

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 Kanur Vyasa Bank, Behind Rajkamal Petrol Pump Rajkamal Cross Roads, NH-41, Mehiana - 384001. **Authorized Officer's Details:** Name: Bhuvan Singh, Email ID: bhuvan.singh@bajajfinserv.in, Mob No. 8669189048 & 9819606402

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 (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 on "AS IS WHERE IS", "AS IS WHAT IS", "WHATSOEVER THERE IS" AND "WITHOUT RECOURSE BASIS" under the rule 8 & 9 of the Security Interest (Enforcement) Rules 2002 also subjecting to the outcome in SA/138/2024 pending before Debts Recovery Tribunal-1 at Ahmedabad (hereinafter referred to as the rules) and on the terms and conditions specified here-under:

Loan account details/ Borrowers & Guarantors Name & Address	1. Date & Time Of E-auction 2. Last Date Of Submission Of EMD 3. Date & Time Of The Property Inspection 4. Property Description	• Reserve Price • EMD OF THE PROPERTY • BID INCREMENT
LAN:- HW2RLP0452267 1. Vinodbhai Prabhuhai Kanazariya (Borrower) At 000, Axmagar, Opp Dr Dilipbhai Hospital, Viramgamkadi, Gujarat-382715 Also At Shop No. 1 GF Complex On Survey No 51/9 Paik.opp Dinesh Farsan House, Gopolha, Viramgam, Ahmedabad 2. Dakshaben Vinodbhai Kanazariya (Co-borrower) At 000, Axmagar, 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 charges accrued w.e.f.02/09/2024	1) E-auction Date:- 23/10/2024 Between 11:00 AM to 12:00 Pm With Unlimited Extension Of 5 Minutes 2.) Last Date Of Submission of EMD with KYC is:- 22/10/2024 UP TO 5:00PM. (IST) 3.) Date of Inspection:- 23/09/2024 To 19/10/2024 Between 11:00 AM To 4:00 PM (IST). 4.) Description of the immovable property: All that right, title and interest of Commercial Property bearing Shop No. - 1, Ground Floor admeasuring about 43/47/87 Sq. Mtrs. Paiki 13/92/297 Sq. Mtrs. City Tika No. 10 City Survey No. 51/9 Paik in the scheme known as GolPitha, Situated at Mouze -Viramgam, Taluka- Viramgam, Dist- Ahmedabad in registration sub-district. Viramgam and district of Ahmedabad-382150. Butted & bounded on East-Open Place, West- Property of Hardikbhai, North-Open Place, South-Shop Of Shubhashanai Kevaldas.	Reserve Price for Immovable property Rs. 15,10,000/- (Rupees Fifteen Lakhs Ten Thousand Only) EMD: Rs. 1,51,000/- (Rupees One Lakh Fifty Ten Thousand Only) 10% of Reserve Price. BID INCREMENT - Rs. 25,000/- (Rupees Twenty Five Thousand Only) & In Such Multiples.

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 contact with Authorized officer.

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

HDB FINANCIAL SERVICES LIMITED

REGISTERED OFFICE: RADHIKA, 2ND FLOOR, LAN 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., Alishan 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 (secured assets) you have not maintained your financial discipline and defaulted in repayment of the same. Consequently your default/loans were classified as non-performing assets as you to avail the said loan(s) and 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 with rule 3(1) of the security interest (enforcement) rules, 2002 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 (1) Borrower And Co-Borrowers: 1. Shree Ganesh Enterprise 2. Varshaben Dipakbhai Vegada 3. Dipakbhai A Vegada 4. Binaben Bhandari 5. Shashikanthbhai Bhandari 6. Jaymin Shashikanthbhai 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-Milin Tyre, Nr Jayes Medical Store Udhna Near Rasta, Udhna Surat-384210 Gujarat. (C) 79 Lakhbhaigano Was, Nadi Kanthe Savarkunda, Amreli Opp Vegetable Market, Savar Kunda-364522. (D) Lakhbhaigat Ni Jagya, Savarkunda, Amreli Savar Kunda-364522. (E) Bldg No 4 Room No 10 Divyakunj Soc, Rander Road, Havug College Surat-395005. (2) **Loan Account Number:** 13385150, 4837100. (3) **Loan Amount in INR:** Rs. 4,32,000/- (Rupees Four Lakhs Ninety Two Thousand Only) by loan account number 13385150 and in the tune of Rs. 27,43,375/- (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 Panchayath 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 Shashikanth Parbhuhai Bhandari. (5) **Demand Notice Date:** 10/09/2024. (6) **Amount Due in INR:** Rs. 29,34,707.39/- (Rupees Twenty Nine Lakh 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 authorised 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 Mortgages are restrained from transferring the above-referred securities by way of sale, lease, leave & license or otherwise without the consent of HDBFS.

3. For any query or full and final settlement, please contact: **Mr. Jeeghesh Dave; contact No. 7043042298 (Area Collection Manager), Mr. Chirag Chagnani; Contact No. 9909910901 (Zonal Collection Manager), Mr. Sunil Vishwakarma, Mobile No. 8600375505 (Area Legal Manager) at HDB Financial Services Ltd.**

Sd/- For HDBFS AUTHORIZED SIGNATORY

PLACE: SURAT DATE: 21/09/2024

Protium

Protium Finance Limited (Formerly known as Growth Source Financial Technologies Ltd.) Nirion Knowledge Park (NKP) B-2, Seventh Floor, Patadi Village, Off. The Western Express Highway, Cama Industrial estate, Goregaon (E), Mumbai, Maharashtra - 400033

CORRIGENDUM

In reference to the POSSESSION NOTICE published on 21/09/2024, Financial Express (English & Gujarati, Ahmedabad Edition) in its newspaper with regard to Mazhar Khan Irshadkhan Pathan, Loan Account No: GS047EEEL1638103. In 3rd para inadvertently we have mentioned: Rs. 4196105.59/- (Rupees forty one lakh ninety six thousand one hundred five and fifty nine paise only) It should read as: Rs. 2803516.85/- (Rupees twenty eight lakh three thousand five hundred sixteen and eighty five paise only). Other things remain unchanged.

For Protium Finance Limited (Authorized Officer)

IDBI BANK

Ground Floor, 21st Century Bldg, Opp Singapur 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 sub-section (4) of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 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.

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

SIDBI

Asset Recovery Vertical (Ahmedabad Unit), Navjivan Armit 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 (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 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 Assets	Reserve Price (In Rupees)	Earnest Money Deposit (EMD) (In Rupees)
(i). All that Lease Hold Plot No. MSME-431 having plot area admeasuring about 625 Sq. Mtrs. situated in Sanand-II Industrial Estate of Gujarat Industrial Development Corporation, standing / constructed on the land bearing Revenue Block/Survey No. 685 (allotted in lieu of Old Revenue Block/Survey No. 556) of Moje Hirapur, Taluka: Sanand, within the registration Sub-District: Sanand and District: Ahmedabad together, butted and bounded by - North: By 18.00 Mtrs, Wide Road, East: B 27.00 Mtrs., Wide Road, West: By Plot No. MSME-432, South: By Plot No. MSME-500, together with all building and structures thereon and plant & machinery attached to earth or permanently fastened to anything attached to earth	Rs. 47,25,000/-	Rs. 4,72,500/-

Description of Article	Quantity	Description of Article	Quantity
Iron Almihari (MS Rack/Lockers/open type)	6	Iron Rods and Scrap Items	
Iron Bucket	1	Small Gas Cylinder*	1
Hydraulic Taste pump	1	Bicycle full size old*	2
Water Motor	2		

*Subject to no claim comes prior to EMD deposit date.

For detailed terms and conditions of the sale, please refer to the link provided in (SIDBI) Small Industries Development Bank of India Secured Creditor's website i.e. www.sidbi.in

Sd/ Authorised Officer, Small Industries Development Bank of India

Date: 20.09.2024, Place: Ahmedabad

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, Nirion Complex, Off Western Expressway, Goregaon 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 Fourty 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 inclusive 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 RAVIKUMAR STITCHERS (a proprietorship concern represented by its Proprietor Mr. Ravikumar Joglenderpal Chhabra), Mr. Ravikumar Joglenderpal Chhabra, Mr. Joglenderpal 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. Joglenderpal 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, Tal: Hansot, District: Bharuch owned by Mr. Joglenderpal 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.auctiontigger.net>

DATE: 21.09.2024 PLACE: Surat and Bharuch Sd/ Authorised Officer (Aditya Birla Finance Limited)

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 / 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 Vkaip Consultancy Pvt. Ltd. Having its registered office at: F-9, First Floor, Jaldarshan Co-op HSL Ltd., Nr. HK College, Opp. Natraj Theater, Ellisbridge, Ahmedabad-380006 Also at: B-21, Vishal Tower, Anandnagar, Cross Road Satellite, Ahmedabad City	Commercial Property bearing Unit/Shop No. 101/A on 1 st Floor, in the scheme known as "Relief Arcade", situated City Survey No. 2122 paiki, Moje: Shahpur Ward No. 2, District: Ahmedabad - 380001	Rs. 39,000,000/- EMD Amount 10% of the Reserve Price Rs.3,90,000/- Incremental Amount Rs. 25,000/-
2. Mr. Kalpesh Hasmukhbhai Chauhan R/O B-21, Vishal Tower, Anandnagar, Cross Road Satellite, Ahmedabad City, Ahmedabad, Gujarat-380015	On or before 10.10.2024 upto 5.00 PM and EMD through RTGS/NEFT	11.10.2024 Time: 10.00 AM to 1.00 PM
3. Mrs. Vidya Kalpesh Hasmukhbhai Chauhan R/O B-21, Vishal Tower, Anandnagar, Cross Road Satellite, Ahmedabad City, 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, Pan Card, Proof of EMD etc.	Date and Time of E-Auction with auto extension of 5 minutes each
Rs. 2,05,38,146.42/- (Rs. Two Crore Five Lacs Thirty Eight Thousand One Hundred Forty Six Rupees and Forty Two Paise Only) due as on 22.08.2024 along with interest and other charges.	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	On or before 10.10.2024 upto 5.00 PM and EMD through RTGS/NEFT	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.0003031001656, 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@auctiontigger.net/maulik.shrimali@auctiontigger.net at their web portal <https://sarfaesi.auctiontigger.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 an 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.auctiontigger.net>.

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

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 -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 mentioned respectively.

Name of the Borrower (B) / Guarantors (G) / with Address	Address of the Security charged covered under Auction	Reserve Price (RP)
1. Mr. Abhijeet Prabhakar Dandekar (Borrower) Residing at: B 71, Vishal Tower, Opp- Shreeji Enclave, Near Anandnagar Cross Road, Satellite, Ahmedabad, Gujarat-380015 Also at: Shree Sharda, Jambu Bet, Dandia Bazar, Vadodra, Gujarat- 390001	All that piece and parcel at Office No. B 601, 6th floor, Block No. B, admeasuring about 560 sq. ft. i.e. 52 sq. mts. carpet area in the scheme known as "Dev Aaram" situate at Revenue Survey No. 1274, TPS No. 3, FP No. 198, Moje: 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. 41,00,000/- EMD Amount 10% of the Reserve Price Rs. 4,10,000/- Incremental Amount Rs. 25,000/-

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, Pan Card, Proof of EMD etc.	Date and Time of E-Auction with auto extension of 5 minutes each
Rs. 64,95,100.55/- (Rupees Sixty Four Lakhs Ninety Five Thousand Hundred Ninety Five and Fifty Five Paise Only) as on 22.08.2024.	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	On or before 10.10.2024 upto 5.00 PM and EMD through RTGS/NEFT	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.0003031001656, 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): 9173528727, 07961200576 /544/594/596/531/583/569, 6351896643 and E-mail on support@auctiontigger.net/maulik.shrimali@auctiontigger.net at their web portal <https://sarfaesi.auctiontigger.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 an 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.auctiontigger.net>.

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

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 BARAKHTI 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 NIYOKAK APPROVED PLAN IT IS SHOWN AS FLAT NO. A-1), ON GROUND FLOOR, HAVING CARPARE, 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 TOTTALING 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 Place: AHMEDABAD Sd/ Authorised Officer SAMMAAN CAPITAL LIMITED (FORMERLY KNOWN AS INDIABULLS HOUSING FINANCE LIMITED)