No.03, Nondh No. 2886/B/1/3, Salabatpura, Surat- 395003

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: Surat, Gujarat — **Authorised Officer**
DATE: 16.10.2023 — **(Aditya Birla Finance Limited)**

HDB FINANCIAL SERVICES

HDB FINANCIAL SERVICES LIMITED

Registered Office: - Radhika, 2nd Floor, Law Garden Road, Navrangpura, Ahmedabad-380009
Branch Office: - Laksh Plaza, Survey No. 23, Second Floor, Shop No. 218, Chhaprabhatha Road, Amroli Char Rasta, Surat, Gujarat-394107.
Branch Office: - 104, B-wing, Tirupati Plaza, Near Collector Office B/s Suda Bhavan, Nanpura, Athwagate, Surat, Gujarat- 395001

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES
[SEE PROVISO TO RULE 8(6)]
LAST DATE & TIME OF SUBMISSION OF EMD AND DOCUMENTS 30/10/2023 UPTO 04:00 PM

Sale Of Immovable Property Mortgaged To **HDB Financial Services Limited** Under Securitization And Reconstruction of Financial Assets And Enforcement Of Security Interest (sarfaesi) Act, 2002 (no.54 Of 2002)
Whereas, The Authorized Officer of **HDB Financial Services Limited** Had Taken **Physical Possession** of The Following Property/ies Pursuant To The Notice Issued Under Sec 13(2) Of The Securitization And Reconstruction of Financial Assets And Enforcement Of Security Interest (sarfaesi) Act, 2002 In The Following Loan Accounts With Our Branch With A Right To Sell The Same On **"as Is Where Is Basis And As Is What Is Basis"** For Realization of **HDB Financial Services Limited** Dues. The Sale Will Be Done By The Undersigned Through E-auction Platform Provided At The Website: **Https://bankauctions.in/**

Name Of The Branch & Account Details	Mortgage Property Description, Which Is Under Auction Sale & Possession Status	Demand Notice Date / Outstanding Amount (Secured debt)	Authorized Officer's Details For Property Inspection And Other Queries	EMD Submission Account Details	Reserve Price / EMD / Bid Increase Amount	DATE/ TIME OF E-AUCTION EMD Submission Date
Laksh Plaza, Survey No. 23, Second Floor, Shop No. 218, Chhaprabhatha Road, Amroli Char Rasta, Surat, Gujarat-394107. 1. Loan Account No. 13997614, 3669931 Linked By Unique Id Number 3023862 1. Mahalaxmi General Store 2. Pavankumar Sohanlal Shah 3. Jignashaben Pavankumar Shah All R/o: (a) Ground Floor, Shop No- 2, Sakbhaji Market Nr, Jalaram Mandir Olpad Surat Olpad-394540 Gujarat. (b) Shop No. 2, Vegetable Market, Opp Kazi Hotel, At & Po Olpad, Surat-395005 Gujarat. (c) Plot No. 41, Swaminarayan Nagar, Nr. Swami Narayan Temple, B/h. Olpad Police Station, Olpad, Surat-395005	Property: The Property Bearing Plot No. 41 Open Land Area Admeasuring 130.14 Sq.mts, In "swaminarayan Nagar" Situated At Block No. 26/a Area Admeasuring 9509.80 Sq.mts, Survey No. 5267/a/2/46, Sheet No. 42 Of Moje Olpad, Ta-olpad, Dist-surat. And Bounded As Follows:- North: Plot No. 40 South: Road East: Road West: Plot No. 22 Possession Status:- Physical Possession	13/06/2022 Rs. 43,65,408/- (Rupees Forty Three Lakhs Sixty Five Thousand Four Hundred And Eight Only) As of 04-06-2022 With Future Contractual Interest Per Annum From 04-06-2022 Until Payment In Full Amount Along With Other Charges As Demanded In Our Notice, Within The Statutory Period of 15 Days From The Date of This Notice	. Dharmesh Variya Mobile No. 9925827126 (for Property Inspection And Other Queries) Mr. Jeegnesh Kumar Dave, Cont No. 7043042298 Mr. Chirag Thakkar 9909910901 Email Id:- Chirag.chhhagani@hdbfs.com	Mode of Payment : Only Demand Draft	Reserve Price:- Rs. 39,11,265/- (Rupees Thirty Nine Lakhs Eleven Thousand Two Hundred Sixty Five Only) Emd Price:- Rs. 3,91,127/- (rupees Three Lakh Ninety One Thousand One Hundred Twenty Seven Only)	31/10/2023 At. 10:30 AM To 04:00 PM Emd Submission Date :- 30/10/2023
104, B-wing, Tirupati Plaza, Near Collector Office B/s Suda Bhavan, Nanpura, Athwa Gate, Surat, Gujarat- 395001 1. Loan Account No. 1546043 1. Umashankar Shiramprasad Arya 2. Geetaben Umashankar Arya All R/o: (a) Flat No. 201 Madhuram Appt Nr Mahadev Mandir Udhana Gam Surat-394210 (b) Shop No. 1 & 2 Upper Ground Floor, Mangaldeep Apt, R.s.no-89 Paiki, T.P.No-9, F.P. No-163, Ward Majura, Surat-394210 (c) Shop No. 13 & 17, Mangaldeep Apt, R.S. No-89, T.P.S. No-9, F.P. No-163, Ward Majura City S. No-183, Nondh No. 183, 2078, 2079 Surat-394210 (d) Shop No. 42 To 46 Mangaldeep Apt, R.S.No-89 Paiki T.p.s. No-9, F.P. No-163, City S. No-183, Nondh No. 2078, 2079 Surat -394210	**Property-1:** 1. All The Piece And Parcel Of The Property Bearing Flat No-201 On The 2nd Floor, Admeasuring 735 Sq.ft. I.e. 68.28 Sq.mtrs. Along With 7 Mtrs Undivided Share In The Land of "Madhuram Apartment" Situated At Tikka No. 5, Chalta No. 105 Revenue Survey No-38 Paiki 295.33 Sq.mts., of Moje-udhna, City of Surat-395005. 2.And Bounded As Follows:- North: Road Side Ots South: Ots East: Adj.property West: Passage, Ots & Flat No. 202 **Property-2:** 3. All The Piece And Parcel of The Shop No. 13 Admeasuring 607.50 Sq.ft I.e. 56.51 Sq.mtrs. Super Built Up Area On The Upper Ground Floor, Along With Undivided Share In The Land For "Mangaldeep Apartment", Situated At Revenue Survey No-89 Paiki Town Planning No-9 (Majura) Final Plot No-163 Moje Majura, City Survey No. 183, 2078, 2079 And 2080 of Ward Majura, City of Surat-394210. And Bounded As Follows:- North: Meter Room South: Shop-12 East: Passage West: Apartmen Parking **Property-3:** 4. All The Piece And Parcel of The Shop No. 17 Admeasuring 145 Sq.ft I.e. 13.47 Sq.mtrs. Super Built Up Area And 127 Sq.ft I.e. 11.80 Sq.mtrs On The Upper Ground Floor, Along With Undivided Share In The Land For "Mangaldeep Apartment", Situated At Revenue Survey No-89 Paiki Town Planning No-9 (Majura) Final Plot No-163 Moje Majura, City Survey No. 183-a, 183-b, 183-c & 183-d of Ward Majura, City of Surat-394210. And Bounded As Follows:- North: Adj. Property South: Passage East: Shop-18 West: Shop-16 **Property-4:** 5. All The Piece And Parcel of The Shop No. 42 To 46 Along With Undivided Share In The Land "Mangaldeep Apartment", Situated Revenue Survey No-89 Paiki Town Planning Scheme No-9 (Majura) Final Plot No-163 Moje Majura, City S. No. 183, 2078 And 2079 Of Ward Majura, Surat-394210. Admeasuring 108 Sq.ft For Shop No. 42 Admeasuring 98 Sq.ft For Shop No. 43 Admeasuring 98 Sq.ft For Shop No. 44 Admeasuring 102 Sq.ft For Shop No. 45 And Admeasuring 81 Sq.ft For Shop No. 46, 6. And Bounded As Follows:- North: Ots South: Shop No-41 East: Passage West: Common Toilet & Ots Possession Status:- Physical Possession	26/02/2021 Rs. 1,24,61,122.47/- (Rupees One Crore Twenty Four Lakhs Sixty One Thousand One Hundred Twenty Two And Paise Forty Seven Only) As of 26-02-2021 With Future Contractual Interest Per Annum From 26-02-2021 Until Payment In Full Amount Along With Other Charges As Demanded In Our Notice, Within The Statutory Period of 15 Days From The Date of This Notice	. Dharmesh Variya Mobile No. 9925827126 (For Property Inspection And Other Queries) Mr. Jeegnesh Kumar Dave, Cont No. 7043042298 Mr. Chirag Thakkar 9909910901 Email Id:- Chirag.chhagani@hdbfs.com	Mode of Payment : Only Demand Draft	Reserve Price For Property No. 1:- Rs.15,54,400/- (Rupees Fifteen Lakh Fifty Four Thousand Four Hundred Only) Emd Price:- Property No 1- Rs. 1,55,440/- (one Lakh Fifty Five Thousand Four Hundred Forty Only) Reserve Price For Property No. 2:- Rs.24,87,688/- (Rupees Twenty Four Lakh Eighty Seven Thousand Six Hundred Eighty Eight Only) Emd Price:- Property No. 2- Rs. 2,48,769/- (Two Lakh Forty Eight Thousand Seven Hundred Sixty Nine Only) Reserve Price For Property No. 3:- Rs.5,93,875 /- (Rupees Five Lakh Ninety Three Thousand Eight Hundred Seventy Five Only) Emd Price:- Property No 3- Rs. 59,388/- (Fifty Nine Thousand Three Hundred Eighty Eight Only) Reserve Price For Property No. 4:- Rs.19,12,175 /- (Rupees Nineteen Lakh Twelve Thousand One Hundred Seventy Five Only) Emd Price:- Property No 4- Rs. 1,91,218/- (one Lakhs Ninety One Thousand Two Hundred Eighteen Only)	31/10/2023 At. 10:30 AM To 04:00 PM Emd Submission Date:- 30/10/2023

TERMS & CONDITIONS:

1. To The Best Of Knowledge And Information Of The Authorised Officer, There Is No Encumbrance On Any Property. However, The Intending Bidders Should Make Their Own Independent Inquiries Regarding The Encumbrances, Title Of Property/ies Put On Auction And Claims/ Rights/ Dues/ Effecting The Property, Prior To Submitting Their Bid. The E-auction Advertisement Does Not Constitute And Will Not Be Deemed To Constitute Any Commitment or Any Representation Of The Hdb Financial Services Limited. The Property Is Being Sold With All The Existing And Future Encumbrances Whether Known or Unknown To The HDB Financial Services Limited. The Authorised Officer/ Secured Creditor Shall Not Be Responsible In Any Way For Any Third Party Claims/ Rights/ Dues.
2. The E-auction Is Being Held On **"as Is Where Is" "as Is What Is" And "whatever There Is"** After Taking **Physical Possession** of The Properties. Successful Bidder/s Shall Have To Get Physical Possession of The Properties At His/ Their Cost, risk & Responsibility.
3. It Shall Be The Responsibility Of The Bidders To Inspect And Satisfy Themselves About The Asset And Specification Before Submitting The Bid. The Inspection Of Property/ies Put On Auction Will Be Permitted To Interested Bidders On **28/10/2023** (during Office Hours).
4. The Interested Bidders Shall Submit Their Emd Through Web Portal: Https://bankauctions.in/ (the User Id & Password Can Be Obtained Free of Cost By Registering Name With Https://bankauctions.in/ Through Login Id & Password. The Emd Shall Be Payable Through Only Demand Draft. After Registration (one Time) By The Bidder In The Web Portal, The Intending Bidder/ Purchaser Is Required To Get The Copies Of The Following Documents Uploaded In The Web Portal Before The Last Date & Time Of Submission Of The Bid Documents Viz. I) Copy of Demand Draft; Ii) Copy of Pan Card; Iii) Proof Of Identification/ Address Proof (kyc) Viz. Self-attested Copy Of Voter Id Card/ Driving License/ Passport Etc.; Without Which The Bid Is Liable To Be Rejected. Uploading Scanned Copy of Annexure-ii & Iii (can Be Downloaded From The Web Portal: **Https://bankauctions.in/** After Duly Filled Up & Signing Is Also Required. The Interested Bidders Who Require Assistance In Creating Login Id & Password, Uploading Data, Submitting Bid Documents, Training/ Demonstration On Online Inter-se Bidding Etc., May Contact 4 Closure, Block No.605 A, 6th Floor, Maitrivanam Commercial Complex, Ameerpet, Hyderabad - 500038., E-mail Id : Subbarao@bankauctions.in, Info@bankauctions.in Support Helpline Numbers : Mr. U. subbarao, Regional Manager, No.8142000061 And Mr. Manoj, No. 9515160064, Land Line: 040-23736405. Mobile: 8142000062/66, For Any Property Related Query May Contact Authorised Officer: Mr. Variya Dharmeshkumar, Mo. 9925827126, E-mail Id: La1.surat@hdbfs.com; During The Working Hours From Monday To Saturday.
5. The Interested Bidder Has To Submit Their Bid Documents [emd (not Below The Reserve Price) And Required Documents (mentioned In Point No.4)] On/ Before **30/10/2023 Upto 4:00 PM** And After Going Through The Registering Process (one Time) And Generating User Id & Password of Their Own, Shall Be Eligible For Participating The E-auction Process, Subject To Due Verification (of The Documents) And/ Or Approval Of The Authorised Officer.
6. During The Online Inter-se Bidding, Bidder Can Improve Their Bid Amount As Per The 'bid Increase Amount' (mentioned Above) or Its Multiple And In Case Bid Is Placed During The Last 5 Minutes Of The Closing Time Of The E-auction, The Closing Time Will Automatically Get Extended For 5 Minutes (each Time Till The Closure of E-auction Process), Otherwise, It'll Automatically Get Closed. The Bidder Who Submits The Highest Bid Amount (not Below The Reserve Price) On The Closure Of The E-auction Process Shall Be Declared As A Successful Bidder By The Authorised Officer/ Secured Creditor, After Required Verification
7. The Earnest Money Deposit (emd) of The Successful Bidder Shall Be Retained Towards Part Sale Consideration And The Emd of Unsuccessful Bidders Shall Be Refunded. The Earnest Money Deposit Shall Not Bear Any Interest. The Successful Bidder Shall Have To Deposit 25% Of The Sale Price, Adjusting The Emd Already Paid, Within 24 Hours Of The Acceptance of Bid Price By The Authorised Officer And The Balance 75% Of The Sale Price On Or Before 15th Day Of Sale Or Within Such Extended Period As Agreed Upon In Writing By And Solely At The Discretion of The Authorised Officer. In Case of Default In Payment By The Successful Bidder, The Amount Already Deposited By The Offer Shall Be Liable To Be Forfeited And Property Shall Be Put To Re-auction And The Defaulting Borrower Shall Have No Claim/ Right In Respect Of Property/ Amount.
8. The Prospective Qualified Bidders May Avail Online Training On E-auction From 4 Closure Prior To The Date Of E-auction. Neither The Authorised Officer/ Hdb Financial Services Limited Nor 4 Closure Shall Be Liable For Any Internet Network Problem And The Interested Bidders To Ensure That They Are Technically Well Equipped For Participating In The E-auction Event.
9. The Purchaser Shall Bear The Applicable Stamp Duties/ Additional Stamp Duty/ Transfer Charges, Fee Etc. And Also All The Statutory/ Non-statutory Dues, Taxes, Rates, Assessment Charges, Fees Etc. Owing To Anybody.
10. The Authorised Officer Is Not Bound To Accept The Highest Offer And The Authorised Officer Has The Absolute Right To Accept Or Reject Any Or All Offer(s) Or Adjourn/ Postpone/ Cancel The E-auction Without Assigning Any Reason Thereof.
11. The Bidders Are Advised To Go Through The Detailed Terms & Conditions Of E-auction Available On The Web Portal Of 4 Closure, Https://bankauctions.in/ Before Submitting Their Bids And Taking Part In The E-auction
12. The Publication Is Subject To The Force Major Clause.

SPECIAL INSTRUCTIONS

Bidding In The Last Moment Should Be Avoided In The Bidders Own Interest As Neither The HDB Financial Services Limited Nor Service Provider Will Be Responsible For Any Lapse/failure (internet Failure/power Failure Etc.). In Order To Ward-off Such Contingent Situations Bidders Are Requested To Make All Necessary Arrangements/ Alternatives Such As Power Supply Back-up Etc, So That They Are Able To Circumvent Such Situation And Are Able To Participate In The Auction Successfully.

STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

The Borrower/ Guarantors Are Hereby Notified To Pay The Sum As Mentioned Above Along With Upto Date Interest And Ancillary Expenses Before The Date Of E-auction, Failing Which The Property Will Be Auctioned/ Sold And Balance Dues, If Any, Will Be Recovered With Interest And Cost.

Date : 16/10/2023 — **Authorised Officer**
Place: Surat — **HDB FINANCIAL SERVICES LIMITED**