

Kumbharia Road, Saroli, Surat-395010.

Regional Office, Ahmedabad: The South Indian Bank Ltd., Regional Office, Ahmedabad: 4th Floor, Sakar VII, Nehru Bridge Jn. Ashram Rd. Navrangpura, Ahmedabad, Gujarat-380009 Tel/Fax No. 079 – 2658 5600, 5700 E-Mail: ro1018@sib.co.in

KU-AHM/3Ub/ SH/ SAK/ SALE/ 44 /2U23-24, Date:13-U9-2U23 APPENDIX- IV-A[See proviso to rule 8 (6)]
Tender Cum Auction Sale notice for sale of immovable properties A/c: M/s. Opera Exports Private Limited, Branch: Surat

ender Cum Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and

Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the South Indian Bank Ltd, Branch-Surat (Secured Creditor), the physical Possession of which has been taken on 06-08-2023 by the Authorised Officer of The South Indian Bank Limited, Regional Office Ahmedabad (Secured Creditor), will be sold on "As is where is", "As is what is", and " Whatever there is" " (with respect to the lie, nature and physical status of the secured asset/s) on 26-10-2023 at 12.00PM & 1.00 PM respectively (Date of sale) at The South Indian Bank Ltd Surat Main Branch, Ashok Weaving Works Near, Golden Plaza, 3/2885 C, Paiki 28B C Malini wadi, SalabatPura, Surat, Gujarat - 395002 (Place of Sale), for recovery of an amount of Rs. 53,08,35,932.13/- (Rupees Fifty Three Crores Eight Lacs Thirty Five Thousand Nine Hundred Thirty Two and Thirteen Paisa Only) as on 12-09-2023 due to The South Indian Bank Limited, Branch Surat, along with further interests, costs & expenses (Secured Creditor) from Borrower(s)- [1] M/s. Opera Exports Private Limited, NODH No. 4/1650, Ground Floor, Shop No 104, North Extension, Near Sahara Darwaja, Ring Road, Surat, Gujarat - 395003 Also at 5003, 5th Floor, Shree Kuberji Textile World, Puna Kumbharia Road, Saroli, Surat-395010 and Co-obligant(s)/ Guarantor(s) [2] Mr. Dhanpatraj Lalchand Jain, E-10/1009, Surya Palace, Near Surya Comlex, Citylight Road, Surat City, Surat, Gujarat 395017 Also at 5003, 5th Floor, Shree Kuberji Textile World, Puna Kumbharia Road, Saroli, Surat-395010 [3] Mr. Hitesh Arvind Bhanushali, 101 Jashraj Appt. Tithal Road, Valsad, Gujarat – 396195 [4] Mr. Prakash Babulal Bhanushali, Flat No C-307, 3ST Floor Everest Co-op Hsg Society GIDC Vapi Pardi Valsad Gujarat - 396195 [5] Ms. Sangita Dhanpatraj Jain, E-10/1009, Surya Palace, Near

The Reserve price for Item No. 1 will be Rs:2,84,38,000 (Rupees Two Crores Eighty Four Lacs Thirty Eight ThousandOnly), and the Earnest money deposit will be Rs: 28,43,800 (Rupees Twenty Eight Lacs Forty Three Thousand Eight HundredOnly). The Reserve price for Item No. 2 will be Rs: 38,28,000 (Rupees Thirty Eight Lacs Twenty Eight Thousand Only), and the earnest money deposit will be Rs: 3,82,800 (Rupees Three Lacs Eighty Two Thousand Eight HundredOnly).

Surya Comlex, Citylight Road, Surat City, Surat, Gujarat - 395017 Also at 5003, 5th Floor, Shree Kuberji Textile World. Puna

Description of property

Name of Property Owner - Mr. Dhanpatraj Lalchand Jain Description of property - a) All that piece and parcel of Offices together with undivided proportionate share admeasuring 20.00 Sq mtrs in land, on 2nd Floor at "DevHeera Complex" Constructed on the land bearing Plot Nos. C-5/49, 50 and 51 admeasuring 1080.00 Sq. mtrs. in Vapi Notified Industrial Area/Estate of Guiarat Industrial Development Corporation situated on the land bearing Revenue Survey No. 480/Part and 481/Part within Vapi Village, Taluka Pardi, District Valsad with all other appurtenant rights & improvements thereon in the name of Dhanpatraj Lalchand Jain morefully described Sale Deed no. 7314/2018 dated 14-08-2018 of Sub Registrar Office: Valsad (Vapi) and bounded on Boundaries of the plot: North: Office No. 206 to 209, South: Stair Case & O.T.S & Passage, East: Passage, West: Margin.

Office No.s	Measurement in Sq. mtrs (Carpet Area)	Measurement in Sq. mtrs (Built up Area)
201	16.71	25.41
202	16.71	25.41
203	16.71	25.41
204	16.71	25.41
205	16.71	25.41
Total	02 02	127.05

b) All that piece and parcel of Offices together with undivided proportionate share admeasuring 15.00 Sq. mtrs in land, on 2nd Floor at "DevHeera Complex" Constructed on the land bearing Plot Nos. C-5/49, 50 and 51 admeasuring 1080.00 Sq. mtrs. in Vapi Notified Industrial Area/Estate of Gujarat Industrial Development Corporation situated on the land bearing Revenue Survey No. 480/Part and 481/Part within Vapi Village, Taluka Pardi, District Valsad with all other appurtenant rights & improvements thereon in the name of Dhanpatraj Lalchand Jain morefully described Sale Deed no. 7313/2018 dated 14-08-2018 of Sub Registrar Office: Valsad (Vapi) and bounded on Boundaries of the plot: North: O.T.S, South: Office No. 201 to 205, East: Passage, West: Margin

Office No.s	Measurement in Sq. mtrs (Carpet Area)	Measurement in Sq. mtrs (Built up Area)
206	16.71	25.41
207	16.71	25.41
208	16.71	25.41
209	16.71	25.41
Total	66.84	101.64

c) All that piece and parcel of Offices together with undivided proportionate share admeasuring 20.00 Sq. mtrs in land, on 2nd Floor at "DevHeera Complex" Constructed on the land bearing Plot Nos. C-5/49, 50 and 51 admeasuring 1080.00 Sq. mtrs. in Vapi Notified Industrial Area/Estate of Gujarat Industrial Development Corporation situated on the land bearing Revenue Survey No. 480/Part and 481/Part within Vapi Village, Taluka Pardi, District Valsad with all other appurtenant rights & improvements thereon in the name of Dhanpatraj Lalchand Jain morefully described Sale Deed no. 7312/2018 dated 14-08-2018 of Sub Registrar Office: Valsad (Vapi) and bounded on Boundaries of the plot: North: O.T.S, South: Office No. 215 to 219, East: Parking & GIDC Road, West: Passage

Office No.s	Measurement in Sq. mtrs (Carpet Area)	Measurement in Sq. mtrs (Built up Area)
210	07.14	10.85
211	16.71	25.41
212	16.71	25.41
213	16.71	25.41
214	16.71	25.41
Total	73.98	112.49

d) All that piece and parcel of Offices together with undivided proportionate share admeasuring 20.00 Sq. mtrs in land, on 2nd Floor at "DevHeera Complex" Constructed on the land bearing Plot Nos. C-5/49, 50 and 51 admeasuring 1080.00 Sq. mtrs. ir Vapi Notified Industrial Area/Estate of Gujarat Industrial Development Corporation situated on the land bearing Revenue Survey No. 480/Part and 481/Part within Vapi Village, Taluka Pardi, District Valsad with all other appurtenant rights & improvements thereon in the name of Dhanpatraj Lalchand Jain morefully described Sale Deed no 7311/2018 dated 14-08-2018 of Sub Registrar Office: Valsad (Vapi) and bounded on Boundaries of the plot: North: Office No. 210 to 214, South: Internal Road & Passage, East: Parking & GIDC Road, West: Passage

Office No.s	Measurement in Sq. mtrs (Carpet Area)	Measurement in Sq. mtrs (Built up Area)
215	16.71	25.41
216	16.71	25.41
217	16.71	25.41
218	16.71	25.41
219	12.36	18.79
Total	79.20	120.43

e) All that piece and parcel of Offices together with undivided proportionate share admeasuring 25.00 Sq. mtrs in land, on 3rd Floor at "DevHeera Complex" Constructed on the land bearing Plot Nos. C-5/49, 50 and 51 admeasuring 1080.00 Sq. mtrs. in Vapi Notified Industrial Area/Estate of Gujarat Industrial Development Corporation situated on the land bearing Revenue Survey No. 480/Part and 481/Part within Vapi Village, Taluka Pardi, District Valsad with all other appurtenant rights & improvements thereon in the name of Dhanpatraj Lalchand Jain morefully described Sale Deed no. 7306/2018 dated 14-08-2018 of Sub Registrar Office: Valsad (Vapi) and bounded on Boundaries of the plot: North: Office No. 306 to 309, South: Stair Case, OTS & Passage, East: Passage, West: Margin

Office No.s	Measurement in Sq. mtrs (Carpet Area)	Measurement in Sq. mtrs (Built up Area)
301	16.71	25.41
302	16.71	25.41
303	16.71	25.41
304	16.71	25.41
305	16.71	25.41
Total	83.55	127.05

f) All that piece and parcel of Offices together with undivided proportionate share admeasuring 20.00 Sq. mtrs in land, on 3rd Floor at "DevHeera Complex" Constructed on the land bearing Plot Nos. C-5/49, 50 and 51 admeasuring 1080.00 Sq. mtrs. in Vapi Notified Industrial Area/Estate of Gujarat Industrial Development Corporation situated on the land bearing Revenue Survey No. 480/Part and 481/Part within Vapi Village, Taluka Pardi, District Valsad with all other appurtenant rights & improvements thereon in the name of Dhanpatraj Lalchand Jain morefully described Sale Deed no. 7308/2018 dated 14-08-2018 of Sub Registrar Office: Valsad (Vapi) and bounded on Boundaries of the plot: North: Passage, South: Office No. 301 to 305, East: Passage ,West: Margin.

Office No.s	Measurement in Sq. mtrs (Carpet Area)	Measurement in Sq. mtrs (Built up Area)
306	16.71	25.41
307	16.71	25.41
308	16.71	25.41
309	16.71	25.41
Total	66.84	101.64

g) All that piece and parcel of Offices together with undivided proportionate share admeasuring 25.00 Sq. mtrs in land, on 3rd Floor at "DevHeera Complex" Constructed on the land bearing Plot Nos. C-5/49, 50 and 51 admeasuring 1080.00 Sq. mtrs. i Vapi Notified Industrial Area/Estate of Gujarat Industrial Development Corporation situated on the land bearing Revenue Survey No. 480/Part and 481/Part within Vapi Village, Taluka Pardi, District Valsad with all other appurtenant rights & improvements thereon in the name of Dhanpatraj Lalchand Jain morefully described Sale Deed no. 7307/2018 dated 14-08-2018 of Sub Registrar Office: Valsad (Vapi) and bounded on Boundaries of the plot: North: OTS, South: Office No. 315 to 319, East: Parking & GIDC Road. West: Passage

Office No.s	Measurement in Sq. mtrs (Carpet Area)	Measurement in Sq. mtrs (Built up Area)
310	07.14	10.85
311	16.71	25.41
312	16.71	25.41
313	16.71	25.41
314	16.71	25.41
Total	73.98	112.49

h) All that piece and parcel of Offices together with undivided proportionate share admeasuring 25.00 Sq. mtrs in land, on 3rd Floor at "DevHeera Complex" Constructed on the land bearing Plot Nos. C-5/49, 50 and 51 admeasuring 1080.00 Sq. mtrs. in Vapi Notified Industrial Area/Estate of Gujarat Industrial Development Corporation situated on the land bearing Revenue Survey No. 480/Part and 481/Part within Vapi Village, Taluka Pardi, District Valsad with all other appurtenant rights & improvement thereon in the name of Dhanpatraj Lalchand Jain morefully described Sale Deed no. 7309/2018 dated 14-08-2018 of Sub Registrar Office: Valsad (Vapi) and bounded on Boundaries of the plot: North: Office No. 310 to 314, South: Internal Road and Passage, East: Parking & GIDC Road, West: Passage

Office No.s	Measurement in Sq. mtrs (Carpet Area)	Measurement in Sq. mtrs (Built up Area)
315	16.71	25.41
316	16.71	25.41
317	16.71	25.41
318	16.71	25.41
319	13.48	20.22
Total	80.32	121.86

Encumbrances known to the Bank - Nil Name of Property Owner - Mr. Dhanpatraj Lalchand Jain

Description of property - All that piece and parcel of Canteen No C/3, admeasuring 16.56 Sq. mtrs along with built up area of about 21.072 Sq. mtrs. on upper Ground Floor, together with undivided proportionate share of land of Shiv Shakti Textile Market, constructed on the land bearing City Survey Ward Umarwada Nondh No. 1599 Sub Plots Nos. 1599/5/4, 1599/5/5, 1599/5/7 to 1599/5/14 of Rev S No. 94 Part T.P. Scheme No. 8, F.P. No 140, situated at Umarwada, Surat, Taluka Choryasi, District Surat with all other appurtenant rights & improvements thereon in the name of Dhanpatraj Lalchand Jain morefully described Sale Deed no 8873/2016 dated 30-11-2016 of Sub Registrar Office: Surat-5 (Althan) and bounded on Boundaries of the plot: North: Radhe Market & Internal Road, South: Final Plot No. 140, East: Final Plot No. 137, West: Surat Textile Market

For detailed terms and conditions of the sale, please refer to the link provided in South Indian Bank Ltd, (Secured Creditor) website i.e. www. southindianbank.com

Date - 13.09.2023 Place - Ahmedabad Sd/- AUTHORISED OFFICER The South Indian Bank Ltd.



interest thereon, costs etc.

S N Name of Borrower

VASTU HOUSING FINANCE CORPORATION LTD
Unit 203 & 204, 2nd Floor, "A" Wing, Navbharat Estate, Zakaria Bunder Road,

Sewri (West), Mumbai 400015. Maharashtra. CIN No.: U65922MH2005PLC272501

POSSESSION NOTICE

vhereas, The undersigned being the Authorised Officer of Vastu Housing Finance Corporation Limited under the Securitisation a Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred to him under section 13 (12) read with Rule 9 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice calling upon the borrowers mentioned herein below to repay the amount mentioned in therespective notice within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, undersigned has taken possession of the property described herein below in exercise of powers conferred on me under Section 13(4) of the said Act read with Rule 9 of the said rules on the date mentioned below. The borrower and quarantor 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 Vastu Housing Finance Corporation Limited Branch for an amount metioned as below and

Date & Amount of

3 1	Co-Borrower and LAN No.	Demand Notice	Description of Property	Possession
	Prabhakar Ramugrah Pandey, Kiran Prabhakar Pandey, Amitesh Prabhakar Pandey, Manojkumar Prabhakar Pandey HL0000000024074 & LP0000000062567	19-Jun-23 Rs. 1377063 & Rs.298893 as on 12-Jun-23	Flat No A 403 Forth Floor Wing A, Rashmi Vihal Bh.sunrise Hotel Narol Aslali Highway Ahmedabad City, Ahmedabad Gujarat 380005	
2	Jigarkumar Jayantibhai Patel, Patel Jayanti P, Lilaben Jayantibhai Patel LP0000000007742 & LP0000000021303	19-Jun-23 Rs. 713536 & Rs.247995 as on 12-Jun-23	Property No. 1723, Laxmipurakampa, Nando Road, Nr. Primary School, Nandol, Ahmedabad Dehgam Gujarat 382305	
3	Kalpeshbhai Patel, Kasiben patel HL0000000005647	17-Feb-23 Rs. 644625 as on 09-Feb-23	House no 229 meghamuvadi Devghad Baria Dahod Gujarat 389151	Physical Possession Taken on 10-Sep-23
	te : 14.09.2023 ice : Ahmedabad, Baroda		Vastu Housing Financ	Authorised officer e Corporation Ltd

Public Notice For E-Auction Cum Sale (Appendix - IV A) (Rule 8(6))

Sale of immovable property mortgaged to IIFL Home Finance Limited (Formerly known as India Infoline Housing Finance Ltd.) (IIFL-HFL) Corporate Office at Plot No.98,Udyog Vihar, Phase-IV,Gurgaon-122015.(Haryana) and Branch Office at:- " Plot Office No.701, 7th Floor, 21st Centuary Business Center, Near Udhna Darwaja, Ring Road, Surat - 395002 " under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act"). Whereas the Auhorized Officer ("AO") of IIFL-HFL 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 or "AS IS WHERE IS BASIS. AS IS WHAT IS BASIS AND WITHOUT RECOURSE BASIS" for realization of IIFL-HFL's dues, The Sale will be done by the undersigned through e-auction platform provided at the website: www.bankeauctions.com.

Borrower(s) / Co- Borrower(s) / Guarantor(s)	Demand Notice Date and Amount		tion of the Immovable erty/ Secured Asset	Date of Physical Possession	Reserve Price
1. Mr. Bhagvatilal Vardaji Mali 2. Bherunath Kirana Store	21-Sep-2022 Rs. 14,52,962/- (Rupees Fourteen Lakh	All that part ar bearing plot no Sq. Ft., Shiv Va	nd parcel of the property o-782, Admeasuring 432- tika Vibhag-2 - Moje Gam ej, Surat, Gujarat, India-	22-July-2023 Total Outstanding as on Date	Rs. 6,51,000/- (Rupees Six Lakh Fifty One Thousand Only) Earnest Money Deposit
3. Mrs. Nayanaben Mali (Prospect No. 875491 & 924444)	Hundred Sixty Two Only) Bid Increase Amount			01-Sep-2023 Rs. 21,06,090/- (Rupees Twenty One Lakh Six Thousand Ninety Only)	(EMD) Rs. 65,100/- (Rupees Sixty Five Thousand One Hundred Only)
	Inspection of property 023 1100 hrs -1400 hrs		EMD Last Date 27-Sep-2023 till 5 p		Time of E-Auction 23 1100 hrs-1300 hrs.

Mode Of Payment: - EMD payments are to be made vide online mode only. To make payments you have to visit https://www.bankeauctions.com and pa

through link available for the property/ Secured Asset only. Note: Payment link for each property/ Secured Asset is different. Ensure you are using link of the property/ Secured Asset you intend to buy vide public auction For balance payment, upon successful bid, has to pay through RTGS/NEFT. The accounts details are as follows: a) Name of the Account:- IIFL SCBL0036001, e) Bank Address: Standard Chartered Bank, 90 M.G. Road, Fort, Mumbai-400001.

For participating in e-auction, Intending bidders required to register their details with the Service Provider https://www.bankeauctions.com, well advance and has to create the login account, login ID and password. Intending bidders have to submit / send their "Tender FORM" along with the pay

ment details towards EMD, copy of the KYC and PAN card at the above mentioned Branch Office. The bidders shall improve their offer in multiple of amount mentioned under the column "Bid Increase Amount". In case bid is placed in the last 5 mi

utes of the closing time of the auction, the closing time will automatically get extended for 5 minutes.

The successful bidder should deposit 25% of the bid amount (after adjusting EMD) within 24 hours of the acceptance of bid price by the AO and the balance 75% of the bid amount within 15 days from the date of confirmation of sale by the secured creditor. All deposit and payment shall be in the prescribed mode of payment. The purchaser has to bear the cess, applicable stamp duty, fees, and any other statutory dues or other dues like municipal tax, electricity charges, land

and all other incidental costs, charges including all taxes and rates outgoings relating to the property. Bidders are advised to go through the website https://bankeauctions.com and https://www.iifl.com/home-loans/properties-for-auction for detailed terr and conditions of auction sale & auction application form before submitting their Bids for taking part in the e-auction sale proceedings. For details, help procedure and online training on e-auction prospective bidders may contact the service provider E mail ID support@bankeauctions.com, Support Helpline Numbers:@7291981124/25/26. For any query related to Property details, Inspection of Property and Online bid etc. call IIFL HFL toll free no.1800 2672 499 from 09:30 hr.

to 18:00 hrs between Monday to Friday or write to email:- auction.hl@iif.com. Notice is hereby given to above said borrowers to collect the household articles, which were lying in the secured asset at the time of taking physic possession within 7 days, otherwise IIFL-HFL shall not be responsible for any loss of property under the circumstances. Further the notice is hereby given to the Borrower/s, that in case they fail to collect the above said articles same shall be sold in accordance with Law

10. In case of default in payment at any stage by the successful bidder / auction purchaser within the above stipulated time, the sale will be cancelled an the amount already paid will be forfeited (including EMD) and the property will be again put to sale. 11. AO reserves the rights to postpone/cancel or vary the terms and condition of tender/auction without assigning any reason thereof. In case of any dis

pute in tender/Auction, the decision of AO of IIFL-HFL will be final.

15 DAYS SALE NOTICE UNDER THE RULE 9 SUB RULE (1) OF SARFAESI ACT, 2002 The Borrower are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of

Tender/Auction, failing which the property will be auctioned/sold and balance dues if any will be recovered with interest and cost. Place:- vadodara, Date: 14-Sep-2023 Sd/- Authorised Officer, IIFL Home Finance Limited

SMFG

SMFG INDIA HOME FINANCE COMPANY LIMITED

(FORMERLY FULLERTON INDIA HOME FINANCE COMPANY LIMITED) Grihashakti Corporate Off.: 503 & 504, 5th Floor, G-Block, Insipre BKC, BKC Main Road, Bandra Kurfa Complex, Bandra (E), Mumbai - 400051 Regd. Off.: Megh Towers, 3rd Floor, Old No. 307, New No. 165, Poonamallee High Road Maduravoyal, Chennal - 600 095.

DEMAND NOTICE UNDER THE PROVISIONS OF THE SECURITIZATION 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 Authorized Officer of SMFG India Home Finance Company Limited (Formerly Fullerton Section 13 (12) of the Act read with Rule 3 issued Demand Notice(s) under Section 13(2) of the Act, calling upon the

India Home Finance Company Limited) (SMFGIHFCL) under the Act and in exercise of the powers conferred under following borrower(s) to repay the amount mentioned in respective notice(s) within 60 days from the date of receipt of the said notice. The undersigned reasonably believes that borrower(s) is/are avoiding the service of the Demand Notice(s), therefore the service of notice is being effected by affixation and publication as per Rules. The contents of Demand Notice(s) are extracted herein below:

SI. No.	Loan Account No. & Name of the Borrower / Co-Borrowers Property Holders as the case may be	Date of Demand Notice U/s. 13 (2) & Total O/s.
1.	LAN: 600207210369528 1. Gopalbhai Nanubhai Nasit, S/o. Nanubhai Anandbhai Nasit (Borrower) 2. Kajalben Gopalbhai Nasit (Co Borrower) Add.: 117 Sundar Van Soc., Sita Nagar Chowk, Puna Gam Chorasi, Surat, Nr. Sita Nagar Chowk, Surat, Gujarat - 395010. 3. Giriraj Plywood And Traders Proprietorship Firm (Co Borrower) Add: 64A A169, Aayodhya Nagar, Puna Kapodra Road Punagam, Surat, Nr. Patel Samaj Ni Wadi, Surat, Gujarat - 395010. Add.: Plot No. 137 & 138, Krishna Residency, Types A, Nr. Kim Char Rasta. Moie Palod. Ta. Manorol - 394111.	Four Thousand Five Hundred Eleven Only) as on 25.08.2023

Description of Secured Assets / Mortgage Property : Per Passing Plot No. A/138) Admeasuring 66.91 Sq.Mts., Alon With 41.02 Sq.Mts, Undivided Share In Road & Cop, Total Admeasuring 107.93 Sq.Mts, In "Krishna Residency", Situated At Block Survey No. 76 Paiki 1/2, Revenue Survey No. 21 & 22 (Block No.76/Paiki 1/2, 77,78,79)Admeasuring 25833 Sq.Mts., Sub Plot No. 2 Admeasuring 18580 Sq.Mts. of Moje Village Palod, Ta. Mangrol, Dist. Surat, Bounded As :- East : Plot No. 155, West : nternal Road, North: Plot No. 137, South: Plot No. 139. And All That Piece And Parcel of Immovable Property Open Plot No. 137 As Per Passing Plot No. A/137) Admeasuring 66.91 Sq.Mts., Alon With 41.02 Sq.Mts. Undivided Share In Road & Cop, Tota Admeasuring 107.93 Sq.Mts, In "Krishna Residency", Situated At Block Survey No. 76 Paiki 1/2, Revenue Survey No. 21 & 22 (Block No. 76/Paiki 1/2 77,78,79) Admeasuring 24695 Sq.Mts., Sub Plot No. 2 Admeasuring 18580 Sq.Mts. of Moje Village Palod, [a. Mangrol, Dist. Surat. Bounded As :- East : Plot No. 156, West : Internal Road, North : Plot No. 136, South : Plot No. 138.

LAN: 600239210944437 Dated: 29.08.2023 . Sanjaykumar Jariwala, S/o. Manharlal Jariwal (Borrower) Rs. 11,31,852/-Maltiben Jariwala (Co Borrower) (Rs. Eleven Lakh Thirty One Thousand Eight Hundred Fifty Add.: 3/4425 Limdi Sheri, Navapura, Surat, Nr. D. K. M. Hospital, Surat, Gujarat - 395003. Add.: Flat No. 07, 1d Floor, Gallaxy Plaza, B/H SDJ International School, Palsana - 394310 Two Only) as on 25.08.2023, Also at: Flat No. 08, 1*Floor, Galaxy Plaza, B/H SDJ International School, Palsana - 394310. NAP Date: 05.08.2023 Description of Secured Assets / Mortgage Property: All That Piece And Parcel of Immovable Property of Flat No. 7 Situated

On The 1st Floor of Galaxy Plaza Constructed On Land Bearing Plot No. 180 And 181 Each Admeasuring About 75.13 Sq.Mi Organized On Land Bearing Revenue Survey No. 51 And Its Block No. 48 Admeasuring About 20019 Sq. Mt. of Palsana Sub Distric Palsana District Surat Total Admeasuring Built Up Area 720.00 Square Feet i.e.66.888 Square Meters And Super Built Up Area 1000.00 Square Feet, i.e. 92.90 Square Meters And Along With Undivided Proportionate Share In Underneath Land Bounded As: North: Open Space, South: Passage, East: Flat No. 8, West: Flat No. 6 And All That Piece And Parcel of Immovable Property Flat No. 8 Situated On The 1st Floor Of Galaxy Plaza Constructed On Land Bearing Plot No.180 And 181 Each Admeasuring About 75.13 Sq.Mt. Organized On Land Bearing Revenue Survey No. 51 And Its Block No. 48 Admeasuring About 20019 Sq.Mt.of Palsana Sub District Palsana District Surat, Total Admeasuring Built Up Area 720.00 Square Feet i.e. 66.888 Square Meters And Super Built Up Area 1000.00 Square Feet, i.e.92.90 Square Meters And Along With Undivided Proportionate Share In Underneath

LAN: 600238011101040	Dated: 29.08.2023
1. Mehulkumar Virmsingh Chauhan,	Rs. 10,57,914/-
S/o, Ishwar Chavhanishwar Bhalsingh Chav (Borrower)	(Rs. Ten Lakh Fifty Seven
2. Jyoti Mehulkumar Chauhan (Co Borrower)	Thousand Nine Hundred
Add.: 215, Jayraj Nagar, Opp. Nilgiri Phatak, Dindoli Navagam, Surat, Opp Nilgiri Fatak,	Fourteen Only)
Surat, Gujarat - 394210. Add.: Plot No. 361, Aarya Residency, B/S. Radhika Residency, Nr.	as on 25.08.2023
Kareli Lake, Off. Kareli Mota Road, Kareli, Tal. Palsana, Dist. Surat - 394310.	NAP Date: 05.08.2023

Description of Secured Assets / Mortgage Property : All That Piece And Parcel of Immovable Property Plot No. 361 Of Society Known As "Arya Residency" Situated At Kareli Bearing Revenue Survey No. 55, Block No. 82 of Village Kareli, Taluka Pasana, Distric Surat Totoal Admeasuring About 40.18 Square Meters And Along With Proportionate Share In Cop & Road Land Admeasuring 23.50 Square Meters, Bounded As :- East : Plot No. 380, West : Society Road, North : Plot No. 360, South : Plot No. 362.

The borrower(s) are hereby advised to comply with the Demand Notice(s) and to pay the demand amount mentioned therein and here in above within 60 days from the date of this publication together with applicable interest, additional interest, bounce charges, cost and expenses till the date of realization of payment The borrower(s) may note that SMFGIHFCL is a secured creditor and the loan facility availed by the Borrower(s) is a secured debt against the immovable property/properties being the secured asset(s) mortgaged by the borrower(s). In the event borrower(s) are failed to discharge their liabilities in full within the stipulated time, SMFGIHFCL shall be entitled to exercise all the rights under section 13(4) of the Act to take possession of the secured assets(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 and realize payment. SMFGIHFCL is also empowered to ATTACH AND/OR SEAL the secured assets(s) before enforcing the right to sale or transfer. Subsequent to the Sale of the secured assets(s), SMFGIHFCL also has a right to initiate separate legal proceedings to recover the balance dues, in case the value of the mortgaged properties is insufficient to cover the dues payable to the SMFGIHFCL. This remedy is in addition and independent of all the other remedies available to SMFGIHFCL 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 assets and further to Section 13(13) of the Act, whereby the borrower(s) are restrained/prohibited from disposing of or dealing with the secured asset(s) or transferring by way of sale, lease or otherwise (other than in the ordinary course of business) any of the secured asset(s), without prior written consent of SMFGIHFCL and non-compliance with the above is an offence punishable under Section 29 of the said Act. The copy of the Demand Notice is available with the undersigned and the borrower(s) may, if they so desire, can collect the same from the undersigned on any working day during normal office hours.

SMFG INDIA HOME FINANCE COMPANY LIMITED Place : Surat, Gujarat Date: 14.09.2023 (Formerly Fullerton India Home Finance Company Limited) @kotak Kotak Mahindra Bank Ltd.

Registered Office: 27, BKC, C-27, G Block, Bandra Kurla Complex, Bandra (East), Mumbai - 400051 Branch: Office No. 801, 802 & 803, 8th Floor, International Business Centre, Surat Dumas Road, Piplod, Surat-395007

In E-auction notice published on 06.09.2023 in the account of Mrs. Divya Vimal Bhimani & Mr. Vimal Harjibhai Bhimani, the following disclosure is to be added and be read as: This information is for public at large that the above-said borrower(s)/ Guarantor(s) Mortgagor(s) have created third party rights w.r.t all the collateral properties as mentioned in the said E-auction notice dated 06.09.2023. Collateral property No. 1 is fraudulently sold to Ms. Rekha Keshavbhai Dankhera, Mr. Keshavbhai Nanubhai Dankhera, Mr. Vivekbhai Narendrabbhai Desai & Ms. Ruchita Pareshkumar Parikh and Collateral properties No. 2 to 7 are fraudulently sold to Ms. Alka Pareshkumar Parikh and Mr. Harpalsingh Pravinsingh Chudasama respectively, all being the third parties. Thus, the bank has taken appropriate steps against the said borrower(s)/Guarantor(s)/Mortgagor(s) by filing police compliant before the concerned police station. The bank has also initiated proceedings to declare the said borrower(s)/Guarantor(s)/Mortgagor(s) as "Willful Defaulter" in accordance with the RBI Guidelines.

This is to further inform that the Bank has valid charge over the aforementioned collaterals & taken possession as per the court order in the presence of Court Receiver. Please take note of the same."

Other terms remain the same.

Date: 12.09.2023 Place: Surat **Authorized Officer**

Encore Asset Reconstruction Company earc Private Limited (Encore ARC)

Encore ARC Corporate Office Address: 5TH FLOOR, PLOT NO. 137, SECTOR 44. GURUGRAM - 122 002, HARYANA

E-AUCTION SALE NOTICE

E-Auction Sale Notice for sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Ambit Finvest Pvt Ltd. to secure the outstanding dues in the loan account since assigned to the Encore Asset Reconstruction Company Private Limited, acting in its capacity as the trustee of EARC-FPI-001-Trust ("Secured Creditor"), the Physical possession of which has been taken by the Authorised Officer the Secured Creditor, will be sold along with all known and unknown encumbrances on "AS IS WHERE IS", "AS IS WHAT IS", and "WHATEVER THERE IS" basis on 29.09.2023 for recovery of Rs. 43,53,742/- (Rupees Forty Three Lakhs Fifty Three Thousand Seven Hundred Forty Two Only) as on 28.02.2022 together with future interest, charges and costs thereon from 01.03.2022 till realization from M/s. Mahalaxmi Creation (Borrower), Mr. Rajeshbahi Sundardus Jagvani, & Mrs Bhavna Rajeshbhai Jagvani (hereinafter referred to as Co-borrower).

The description of the property, Reserve Price (RP) for the secured asset & the Earnest Money Deposit (EMD) is be as under:

Description of the Immovable Secured Asset	Reserve Price	EMD
All That Part and Parcel of Property Consisting of Unit No. C/5 admeasuring 110 sq ft (super built up area) & C/6 admeasuring 110 sq ft (super built up area), 2nd Floor, New Divyabhoomi Complex, Survey No. 1603-1604, Kalushi Ni Pole, Tankshal Road, Near Kalupur Police Station Nr. Bank Of Baroda Kalupur, Ahmedabad-380001. Boundaries:- East: Passage West: Unit No. 1208 South: Flat No. C/4 North: Flat No. C/7	26,00,000/-	Rs. 2,60,000/-

In case the e-auction date is declared public holiday then the date will be automatically extended to very next working day.

For detailed terms & conditions please refer to the link provided in the secured creditor's website i.e., http://www.encorearc.com/

For any clarification information, interested parties may contact the Authorised Officer of the Secured Creditor on mobile no. 9873181249 or email at sachin.kuman@encorearc.com Sd/- Authorized Officer Place: Gurgaon Encore Asset Reconstruction Company Pvt. Ltd.

PROTECTING INVESTING FINANCING ADVISING

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

[See rule 8(6) ad proviso to rule 9(1) SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY E-Auction Sale Notice for Sale of Immovable Assets under the Securitization

"APPENDIX- IV-A"

Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 read with rule 8(6) 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

Co-Borrower (s), Guarantor (s) and Mortgagor (s) that the below described immovable property mortgaged to the Secured Creditor, the physical possessio 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 04.10.2023 for recovery of Rs. 1,01,16,045.42/- (Rupees One Crore One Lakh Sixteen Thousand Forty Five and paise Forty Two Only) (This amount is exclusive of TDS Calculation and Pre Payment Charges, as applicable) as on 13.12.2022 and further interest and othe expenses thereon till the date of realization due to the Secured Creditor from Borrowers/Co-Borrowers/ Mortgagors/ Guarantors namely Tejas Tyre, Mano Dhirajlal Mathukiya, Mathurbhai Ravjibhai Mathukiya, Bhavanaben Mathurbhai Mathukiya, Manisha Manoj Mathukiya and Maganbhai Ravajibhai Mathukiya. The reserve price will be Rs.75,00,000/- (Rupees Seventy-Five Lakhs Only) an the earnest money deposit will be Rs. 7,50,000/- (Rupees Seven Lakhs Fifty Thousand Only).

Short description of the immovable properties: (a). Shop No. 14 on the ground floor adm. 250 sq. ft. along with undivided share

in the land, "Ratnamala Complex", situated at Revenue Survey No. 268/1+2, Town Planning Scheme No. 19 (Katargram), Final Plot No. 74/ A, having tenement no 19E-32-6725-0-001 of Moje Katargram, Surat owned by Maganbhai Mathukia (b). Shop No. 13 on the ground floor adm. 250 sq. ft. along with undivided share in the land, "Ratnamala Complex", situated at Revenue Survey No. 268/1+2, Town Planning Scheme No. 19 (Katargram), Final Plot No. 74/ A, having tenement no 19E-32-6725-0-001 of Moje Katargram, Surat owned by Manojbhai Mathukia 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

Authorised Officer (Aditya Birla Finance Limited) DATE: 14.09.2023

PROTECTING INVESTING FINANCING ADVISING

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

POSSESSION NOTICE [Under Rule 8(1) of Security Interest (Enforcement) Rules, 2002]

The undersigned being the authorized officer of Aditya Birla Finance Limited under

the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act No. 54 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 under section 13(2) of the SARFAESI Act, 2002 dated 21.06.2023 calling upon the Borrower/ Co-Borrowers/ Mortgagor i.e. Shri Chamunda Krupa Provision Store, Lakhan Limbabhai Vakatar and Raniben Lakhanbhai Vakatar to repay the amount mentioned in the notice being Rs.37,79,105.68 (Rupees Thirty Seven Lakhs Seventy Nine Thousand One Hundred Five and paise Sixty Eight Only) due and payable as on 15.06.2023

within 60 days from the date of the said notice. The Borrower/Co-Borrowers/ Mortgagor having failed to repay the amount, notice is hereby given to the Borrower/ Co-Borrowers/ Mortgagor and the public in general that the undersigned has taken symbolic 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 and 9 of the said rules 2002 on this 12th day of September of the year 2023.

The Borrower/Co-Borrowers/ 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 Aditya Birla Finance Limited for an amount Rs.37,79,105.68 (Rupees Thirty Seven Lakhs Seventy Nine Thousand One Hundred Five and paise Sixty Eight Only) and interest thereondue and payable as

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

Description of the Immovable Property

Axar Kunj, Kailash Nagar, Street No. 02, Opp. Bus Stand, Sumair Club Road, Jamnagar-361005 (Constructed residential property of Block No. 1 adm. Plot area 45.96.7 sq. mtrs. of sub plot No. C/7/3 of original plot no. C/7 being a part of amalgamated old city survey no. 91/H/1 and 95/H/1 and bearing new city survey no. 6209/3 in sheet no. 317 of ward no. 15 located at Kailash Nagar, Street No. 2 Nr. Sumair Club Road, Jamnagar) Bounded as under: North: Road is situated South: Block No. 2 is situated, East: Plot No. C/7/2 is situated, West: Block No. 4

Together with easements attached thereto and together with all buildings and structures standing and to be constructed thereon and all fittings, fixtures, plant and machinery attached to the earth or permanently fastened to anything attached to earth, both present and future.

PLACE: Jamnagar Authorised Office DATE: 12.09.2023 Aditya Birla Finance Limited

financialexp.epapr.in







Authorized Officer

