FINANCIAL EXPRESS

B FINSERV BAJAJ HOUSING FINANCE LIMITED

Corporate Office: Cerebrum It Park B2 Building, 5th Floor, Kalyani Nagar, Pune, Maharashtra - 411014 BRANCH OFFICE: OFFICE NO. 1st Floor, Rajkamal City Mall, Above Karur Vysya Bank, Behind Rajkamani Petrol Pump Rajkamal Cross Roads, NH-41, Mehsana- 384001 Authorized Officer's Details:

Name: Bhuwan Singh, Email ID: bhuwan.singh@bajajfinserv.in, Mob No. 8669189048 & 9818606402 PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF THE SECURITY INTEREST ACT 2002 ('Act')

Notice is hereby given to the public in general that the below mentioned Borrower/co-borrower mortgaged the immovable property which is described hereunder to Bajaj Housing Finance Limited ("BHFL") and the possession of the said immovable property ('secured asset/property') has been taken over by the Authorized Officer in accordance of the SARFAESI Act 2002 and rules there to. The secured asset will be sold through public auction by bidding for realization of the loan dues, applicable interest, charges and costs etc., payable to BHFL as detailed below. The secured asset is being sold on 23/10/2024 and the bidding will be held on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" AND "WITHOUT RECOURSE BASIS" under the rule number 8 & 9 of the Security Interest (Enforcement) Rules also subjecting to the outcome in SA/138/2024 pending before Debts Recovery Tribunal-1 at Ahmedabad (hereinafter eferred to as the rules) and on the terms and conditions specified here-under:

Loan account details/ Borrower/s & Guarantor/s Name & Address

LAN:- H4W2RLP0452267 Vinodbhai Prabhubhai Kanazariya (Borrower) At 000, Axamagar, Opp Dr Dilipbhai Hospital, Viramgamkadi, Gujarat-382715 Also At Shop No. 1 GF Complex On Survey No 51/9 Paiki,opp Dinesh Farsan House, Golpitha, Viramgam, Ahmedabad 2. Dakshaben Vinodbhai Kanazariya (Co-borrower)

At 000, Axamagar, Opp Dr Dilipbhai Hospital, Viramgamkadi, Gujarat-382715 TOTAL OUTSTANDING:. Rs. 15,13,410 /- (Rupees Fifteen Lakhs Thirteen Thousand Four Hundred Ten Only) Along with future interest and

1. Date & Time Of E-auction 2. Last Date Of Submission Of EMD 3. Date & Time Of The Property Inspection 4. Property Description

1) E-auction Date :- 23/10/2024 Between 11:00 Am To Reserve Price for 12:00 Pm With Unlimited Extension Of 5 Minutes 2.) Immovable property Last Date Of Submission of EMD with KYC is:- Rs. 15,10,000/ 22/10/2024 UP TO 5:00P.M. (IST.) (IST.) 3.) Date of (Rupees Fifteen Lakhs Inspection:- 23/09/2024 To 19/10/2024 Between TenThousand Only) 11:00 AM To 4:00 PM (IST). 4.) Description of the EMD: Rs. 1,51,000 immovable property: All that right, title and interest of Commercial Property bearing Shop No. - 1, Ground 10% of Reserve Price. Floor admeasuring about 43/47/87 Sq. Mtrs. Paiki BID INCREMENT 13/92/97 Sq. Mtrs. City Tika No. 10 City Survey No. RS. 25,000/- (Rupee: 51/9 Paiki in the scheme known as GolPitha, Situated Twenty Five Thousand at Mouze -Viramgam, Taluka- Viramgam, Dist- Only) & In Such Ahmedabad in registration sub-district. Viramgam and Multiples. district of Ahmedabad-382150, Butted & Bounded on

East-Open Place, West-Property of Hardikbhai, North-

Open Place, South-Shop Of Shubhashbhai Kevaldas. charges accrued w.e.f 02/09/2024 Terms and Conditions of the Public Auction are as under:

Public Auction is being held on "AS IS WHERE IS, AS IS WHAT IS AND WITHOUT RECOURSE BASIS" and is being sold with all

the existing and future encumbrances whether known or unknown to Bajaj Housing Finance Limited. The Secured asset will not be sold below the Reserve price.

The Auction Sale will be online through e-auction portal.

The e-Auction will take place through portal https://bankauctions.in. on 23rd October, 2024 from 11:00 AM to 12:00 PM to onwards

with unlimited auto extension of 5 minutes each. For detailed terms and conditions please refer company website URL https://www.bajajhousingfinance.in/auction-notices or for any clarification please connect with Authorized officer.

Date: 21/09/2024 Place:- AHMEDABAD Sd/- (Bhuwan Singh Authorized Officer, Bajaj Housing Finance Limited

Reserve Price

BID INCREMENT

EMD OF THE

PROPERTY



HERO FINCORP LIMITED

CIN: U74899DL1991PLC046774 Regd Office: 34, Community Centre, Basant Lok, Vasant Vihar, New Delhi-110057 Tel: 011-49487150; Fax: 011-49487150; Email: litigation@herofincorp.com

Website: www.herofincorp.com "APPENDIX-IV-A" [SEE PROVISO TO RULE 8(6)] SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY IN TERMS OF 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 Borrowers (B) that the below mentioned immovable property mortgaged in charged to the Secured Creditor (Hero Fincorp Limited), the physical possession of the below mentioned immovable property has been taken by the Authorized Officer of Secured Creditor (Hero Fincorp Limited), will be sold on "As is where is Basis" & "As is what is Basis" & 'whatever there is Basis" & "Without recourse Basis" on below mentioned date, for recovery of amount as mentioned below, due to the Secured Creditor from the Borrower. The Reserve Price is mentioned below and the earnest money to be deposited is mentioned respectively.

	Name of the Borrower (B) / Guarantors (G) / with Address	Address of the Security charged covered under Auction	Reserve Price (RP)
1.	M/s Vkalp Consultancy Pvt. Ltd.	Commercial Property bearing	Rs. 39,00,000/-
nes	Having its registered office at: F-9, First Floor, Jaldarshan Co-op HSL Ltd., Nr. HK College, Opp. Natraj Theater, Ellisbridge, Ahmedabad-380006	registered office at: F-9, First Floor, Jaldarshan Co-op HSL Ltd., Nr. Unit/Shop No. 101/A on 1st Floor, in the scheme known as "Relief Arcade", situated City Survey No. 2122 paiki, Mouje: Shahpur Ward	the Reserve Price
	Also at: B-21, Vishal Tower, Anandragar, Cross Road Satellite, Ahmedabad City		140.00000000
2.	Mr. Kalpesh Hasmukhbhai Chauhan		Incremental Amount
	R/0 B-21, Vishal Tower, Anandnagar, Cross Road Satellite, Ahmedabad City, Ahmedabad, Gujarat-380015	No. 2, District: Ahmedabad - 380001	Rs.25,000/-
3.	Mrs. Vidya Kalpesh Hasmukhbhai Chauhan R/0 B-21, Vishal Tower, Anandnagar, Cross Road Satellite, Ahmedabad City, Ahmedabad, Guiarat-380015		

Ahmedabad, Gujarat-380015			
Outstanding Dues for recovery of which property is being sold	Date/Time of On-Site Inspection of Property with Name of Authorized Officer	Last Date for submission of EMD and Request letter of participation, KYC, Documents,	Date and Time of E-Auction with auto extension of 5 minutes each
Rs. 2,05, 38, 146.42/- (Rs. Two Crore	On or before 09.10.2024 10.00 AM to 5.00 PM Authorized Officer: Mr. Rajesh Yadav Mob: 9727368186 Email: Rajesh.yadav@herofincorp.com Mr. Swagat Goyal, Mob . No. 9711035858 Email: swagat.goyal@herofincorp.com	Pan Card, Proof of EMD etc.	
Five Lacs Thirty Eight Thousand One Hundred Forty Six Rupees and Forty Two Paisa Only) due as on 22.08.2024 along with interest and other charges.			11.10.2024 Time: 10.00 AM to 1.00 PM

The Intending Purchasers / Bidders are required to deposit EMD amount either through RTGS / NEFT or by way of Demand Draft / Pay order in the Account No.00030310016156, Name of the Beneficiary: "Hero Fincorp Limited", IFSC Code: HDFC0000003 TERMS AND CONDITIONS OF THE E-AUCTION:

E-Auction is being held on "As is where is Basis" & "As is what is Basis" & "whatever there is Basis" & "Without recourse Basis" and will be conducted "online".

The E-Auction will be conducted through M/s E-Procurement Technologies Ltd. (Helpline No(s): 07961200576/544/594/596/ 531/583/569, 6351896643 and E-mail on support@auctiontiger.net/maulik.shrimali@auctiontiger.net at their web portal https://sarfaesi.auctiontiger.net.

There is no encumbrance on the property which is in the knowledge of Secured Creditors. However, the intending bidders should make their own independent enquires regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bids. In this regard, the E-Auction advertisement does not constitute and will not be deemed to constitute ant commitment or any representation of Hero Fincorp Limited.

The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues. The sale shall be subject to rules/ conditions/ prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The other terms and conditions of the E-Auction are published in the following website: https://sarfaesi.auctiontiger.net.

Date: 21.09.2024, Place: Ahmedabad

Sd/- Authorized Officer, Hero Fincorp Limited



Rs.64,95,100.55/- (Rupees Sixty

Four Lakhs Ninety Five Thousand

Hundred Rupees and Fifty Five

Paise Only) as on 22.08.2024.

their web portal https://sarfaesi.auctiontiger.net.

HERO FINCORP LIMITED CIN: U74899DL1991PLC046774

Regd Office: 34, Community Centre, Basant Lok, Vasant Vihar, New Delhi-110057 Tel: 011-49487150; Fax: 011-49487150; Email: litigation@herofincorp.com

Pan Card, Proof of EMD etc.

On or before 10.10.2024 upto

5.00 PM and EMD through

RTGS/NEFT

5 minutes each

11.10.2024

Time: 10.00 AM to

1.00 PM

Website: www.herofincorp.com "APPENDIX-IV-A" [SEE PROVISO TO RULE 8(6)] SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-AUCTION -CUM SALE NOTICE BY WAY OF PUBLIC AUCTION FOR SALE OF IMMOVABLE PROPERTY IN TERMS OF

SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

READ WITH PROVISO TO RULE 8(6) AND 9(1)) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Notice is hereby given to the public in general and in particular to the Borrowers (B) that the below mentioned immovable property mortgaged / charged to the Secured Creditor (Hero Fincorp Limited), the physical possession of the below mentioned immovable property has been taken by the Authorized Officer of Secured Creditor (Hero Fincorp Limited), will be sold by way of public auction on "As is where is Basis" & "As is what is Basis" & "whatever there is Basis" & "Without recourse Basis" on below mentioned date, for recovery of amount as mentioned below, due to the Secured Creditor from the Borrower. The Reserve Price is mentioned below and the earnest money to be deposited is

Name of the Borrower (B) / Guarantors (G) / with Address		Address of the Security charged covered under Auction		Reserve Price (RP)
 Mr. Abhijeet Prabhakar Dandekar (Borrower) Residing at: B Vishal Tower, Opp- Shreeji Enclave, Near Anandnagar Cross Road, Satellite, Ahmedabad, Gujarat-380015 Also at: Shree Sharda, Jambu Bet, Dandia Bazar, Vadodara, Gujarat-390001 Mrs. Nita A Dandekar (Co-Borrower) Residing at: B 71, 			ece and parcel at Office No. B	Rs. 41,00,000/-
			loor, Block No. B. admeasuring sq. ft. i.e., 52 sq. mts. carpet	EMD Amount 10% of the Reserve Price
			the scheme known as "Dev ituate at Revenue Survey No.	Rs. 4,10,000/-
			S No. 3, FP No. 198, Mouje:	Incremental Amount
Vishal Tower, Opp- Shreeji Enclave, Near Anandnagar Cross Road, Satellite, Ahmedabad, Gujarat- 380015 Also at: Shree Sharda, Jambu Bet, Dandia Bazar, Vadodara, Gujarat-390 001.		Vejalpur, Tal: Vejalpur, Dist. Ahmedabad and Registration Sub District Ahmedabad- 10 (Vejalpur) & bounded on the: East: T P Road, West: Plot No. FP No. 28, North: T P Road, South: FP No. 197		Rs. 25,000/-
Outstanding Dues for recovery of which property is being sold Property with Name of Authorized Officer			Last Date for submission of EMD and Request letter of	E-Auction with
	On or before 09 10 2024 10 00 AM	0 5 00 PM	participation, KYC, Document	s. auto extension of

The Intending Purchasers / Bidders are required to deposit EMD amount either through RTGS / NEFT or by way of Demand Draft / Pay order in the Account No.00030310016156, Name of the Beneficiary: "Hero Fincorp Limited", IFSC Code: HDFC0000003

Authorized Officer: Mr. Rajesh Yadav

Mob: 9727368186

Email: Rajesh.yadav@herofincorp.com

Mr. Swagat Goyal, Mob . No. 9711035858.

Email: swagat.goyal@herofincorp.com

TERMS AND CONDITIONS OF THE E-AUCTION: E-Auction is being held on "As is where is Basis" & "As is what is Basis" & "whatever there is Basis" & "Without recourse Basis" and will be conducted "online".

The E-Auction will be conducted through M/s E-Procurement Technologies Ltd. (Helpline No(s): 9173528727, 07961200576 /544/594/596/531/583/569, 6351896643 and E-mail on support@auctiontiger.net/ maulik.shrimali@auctiontiger.net) at

There is no encumbrance on the property which is in the knowledge of Secured Creditors. However, the intending bidders should make their own independent enquires regarding the encumbrances, title of property put on auction and claims/ rights/ dues/

affecting the property, prior to submitting their bids. In this regard, the E-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of Hero Fincorp Limited.

The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues. The sale shall be subject to rules/ conditions/ prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The other terms and conditions of the E-Auction are published in the following website: https://sarfaesi.auctiontiger.net.

Date: 21.09.2024. Place: Ahmedabad Sd/- Authorized Officer, Hero Fincorp Limited THOR STEAMSTAR

HDB FINANCIAL SERVICES LIMITED

REGISTERED OFFICE: RADHIKA, 2ND FLOOR, LAW GARDEN ROAD, NAVRANGPURA, AHMEDABAD, GUJARAT, PIN CODE-380009 Branch Office: Unit No. F-19 to F-22, Upper Ground Floor, Shree Sarjan Co-operative Society Ltd., Aalishan Enclave, Adajan, Surat, Gujarat - 395009.

Demand notice under section 13(2) sarfaesi act, 2002

You, below mentioned borrowers, co-borrowers and guarantors have availed loan(s) facility(ies) from HDB Financial Services Limited branch by mortgaging your immovable properties (securities) you have not maintained your financial discipline and defaulted in repayment of the same. Consequent to your defaults your loans were classified as non-performing assets as you to avail the said loan(s) along with the underlying security interest created in respect of the securities for repayment of the same. The HDBFS has right for the recovery of the outstanding dues, now issued. demand notice under section 13(2) of the securitization and reconstruction of financial asset and enforcement of security interest act, 2002 (the act), the contents of which are being published herewith as per section 13(2) of the act read with rule 3(1) of the security interest (enforcement) rules, 2002 as and by way of alternate service upon you. Details of the borrowers, co-borrowers, guarantors, loans, securities, outstanding dues, demand notice sent under section 13(2) and amount claimed there under are given below:

(1) Borrower And Co-Borrowers: 1. Shree Ganesh Enterprise 2. Varshaben Dipakbhai Vegada 3. Dipakbhai A Vegada 4. Binaben Bhandari 5.Shashikantbhai Bhandari 6.Jaymin Shashikantbhai Bhandari 7.Shweta Jayminkumar Bhandari 8.Bagada Varshaben Kanajibhai, R/O (A) 195 Bhandari Street, Kailash Nagar Soc Dindoli Surat-394210 Gujarat. (B) 1st Floor, Up-Millin Tyre, Nr Jayes Medical Store Udhna Teen Rasta, Udhna Surat-394210 Gujarat. (C) 79 Lakhabhagtno Was, Nadi Kanthe Savarkundla, Amreli Opp Vegetable Market Savar Kundla-364522. (D) Lakhabhagat Ni Jagya, Savarkundla, Amreli Savar Kundla-364522. (E) Bldg No 4 Room No 10 Divyaknuj Soc, Rander Road, Navyug College Surat-395005. (2) Loan Account Number: 13385150, 4837100. (3) Loan Amount In INR: Rs.4,92,000/- (Rupees Four Lakhs Ninety Two Thousand Only) by loan account number 13385150 and to the tune of Rs.27,43,975/- (Rupees Twenty Seven Lakhs Forty Three Thousand Nine Hundred Seventy Five Only) by loan account number 4837100. (4) Detail Description Of The Security Mortgage Property: All That Entire Bearing Old Gam Panchayat House No. 195-196 Admeasuring 172.24 Sq. Mts. I.E. 203.00 Sq. Yard, Along With 130.00 Sq. Mts. Construction Built Up, Of Having Tenament No. 73a-01-1951-0-001, Of Moje Village Dindoli, City Of Surat, Own By Shashikant Parbhubhai Bhandari. (5) Demand Notice Date: 10/09/2024. (6) Amount Due In INR: Rs.29.34.707.39/- (Rupees Twenty Nine Eakh Thirty Four Thousand Seven Hundred Seven and Thirty Nine Paisa Only) As Of 10/09/2024 And Future Contractual Interest Till Actual Realization Together With Incidental Expenses, Cost And Charges Etc.

1. The borrower and co-borrowers/guarantors are called upon to make payment of the above mentioned demanded amount with further interest as mentioned herein above in full within 60 days of this notice failing which the undersigned authourised officer of HDBFS shall be constrained

to take action under the act to enforce the above mentioned securities. 2. Please note that, as per section 13 (13) of the said act Mortgagers are restrained from transferring the above-referred securities by way of

sale, lease, leave & license or otherwise without the consent of HDBFS For any query or full and final settlement, please contact: Mr. Jeegnesh Dave: contect no. 7043042298 (Area Collection Manager), Mr. Chirag Chaggani: Contact No. 9909910901 (Zonal Collection Manager), Mr. Sunil Vishwakarma, Mobile No. 8600375505 (Area Legal Manager) at HDB Financial Services Ltd.

PLACE: SURAT For HDBFS DATE: 21/09/2024 AUTHORISED SIGNATORY



SMALL INDUSTRIES DEVELOPMENT BANK OF INDIA

Asset Recovery Vertical (Ahmedabad Unit), Navjivan Amrit Jayanti Bhavan, 1st Floor, Behind Gujrat Vidhya Peeth, off Ashram Road, Ahmedabad - 380014, Gujarat Phone No. 079-27549948, Website: www.sidbi.in

SALE NOTICE FOR SALE OF MOVABLE & IMMOVABLE PROPERTIES [See proviso to Rule 6(2) and proviso to Rule 8(6)]

E-Auction Sale Notice for Sale of Movable and Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso Rule 6(2) & 8(6) of the Security Interest

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described Movable and Immovable properties charged/mortgaged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of Small Industries Development Bank of India ("SIDBI"), Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 24.10.2023, for recovery Rs. 60,64,894.00/- (Rupees Sixty Lakh Sixty Four Thousand Eight Hundred and Ninety Four Only) as on 31.07.2023 together with interest and other monies thereon w.e.f 01.08.2024 due to the Small Industries Development Bank of India ("SIDBI") Secured Creditor from Thermogenic Heatings Technology India Pvt. Limited. (Borrower), Shri Sanjesh Kumar Yadav (Guarantor) and Shri Dhawal Gupta (Guarantor).

The cumulative reserve price and the earnest money deposit (EMD) for both movable and immovable properties are as mentioned in the table below:

	Particulars of A	ssets		Reserve Price (In Rupees)	Deposit [EMD] (In Rupees)
situa stan Old I Sub 18.0 Sou	All that Lease Hold Plot No. MSME-431 having plated in Sanand-II Industrial Estate of Gujara iding / constructed on the land bearing Revenue Revenue Block/Survey No. 556) of Mouje Hirapu -District: Sanand and District: Ahmedabad toget 00 Mtrs, Wide Road, East: B 27.00 Mtrs., Wid th: By Plot No. MSME-500. together with all bu chinery attached to earth or permanently fastene	it Industrial De Block/Survey N ir, Taluka: Sanar her, butted and e Road, West ; ilding and struc	evelopment Corporation, No. 685 (allotted in lieu of ad, within the registration Bounded by :- North : By By Plot No. MSME-432, tures thereon and plant &	Rs. 47,25,000/-	Rs. 4,72,500/-
(ii).[Description of Article	Quantity	Description of	Article	Quantity
	Iron Almirah (MS Rack/Lockers/open type)	6	Iron Rods and Scrap	Items	
			The state of the s		

Description of Article	Quantity	Description of Article	Quantity
Iron Almirah (MS Rack/Lockers/open type)	6	Iron Rods and Scrap Items	
Iron Bucket	1	Small Gas Cylinder*	11
Hydraulic Taste pump	1	Bicycle full size old*	2
Water Motor	2	*Subject to no claimant comes prio	r to EMD deposit da

of India Secured Creditor's website i.e. www.sidbi.in Sd/-, Authorized Officer Date: 20.09.2024, Place: Ahmedabad Small Industries Development Bank of India

Corporate Office, Structured Assets Group, 7th Floor, "Axis House", C-2, AXIS BANK LTD. Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai - 400 025 INVITATION FOR ASSIGNMENT OF DUES UNDER SWISS CHALLENGE PROCESS Axis Bank Limited ("Axis", "The Bank") hereby invites proposal from ARCs / NBFCs / Fls / Permitted Transferees for acquisition of its outstanding debt of the following accounts through a competitive bidding process. The sale of debt is on basis of "As is where is", "As is what is" and "Whatever there is" and "No Recourse". (Rupees In crore

STMPL Enterprises Private Limited	7.3	9	2.25
Devanshi Powers Limited	6.6	15	0.75
The schedule of procedure and timelines	s for the bid are as unde	c.	5C35690 7.
Bid Process		Timelines	
ARCs / NBFCs / Fls / Permitted T Expression of Interest	ransferees to submit	25" September 2024 by	05:00 p.m.
Timeline for Due Diligence	eline for Due Diligence 26° September 2024 to 11° October 2		1" October 2023
Last Date of submission of Bid Documents/Binding offer		On or before 15" October 2024 by 03:00 p.m.	
Auction / E-auction process and Declaration of successful bidder			
Issuance of acceptance by Axis Bank Ltd. (subject to approval of competent Authority of Axis Bank Ltd.)			
Receipt of assignment consideration and execution of AssignmentAgreement		On or before 21" October 2024	

Principal Outstanding as on 30.06.2024 Reserve Price

The broad terms of the offer are as follows:-

Name of Account

The assignment shall be on upfront 100% Cash Basis only. This assignment is being done under Swiss Challenge Method as per the extant RBI guidelines.

The ARCs / NBFCs / Fls / Transferees ("Bidders") to submit an unconditional Expression of Interest (EOI) expressing their interest in conducting the due diligence and acquiring the above account / debt, by sending e-mail to plyush1, deora@axisbank.com / smita.patange@axisbank.com and submission of original hard copy of the EOI along with EMD at the address mentioned hereinbelow on or before 25th September 2024 by 05:00 p.m. Mumbai: Piyush Deora / Smita Patange, Axis Bank Ltd., Structured Assets Group, 7th Floor, Axis House C-2, Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai - 400 025 Mob. No.: +91-

Please note that interested bidders shall be permitted to participate in the process only if unconditional EOI

The Bank reserves the right to accept or reject any ineligible EOI without assigning any reason thereof. Preliminary Information Memorandum (PIM) will be shared with the Bidders who express their interest in acquiring the above account(s)/debt(s), subject to execution of a Non-disclosure Agreement, in the formal prescribed by Axis Bank Ltd. The PIM will contain brief details of the above account/debt. Such information is furnished on the basis of data available with Axis Bank Ltd. and shall not be deemed to be a representation by Axis Bank Ltd. about quality of assets. The Bidders shall conduct their own due diligence, investigation analysis and independent verification.

In case there are more than one bidder, the sale would be held through private auction at Corporate Office at Axis Bank Ltd., Structured Assets Group, 7th Floor, Axis House, C-2, Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai - 400 025 or e-auction, details of which would be provided to the participating Bidders during the course of process.

Due diligence/independent verification shall be undertaken by the participating Bidders at their own costs. By virtue of submission of the offer. It shall be deemed that the participating Bidders have conducted their own independent due diligence, investigation, analysis and independent verification in all aspects covering the liabilities, legal proceedings, encumbrances and any other dues etc., to their complete satisfaction.

During the process, format of bid document will be provided to the participating Bidders who would be required to submit the signed bid document along with details (Name, Designation, Phone Number and Email Address) of Officials authorized for submitting the bid and for representing the institution in the auction process. Scan copy of the signed Bid Document is to be submitted on email id piyush1 deora@axisbank.com / smita, patange@axisbank.com. Also, the hard copy of the signed bid document and other documents mentioned in the same should be delivered to the Senior Vice President, Axis Bank Ltd., Structured Assets Group, 7th Floor, Axis House, C-2, Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai - 400 025. All the necessary documents along with the bid should reach us on or before 15th October 2024 by 03.00 p.m.

 Conditional and contingent offers shall be liable to be disqualified by Axis Bank Ltd. 11. The participating Bidders shall not be entitled to withdraw or cancel its/their offer once submitted. In an even of successful bidder withdrawing from the auction process after submission of bid, the said Bid amount / EMD / any upfront amount shall stand forfeited and Axis bank reserves its rights to charge interest, damages etc. from the said bidder and shall at its own discretion file case against the said bidder under the provisions of

12. Any Bid amount / EMD / upfront amount submitted by the successful bidder is on non-refundable basis and the said Bid amount / EMD / upfront amount shall not be refunded back to the successful bidder in any event whatsoever (including but not limited to cancellation or withdrawal of bid by the successful bidder). Evaluation of the offers shall be at the sole discretion of Axis Bank Ltd.

14. The offer shall remain valid till 31st October 2024 within which period, the entire process of receipt of assignment consideration, execution of assignment agreement, etc. will have to be completed. The timelines may be extended only at the discretion of Axis Bank Ltd.

15. In any event of delay whatsoever of any sort due to any action of the Bidder, any third Party (including but not limited to the suspended management / promoter / related parties of STMPL Enterprises Private Limited and or Devanshi Powers Limited), or any order of the courts/tribunal/forum etc., Axis Bank shall not be liable to refund the Bid amount / EMD / any upfront amount or payment of any interest / claim / damages whatsoever in nature.

16. Axis Bank Ltd. reserves the right to modify, alter the terms and conditions of sale and also reserves its right to reject any or all the bids, withdraw the assets from sale, defer or cancel the sale, in totality at any stage, without assigning any reason whatsoever, if in the view of Axis Bank Ltd., the process is not viable or it would prejudicially affect the interest of Axis Bank Ltd. owing to any reason. All decisions of Axis Bank Ltd. in regard to the sale process shall be final and conclusive. No claim for compensation on account of rejection of bids and/or rescinding/cancellation of sale process shall be entertained.

17. The assignment of debt is subject to approval of the competent authority of Axis Bank Ltd. Axis Bank Ltd. also reserves the right to reject any offer without assigning any reasons thereto.

The highest bidder, on being accepted/ confirmed as the successful bidder by the competent authority of Axis Bank Ltd., would have to pay the entire purchase consideration and also execute the assignment agreemen within the time period specified in the communication of acceptance/ confirmation given by Axis Bank Ltd.

The successful bidder ("Assignee") shall be solely and absolutely responsible for completion of all statutory. regulatory and other compliance and all costs and expenses towards stamp duty and registration charges towards transfer/assignment of assets shall be borne by the Assignee.

Authorized Signatory

Date: 21"September 2024

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Protium

Protium Finance Limited (Formerly known as Growth Source Financial Technologies Ltd.) Nirfon Knowledge Park (NKP) 8-2, Seventh Floor, Pahadi Village, Off. The Western Express Highway, Cama Industrial estate, Goregaon (E), Mumbai, Maharashtra- 480063

CORRIGENDUM reference to the POSSESSION NOTICE published on: 21-09-2024, Financial Express English & Gujarati, Ahmedabad Edition in thi newspaper with regard to Mazharkhan Irshadkhan Pathan , Losn Account No GS047EEL1638103. In 3rd para Inadvertently we have mentioned Rs. 4196105.59/- (Rupees forty) one lakh ninety six thousand one hundred five and fifty nine paisa only) It should read as Rs. 2803516.85/- (Rupees twenty eight lakh three thousand five hundred sixteen and eighty five paisa only) Other-things remain unchanged. For Protium Finance Limited (Authorized Officer

(1) IDBI BANK

IDBI Bank Ltd - Ring Road Branch Ground Floor, 21st Century Bldg, Opp Singapuri Wadi, Ring Road, Surat Pin:395002. Gujarat.

Appendix-IV[Rule-8(1)] - POSSESSION NOTICE - (For Immovable Property) Whereas, The undersigned being the authorised officer of IDBI Bank Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under Section 13(12) read with rule 3 of Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 14.06.2024 calling upon the Borrower Shri. Chopade Vijay Janardan, Shri. Shubham V Chopade & Smt. Mina Vijay Chopade to repay the amount mentioned in the notice being aggregating Rs. 18,09,623/- (Rupees Eighteen Lakhs Nine Thousand Six Hundred Twenty Three only) within 60 days from the date of the 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 subsection (4) of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this the 18th day of September of the year 2024.

The borrower 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 IDBI Bank Limited for an amount of Rs. 18,09,623 (Rupees Eighteen Lakhs Nine Thousand Six Hundred Twenty Three only) and interest thereon.

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

Description of the Immovable Property

All Pieces and Parcels of Immovable Property i.e. Plot No.; 71, admeasuring 40.15 square meters alongwith construction of basement and First Floor made thereon admeasuring 80.30 Square Meters and along with undivided proportionate share in road-rasta & c.o.p. land admeasuring 22.22 Square Meters in "Ruxmani Park Vibhag-1" which is constructed on the land bearing Final Plot No.; 151 of Original Plot No.; 151 of T. P. Scheme No.; 69 (Godadara-Dindoli) of Block No.; 173 in Revenue Survey No.: 108 of Moje : Dindoli, Taluka : Surat City, Dist-Surat, Gujarat. Bounded: On or towards East: Society's Internal Road, On OR towards West: Plot No.: 13, On or towards North: Plot No.: 72, On or towards South: Plot No.: 70.

Together with all buildings and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth.

Sd/ Authorised Officer, IDBI Bank Ltd. Date: 18.09.2024- Place: Surat

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 9(1) of the Security Interest (Enforcement) Rules, 2002
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), Guarantor (s) and Mortgagor (s) that the below described immovable assets mortgaged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of Aditya Birla Finance Limited, the mortgage properties will be sold through E-Auction on "As is where is", "As is what is", and "Whatever there is" basis on 11.10.2024 for recovery of Rs.1,61,11,041.03/- (Rupees One Crore Sixty One Lakhs Eleven Thousand Forty One and paise Three Only) by way of outstanding principal, arrears (including accrued late charges) and interest due as on 31.08.2023 (This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable) and further interest and other expenses thereon till the date of realization due to the Secured Creditor from Borrowers, Co-Borrowers, Guarantors and Mortgagors namely RAVI STITCHERS (a proprietorship concern represented by its Proprietor Mr. Ravikumar Joginderpal Chhabra), Mr. Ravikumar Joginderpal Chhabra, Mr. Joginderpal Karamchand Chhabra and Mr. Vinay Chhabra.

The EMD amount along with the reserve price of the immovable assets is given below:

Description of the immovable property	Earnest Money Deposit Amount (in Rs.)	Reserve Price (in Rs.)
Property 1: Unit No. 119 and 126 adm. 575 sq. ft. along with undivided share in the land of Turning Point Complex situated at Survey No. 98/1 and 93/1, City Survey No. 148 to 161 Paiki of Ward Majura Town Planning Scheme No. 9 (Majura), Final Plot No. 156/A, Paiki of Majuragate, Ghod Dod Road, Surat- 395007 owned by Mr. Joginderpal Karamchand Chhabra;	7,68,487.5/-	76,84,875/-
Property 2: Block/ Revenue Survey No. 407, Old Block/ Revenue Survey No. 671 Paiki 3 adm. 2299 sq. ft., Moje Village Kharach, Ta: Hansot, District: Bharuch owned by Mr. Joginderpal Karamchand Chhabra;	7,79,780.5/-	77,97,805/-

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 DATE: 21.09.2024 (Aditya Birla Finance Limited) **PLACE: Surat and Bharuch**

> POSSESSION NOTICE (for immovable property)

Whereas,

The undersigned being the Authorized Officer of SAMMAAN CAPITAL LIMITED (CIN:L65922DL2005PLC136029) (formerly known as INDIABULLS HOUSING FINANCE LIMITED) 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 issued Demand Notice dated 12.04.2024 calling upon the Borrower(s) ZULFIKAR BARAKTALI HALANI AND HALANI PANNABEN ZULFIKAR ALIAS PANNABEN ZULFIKAR HALANI to repay the amount mentioned in the Notice being Rs. 2,42,675.18 (Rupees Two Lakhs Forty Two Thousand Six Hundred Seventy Five and Paise Eighteen Only) against Loan Account No.HHLAHE00345807 as on 09.04.2024 and interest thereon within 60 days from the date of receipt of the said Notice,

The Borrower(s) having failed to repay the amount, Notice is hereby given to the Borrower(s) 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 under Sub-Section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 18.09.2024.

The Borrower(s) 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 SAMMAAN CAPITAL LIMITED (formerly known as INDIABULLS HOUSING FINANCE LIMITED) for an amount of Rs. 2,42,675,18 (Rupees Two Lakhs Forty Two Thousand Six Hundred Seventy Five and Paise Eighteen Only) as on 09.04.2024 and interest thereon.

The Borrowers' 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. DESCRIPTION OF THE IMMOVABLE PROPERTY

FLAT NO. B 8-1 (AS PER NAGAR NIYOJAK APPROVED PLAN IT IS SHOWN AS FLAT NO. A-1), ON GROUND FLOOR, HAVING CARPAREA, ADMEASURING ABOUT 27.33 SQ. MTRS., (EQUIVALENT TO 32.69 SQ. YDS.) AND BALCONY AREA ADMEASURING ABOUT 1.81 SQ. MTRS. (EQUIVALENT TO 2.16 SQ. YDS.) ALONG WITH UNDIVIDED SHARE IN COMMON AREA ADMEASURING ABOUT 27.72 SQ. MTRS., AND ALL TOTALLING TO 56.86 SQ. MTRS., OF SALEABLE AREA OF BUILDING KNOWN AS "AAVAAS", CONSTRUCTED UPON LAND BEARING SURVEY NO. 449/1/P, 449/4/2, 449/2, 454/2/2/1/P, 454/1, SITUATED IN VILLAGE MORAIYA, SARKHEJ-BAVLA HIGHWAY, TALUKA SANAND, AHMEDABAD 380010, GUJARAT.

Date: 18.09.2024 **Authorized Officer** SAMMAAN CAPITAL LIMITED Place: AHMEDABAD (FORMERLY KNOWN AS INDIABULLS HOUSING FINANCE LIMITED)

