

AETHUM AUTHUM INVESTMENT & INFRASTRUCTURE LIMITED
Regd. Off.: T.707, Raheja Centre, Free Press Journal Road, Nariman Point, Mumbai-21. Ph: (022) 6747 2117 Fax: (022) 6747 2118 E-mail: info@aethum.com

POSSESSION NOTICE (As per Rule 8(1) of Security Interest (Enforcement) Rules, 2002)

Whereas the undersigned being the Authorised Officer of the Authum Investment & Infrastructure Limited ("AILI") (Resulting Company pursuant the demerger of lending business from Reliance Commercial Finance Limited ("RCFL") to AILI vide NCLT order dated 10.05.2024), under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of Powers conferred under Section 13(2) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a Demand Notices date 28.07.2022 calling upon the borrower SANTOSHKUMAR BHIKHABHAI SHARMA and Co – borrowers SUNITA S SHARMA, BHIKHABHAI HARMANBHAI VALAND, ANKITBHAI VALAND to repay the amount mentioned in the notices being Rs.50,44,042/- (Rupees Fifty Lac Forty Four Thousand and Forty Two Only) due as on 27.07.2022 under Loan Account No. RLLPBAR000303427 & RLLPBAR000304888 within 60 days from the date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken Physical possession of the property described herein below in exercise of powers conferred on him/ here under Section 13(4) of the said Act read with Rule 8 of the Security Interest Enforcement Rules, 2002 on this –**26th day of April, 2025.**


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 Reliance Commercial Finance Limited for an amount of Rs.73,50,869/- (Rupees Seventy-three lakh fifty thousand eight hundred sixty-nine only) as on dated 25th April, 2025 and interest thereon.

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

DESCRIPTION OF THE IMMOVABLE PROPERTY

All That And Parcel Of Residential Property i.e. Plot No A-30 Narmada Park-2, Nr Sahyog Society Panchvati Vadodra, Gujarat-390016. Area Of Details Land Area 1500.00 Sq.ft As Per Sale Deed, Built Up Area Existing Ground Floor-76.5 Sq. Mt. (i.e. 823.44 Sq.ft) Proposed F1 + Stair Cabin -94.83 Sq. Mt. (i.e. 1020.00 Sq.ft), Total-171.33 Sq. Mt. (i.e. 1844.19 Sq.ft.)

Date : 26.04.2025 Authorized Officer
Place : BARODA Authum Investment and Infrastructure Limited



FEDBANK FINANCIAL SERVICES LTD.
Registered Office: Unit No. 1101, 11th Floor, Cignus, Plot No. 71 A, Powai, Pascoli, Mumbai - 400087

POSSESSION NOTICE

Whereas The undersigned being the Authorized Officer of Fedbank Financial Services Ltd. 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 the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 16/01/2023 calling upon the Borrower, Mortgage, Co-Borrower(s) and Guarantor (1) NIKESHKUMAR SURESHBHAI DERAIA (Borrower & Mortgage); (2) YOGESH SURESHBHAI DERAIA (Co – Borrower); (3) RUCHI JOSHI (Co – Borrower); (4) PINKI NIKESH DERAIA (Co – Borrower), to repay the amount mentioned in the said notice being Rs. 64,49,357.56/- (Rupees Sixty Four Lakhs Forty Nine Thousand Three Hundred Fifty Seven And Fifty Six Paise Only) as on 13/01/2025 i.e. Rs. 35,08,014.63/- (Rupees Thirty Five Lakhs Eight Thousand Fourteen & Sixty Three Paise Only) in Loan Account No. FEDRJKLAP0528001 and Rs. 29,34,342.93/- (Rupees Twenty Nine Lakhs Forty One Thousand Three Hundred Forty Two & Ninety Three Paise Only) in Loan Account No. FEDRJKLAP0528003 together with further interest thereon at the contractual rate plus all costs charges and incidental expenses etc. within 60 days from the date of receipt of the said demand notice.

The Borrower, Mortgage, Co-Borrower(s) and Guarantor mentioned hereinabove having failed to repay the above said amount within the specific period, notice is hereby given to the Borrower, Mortgage, Co-Borrower(s), Guarantor and the public in general that the undersigned Authorized officer has taken Possession of the property described herein below in exercise of powers conferred on him under Section 13(4) of the SARFAESI Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002 on this **April 26, of the year 2025.**

The Borrower, Mortgage, Co-Borrower(s) and Guarantor mentioned hereinabove in particular and the public in general is/are hereby cautioned not to deal with the following property and any dealings with the following property will be subject to the charge of Fedbank Financial Services Ltd. for an amount Rs. 64,49,357.56/- (Rupees Sixty Four Lakhs Fifty Nine Thousand Three Hundred Fifty Seven & Fifty Six Paise Only) as on 13/01/2025 i.e. Rs. 35,08,014.63/- (Rupees Thirty Five Lakhs Eight Thousand Fourteen & Sixty Three Paise Only) in Loan Account No. FEDRJKLAP0528001 and Rs. 29,34,342.93/- (Rupees Twenty Nine Lakhs Forty One Thousand Three Hundred Forty Two & Ninety Three Paise Only) in Loan Account No. FEDRJKLAP0528003 together with further interest thereon at the contractual rate plus all the costs charges and incidental expenses etc.

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

SCHEDULE I - DESCRIPTION OF THE MORTGAGED PROPERTY

All piece and parcel of immovable property being Commercial Shop No. 7, 1st Floor, Carpet Area measuring 17-14 Sq. Mtrs., Built – up area measuring 18-46 Sq. Mtrs., Bearing Revenue Survey No. 559/1 Paiki 1 Paik 2, T.P.S. No. 19 (Rajkot); F.P. No. 3; City Survey No. 2/3/1, City Survey Ward No. 18, Building known as "Gulmohar Business Park", building constructed on land area measuring 1141-00 Sq. Mtrs., at Village: Rajkot, Ta. Dist: Rajkot of Gujarat State. (With ownership rights) that the said property is bounded as under North : Common Passage; South : Shop No. 8, East : Passage : West : Lift & Common Toilet

All the piece and parcel of immovable property being Commercial Shop No. 101, 1st Floor, Carpet Area measuring 19-12 Sq. Mtrs., Built – up area measuring 22-25 Sq. Mtrs., bearing Revenue Survey No. 653 Paiki 1 Paik 1, T.P.S. No. 23 (Drafr). F.P. No. 28/2 Paiki, City Survey Ward No. 18, City Survey No. 25/21/1/1, Building known as "Gulmohar Commercial" Building" constructed on land area measuring 516 – 06 Sq. Mtrs., of Sub – Plot No. 1 to 30/1, at Village: Rajkot, Ta. Dist: Rajkot of Gujarat State (with ownership rights) that the said property is bounded as under North : Passage Open Space; South : Passage Open Space, East : Passage; West : Shop No. 102

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 29.04.2023 calling upon the Borrower(s) **JOSHI RANGLAL OMKARLALJI ALIAS RANGLAL JOSHI AND JOSHI NIRMALABEN RANGLAL** to repay the amount mentioned in the Notice being **Rs. 17,64,484.81 (Rupees Seventeen Lakhs Sixty Four Thousand Four Hundred Eighty Four and Paise Eighty One Only)** against Loan Account No. **HLHAE00246416** as on **13.04.2023** 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 **25.04.2025.**

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. 17,64,484.81 (Rupees Seventeen Lakhs Sixty Four Thousand Four Hundred Eighty Four and Paise Eighty One Only)** as on **13.04.2023** 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

PROPERTY BEING FLAT NO. A/302, ON THIRD FLOOR, IN "A" BLOCK, HAVING BUILT UP AREA, CONSTRUCTED THEREON ADMEASURING 86 SQ. MTS., (TO BE VERIFIED FROM VALUATION REPORT) AND COMMON AMENITIES ADMEASURING 19.48 SQ. MTS. (WHICH IS INCLUSIVE OF ROAD DEVELOPMENT, BOUNDARY, GATE, MARGIN, PARKING, STAIRS AND PASSAGE, OVER HEAD WATER TANK, LIFT+LIFT MACHINE ROOM+ TRANSFORMER ROOM OF TORRENT POWER LIMITED, UNDERGROUND WATER TANK, DRAINAGE ETC.) TALLING TO 85.48 SQ. MTS., OF CONSTRUCTED PROPERTY ALONG WITH PROPORTIONATE UNDIVIDED SHARE OF LAND ADMEASURING 24.39 SQ. MTS., ON NON AGRICULTURAL LAND BEARING 1.) REVENUE SURVEY NO. 953/1 (OLD SURVEY NO. 953/1, 953/2, 953/3, 975/1, 975/2), OF TOTAL LAND ADMEASURING HECTARE AARE SQ. MTS., 1-49-73 PAIKI ALLOTTED PLOT NO. "C", ADMEASURING 677 SQ. MTS. 2). NO. 975/3/1 TOTAL ADMEASURING HECTARE AARE SQ. MTS. 0-13-15 PAIKI 41 NO. SQ. MTS., OF LAND AND ALLOTTED PLOT NO. "B", LAND ADMEASURING 1274 SQ. MTS., TALLING TO 1951 SQ. MTS., FOR RESIDENTIAL AND COMMERCIAL PURPOSE, SITUATED ON NON AGRICULTURAL LAND KNOWN AS "PRATHMESH RESIDENCY", OF MOUJE GAM NARODA SIM, TALUKAASARAVA, IN THE REGISTRATION SUB DISTRICT AHMEDABAD-6 (NARODA) AND DISTRICT AHMEDABAD WHICH IS BOUNDED AS UNDER.

EAST : ADJOINING COMMON PASSAGE AND FLAT NO. A/303.

WEST : ADJOINING BLOCK "B"

NORTH : ADJOINING PARSHWA BUNGALOW

SOUTH : ADJOINING FLAT NO. A/301

Sd/- (Authorized Officer)
Fedbank Financial Services Ltd

Date : 25.04.2025
Place : AHMEDABAD

SAMMAAN CAPITAL LIMITED
(FORMERLY KNOWN AS INDIABULLS HOUSING FINANCE LIMITED)



INDIAN OVERSEAS BANK
Asset Recovery Management Branch (2581)-Ahmedabad
Ground Floor, Sharad Shopping Centre Chirubhai Tower, Ashram Road, Ahmedabad-380009, Mob. 89259-52581 E-Mail : lob2581@iob.in

SALE NOTICE FOR SALE OF MOVABLE PROPERTIES
(Under Proviso to Rule & 6(2) of Security Interest (Enforcement) Rules) E-auction sale notice for Sale of Movable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(2) 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 properties mortgaged / charged to the Secured creditor / movable properties hypothecated / charged to the Secured creditor, the **Physical Possession** of which has been taken by the Authorized Officer of Indian Overseas Bank, Secured Creditor, will be sold on "As is where is" "As is what is" and "Whatever there is" condition on 22.05.2025 for recovery of Rs. 2,89,49,853.02 (Rupees Two Crores eighty-nine lakhs forty-nine thousand eight hundred fifty-three and paise two only) as on 28.04.2025 due to the Secured Creditor from the borrower M/s Oracle Metal Recycle (Proprietor: Mrs. Pooja Gautambhai Shah), Guarantors Mr. Sapan Gautambhai Shah & M/s Oracle Industries (Proprietor: Mr. Sapan Gautambhai Shah), (Guarantor / Mortgagee), Mrs. Rita Gautambhai Shah, (Guarantor) & for recovery of Rs. 2,93,41,737.56 (Rupees Two Crores ninety-three lakhs forty one thousand seven hundred thirty seven and paise fifty six only) as on 28.04.2025 due to the Secured Creditor from the borrower M/s Oracle Industries (Proprietor: Mr. Sapan Gautambhai Shah) [Borrower / Mortgagee], Guarantors Mrs. Pooja Gautambhai Shah [Guarantor], Mrs. Rita Gautambhai Shah, (Guarantor).

DESCRIPTION OF THE IMMOVABLE PROPERTY

Sl. No.	Property details	Reserve Price	EMD
1	Plant & Machineries and other movable assets kept at Godown 133 Shivam Industrial Park, Pilgana Road, Village Yasna, Charnanvadi, Taluka Sanand, Distt. Ahmedabad 382211. This security is common movable security for borrower's M/s Oracle Industries (Prop.: Mr. Sapan Gautambhai Shah) and M/s Oracle Metal Recycle (Prop.: Ms. Pooja Gautambhai Shah)	Rs. 1,79,000/- Plus applicable GST	Rs. 17,900/-

Date & Time of E-Auction: 22.05.2025 between 11:00 A.M. to 01:00 P.M. • Property Inspection date & Time: On 14.05.2025 between 11:00 AM to 01:00 PM • Type of Possession : Physical

Known Encumbrance, if any:-Nil as per Bank's Knowledge

***Bank's dues have priority over the Statutory dues**

For detailed terms and conditions of the sale, please refer to the link provided in secured Creditor's website i.e. www.iob.in and E-auction service provider's web portal: <https://baanet.net>

For any property related queries, prospective bidders may contact Mr. Harloof Meena, Chief Manager on Mob. 8925952581 & M/s. Aarti Ajwani, Manager on Mob. 7567762626

Date : 28.04.2025 Authorized Officer
Place : Ahmedabad Indian Overseas Bank

The Successful highest bidder should pay 1% of the sale price as TDS under Section 194(A) of Income Tax Act. For Movable GST will be as applicable.

This may also be treated as a Notice under Rule 6(2) of Security Interest (Enforcement) Rules 2002 to the borrower/s and guarantors of the said loan about holding of e-auction on the above mentioned date.



TATA CAPITAL HOUSING FINANCE LTD
Regd. Office: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Panel, Mumbai-400013. CIN No. U67190MH2008PLC187552

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)
(As per Appendix 8(1) of the Security Interest Enforcement Rules, 2002)

Whereas, the undersigned being the Authorized Officer of the **TATA Capital Housing Finance Limited**, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice calling upon the borrowers to repay the amount mentioned in the notice within 60 days from the date of the said notice

The borrower, having failed to repay the amount, notice is hereby given to the borrower, in particular and public, in general, that the undersigned has taken physical possession of the property described herein view of order passed by the below mentioned court, in below mentioned Case No. through the Court Commissioner and the said Court Commissioner handed over the **physical possession** to the undersigned Authorised Officer. The borrowers, in particular, and the public in general, are hereby cautioned not to deal with property and any dealings with the property will be subject to the charge of the **TATA Capital Housing Finance Limited**, for an amount referred to below along with interest thereon and penal interest, charges, costs etc. from the date of demand notice. The borrower's attention is invited to provisions of sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets

Loan A/c No.	Name of Obligor(s)/ Legal Heir(s)/ Legal Representative(s)	Amount as per Demand Notice	Demand notice dt.	order Date
TCHIN06930001	Rahul Rajeshbhai	29645 &	06-03-2024	10-02-2025
00180572 & TCHML0693000	Patadiya (Borrower) & Rajeshbhai Manajibhai	418662 & 291016	26-04-2025	CRMA/J988/2024 C/JM MORBI
100179923 & TCHHF0693000	Patadiya & Mrs. Kundanben Rajeshbhai			
100187824	Patadiya (Co-Borrower)			

Description of Secured Assets/Immovable Properties : All the rights, piece & parcel of immovable property bearing Plot No. 112 paiki Open Land admeasuring 42.996 Sq. Mtr. of Area Known as Ranchod Nagar-2 of Revenue Survey No. 145/1 paiki and 145/2 paiki of Village Anrelli of Taluka and Sub Dist. Gujarat. Bounded as Follows: East: Road, West: Adjoining Survey No.80, North: Plot No. 113, South: Land of this Plot/Other Property.

TCHML025900	Mayur Nathalal Fofaria (Borrower) and Chandani	5994062	05-11-2024	12-03-2025
0100166688 & TCHML025900	Mayurkumar Fofaria & Harshit Mayurbhai Fofaria (Co-Borrower)	773174	26-04-2025	CRMA/J660/2025 C/JM Rajkot

Description of Secured Assets/Immovable Properties : All the rights piece and parcel of the immovable property bearing Flat no. B-1303 with carpet area 82.94 Sq. mtr. and Wash area 3.48 Sq. mtr. along with proportionate share in the land underneath and common facilities, located on 13th Floor, building 'B' in the Premises/ Scheme known as Trinity Towers constructed on Plot no. 1, non-agricultural land meant for residential purpose admeasuring 4529.57 Sq. Mtr. for Building construction and 503.43 Sq. Mtr. for common plot making a total of 5033.00 Sq. mtr. on Final Plot no. 245/2 of applicable original Plot no. 23 of T.P.Scheme no. 6 bearing Revenue Survey no. 155 falling under the boundary limits of Mouje Village: Rayya, Rajkot Municipal Corporation, Sub District: Rajkot, District: Rajkot, Gujarat. Bounded as follows: East: Open Space and then others' Property, West: Stairs, passage, and afterwards Flat no. 1302, North: Open Space and afterwards Building 'C', South: Flat no. 1304.

Date : 29.04.2025 Sd/-Authorized Officer
Place : Gandhidham For Tata Capital Housing Finance Limited

APPENDIX IV (rule-8(1))
POSSESSION NOTICE (for Immovable property)

EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED
CIN: U67100MH2007PLC174759
Retail Central & Regd. Office: Edelweiss House, Off CST Road, Kalina, Mumbai 400098

Whereas The authorized officer of Edelweiss Assets Reconstruction Private Limited (EARC) (Acting in its Capacity as Trustee of EARC SC 485 Trust) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13 (12) read with rule 3 of the security interest (Enforcement) Rules 2002 issued Demand Notice dated 03.10.2023 calling upon the M/s. Jaysreth Brass Industries (Borrower), Mr. Sanjay Gulabhai Davda (Co-Borrower), Mrs. Bhanuben Gulabhai Davda (Co-Borrower), Mrs. Devikaben Davda (Co-Borrower), Mr. Gulabhai Jerambhai Davda (Co-Borrower/ Mortgagee), Mr. Maheshbhai Jerambhai Davda (Co-Borrower/Mortgagee), Mr. Vasanthbhai Jerambhai Davda (Co-Borrower/Mortgagee), Mrs. Vanitaben Davda (Co-Borrower), Mr. Bharat Jerambhai Davda (Co-Borrower/Mortgagee), Mrs. Pushpaben Maheshbhai Davda (Co-Borrower), Mr. Manish Vasanthbhai Davda (Co-Borrower), Mr. Vimal C Davda (Co-Borrower), Mr. Ramesh Davda (Co-Borrower), Mr. Sagar Bharathbhai Davda (Co-Borrower), Mr. Atul Vasanthbhai Davda (Co-Borrower), Mr. Bhavesh Davda (Co-Borrower) to repay the amount mentioned in the said notice being Rs. 36,57,138.65/- (Rupees Thirty Six Lakh Fifty Seven Thousand One Hundred Thirty Eight and Sixty Five Only) due as on 22/09/2023 together with further interest plus costs, charges and expenses etc. 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 being the Authorised Officer of Edelweiss Asset Reconstruction Company Limited 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 **28th day of April of the year 2025.**

The borrower in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of EARC for an amount of Rs. 36,57,138.65/- (Rupees Thirty Six Lakh Fifty Seven Thousand One Hundred Thirty Eight and Sixty Five Only) due as on 22/09/2023 together with further interest plus costs, charges and expenses etc. 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 That Piece And Parcel of Property Being A Residential House Having A Land Area 276-06 Sq. Mtrs. I.E. 2970-40 Sq. Feet, Situated At Outside of Khambhaliya Naka, 45 - Digvijay Plot, Jamnagar Revenue Survey No. 163/HA (Part-B), City Survey Ward No. 15, Sheet No. 449, City Survey No. 593/2 In Sub-Dist & Dist. Jamnagar. Boundary Follows As: North : Adj. City Survey No. 593/1 (Part-A), South : Road, East : Road, West : Road."**

Sd/- (Authorized Officer)
Edelweiss Assets Reconstruction Private Limited
Date : 28.04.2025 (Acting in its Capacity as Trustee of EARC SC 485 Trust)

Edelweiss
Asset Reconstruction

PUBLIC NOTICE

Under the instructions provided by my client I by way of this public notice inviting all kinds of objections whatsoever within period of 7 days from the publication of this notice in writing supported by evidence with in respect to the immovable property bearing Flat No. H-1 admeasuring about 55.96 sq.mtrs. (as per Muni. Tax Bill) along with undivided share of land in the scheme Sunrisepark Shahibaug Co-Operative Housing Society Limited known as "Sunrise Park" constructed on Non-Agricultural land bearing T.P.S. No. 8 allotted Final Plot No. 47 paiki Sub Plot No. 1 & 3 situated, lying & being at Mouje: Daryapur-Kazipur, Taluka: Asarva, in the Registration District Ahmedabad and Sub District Ahmedabad-06 (Naroda) belonging to Legal Heirs of Late Sheelaben Vinodkumar Obor i.e. (1) Vinodkumar Shantilal Obor, (2) Kinnar Vinodbhai Obor, (3) Sohlikumar Vinodkumar Obor & (4) Obor Nishil Vinodkumar, Share Certificate No. 170, Share No. 846 to 850 dated 03.07.1994 is misplaced and not traceable, and therefore society has issued Duplicate Share Certificate No. 111, Share No. 551 to 555 on dated 05.04.2011. Therefore, if any persons, party or institution, having interest, right, lien charges etc. of whatsoever nature in the said property then produced Written and Certified proof. Any Failure therefore has objection on giving the title opinion on the above property shall be issued and any objection whatsoever shall not be entertained after 7 days.

Place: Ahmedabad. (Priyavart Singh Charan) Advocate

Communication Address: Office No: 812, Sukhasagar Complex, Nr Hotel Fortune Landmark, Usmangura, Ashram Road Ahmedabad-380013 (M) 7600077858

ONKARA ASSETS RECONSTRUCTION PRIVATE LIMITED
Corporate Office: Kohnoor Square, 47th Floor, N.C. Kellar Marg, R.G. Gadhkar Chowk, Dadar West, Mumbai 400028

(Appendix - IV A) (See proviso to rule 8 (6) & 9(1))

Sale notice for sale of immovable properties

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) & 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower/Co-borrower/Guarantor/Mortgagee/M/s Aastha Commerce (Borrower), Mr. Chiragbhai Jashubhai Khimani Mr. Nileshkumar Gundharbhai Pansariya Mrs. Hirabai Chiragbhai Khimani Mrs. Meenaxiben Nileshbhai Pansariya Mr. Subhashbhai Dharmeshbhai Nakrani (Partner/ Mortgagee/ Guarantors) that the below described immovable properties mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of OGBS Bank India Limited, being the Secured Creditor, Therasaur, Onkara Assets Reconstruction Private Limited (acting in its capacity as Trustee of Onkara PS 07/2023-24 Trust) has acquired entire outstanding debts lying against above said Borrower/Co-borrower/Guarantors vide Assignment Agreement dated 30.11.2023 along with underlying security of OGBS Bank India Limited, the described immovable properties will be sold on "As is where is", "As is what is", and "Whatever there is" and "Without recourse" basis on 21.05.2025 at 11:00 am to 12:00 pm (last date and time for submission of bids is 20.05.2025 by 5:00 p.m.) for recovery of Rs. 13,25,91,727.28 (Rupees Thirteen Crores Twenty-Five Lakhs Ninety-One Thousand Seven Hundred Twenty-Seven and Paise Twenty-Six Only) as on 31.08.2023 Plus Interest and Expenses due to the Onkara Assets Reconstruction Private Limited, Secured Creditor from above mentioned Borrower/Co-borrower/Guarantors.

The Borrower/Co-borrower/Guarantors attention is invited to the provision of Section 13(b) of SARFAESI Act, 2002 in respect of time available to redeem the secured asset.

The description of the immovable Properties, Reserve price and the Earnest Money Deposit and known encumbrances (if any) are as under:

Description of the Property	Reserve Price	EMD
All part and parcels of Residential Plot (Non-Agricultural Nakrani land approved, residential plot) bearing Revenue Survey No/Block No: 420/1, Nugdevavilla-79 Plots, total admeasuring 7863.82 Sq. Mtrs. Situated at Moje: Parsoli, Sub-Dist.: Jalalpuri, Dist.: Navsari, Gujarat. Owned by Shri Subhashbhai Dharamshibhai Nikrani.	Rs. 2,11,00,000	Rs. 21,10,000

Date of E-Auction : 21.05.2025 at 11:00 AM

Minimum Bid Increment Amount : Rs. 50,000/-

Inspection date : 07.05.2025 from 12:00 PM- 1:00 PM

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD: 20.05.2025 by 5:00 PM

Status of Possession : Physical

Known Liabilities/Encumbrances : Not Known

TERMS & CONDITIONS : 1. The auction will be conducted ONLINE through CHAPL's approved service provider Mr. C-1 India Pvt Ltd. E-auction tender document containing online e-auction bid form, Declaration, General Terms & conditions of online auction sales are available in website <https://www.banksauctions.com> (Support mail to support@banksauctions.com support mobile No. +91-729188124/25/26). 2. The intended bidders who have supported the EMD and require assistance in creating Login ID & Password, updating data, submitting bid, training on e-auction process etc., may contact e-auction service provider "Mr. C-1 India Pvt Ltd." Tel. Helpline : +91-729188124/25/26. Helpline E-mail ID: support@banksauctions.com, Mr. Bravek Pandey, Mobile : 886682937 E-mail : maharashtra@c-1india.com. 3. For any property related query or inspection of property schedule, the interested person may contact the concerned Authorized Officer: Shubhodheep Banerjee (Mobile : 7558392736, E-Mail : sbanerjee@sammaan.com or at address as mentioned above in office hours during the working days. 4. To the best of knowledge and information of the Authorized Officer, there is no known encumbrance on any property, except as stated in the table above. 5. All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them. Further, it shall also be deemed that the bidders have participated in accordance of the spirit of Section 29A of the Insolvency & Bankruptcy Code 2016 in terms of Related Party Transactions. Intending bidders shall comply and give declaration under the Section 29A of Insolvency and Bankruptcy Code, 2016 along with the Bid, in case of failure of the same amount paid shall be forfeited.

For detailed terms and conditions of the sale please refer to the link provided in secured creditor website i.e. <http://onkaraarc.com/auction.php>.

STATUTORY NOTICE FOR SALE UNDER RULE 8(6) & 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

This notice is a mandatory Notice of Fifteen (15) days to the Borrower/Guarantors of the above loan account under Rule 8(6) & 9(1) of Security Interest (Enforcement) Rules, 2002 and provisions of Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of sale through Public Auction on the above referred date and time with the advice to redeem the assets if so desired by them, by paying the outstanding dues as mentioned herein above along with further interest, cost & expenses till the date of payment. In case of default in payment, the property shall at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8 (3) of Security Interest (Enforcement) Rules, 2002.

Sd/- Authorized Officer
(Mr. Shubhodheep Banerjee : 7558392736)

Onkara Assets Reconstruction Pvt Ltd.
Date : 29-04-2025
Place : Mumbai (Acting in its capacity as a Trustee of Onkara PS 07/2023-24 Trust)

AAVAS FINANCIERS LIMITED
(CIN:L65922RJ2011PLC034297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur, 302020

AUCTION NOTICE

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 Secured Creditor, the physical possession of which has been taken by the Authorised Officer of **AAVAS FINANCIERS LIMITED** Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis. The details of the cases are as under.

Name of Borrowers/ Guarantors/Mortgagors	Dues As on	Date & Amount of 13(2) Demand Notice	Date of Possession	Description of Property	Reserve Price For Property	Earnest Money For Property	Date & Time of Auction	Place of Tender Submission, Tender Open & Auction at Aavas Financiers Ltd.
ISHWARBHAI VISHABHAI RABARI, GEETABEN RABARI, MAHESANA, GUJARAT ADMEASURING 65.33 SQ.YARD EACH	Rs. 8,22,756.00/- DUES AS ON 24 APR 2025	9 DEC 24 Rs. 761033/- DUES AS ON 5 DEC 24	31 MAR 25	PROPERTY NO. 2/115 & 2/118, MOUJE-ADUNDARA, TALUKA KADI, DIST-MAHESANA, GUJARAT ADMEASURING 65.33 SQ.YARD EACH	Rs. 705564/-	Rs. 70556/-	11.00 AM TO 01.00 PM 30 APR 25	SHOP NO-8 & 9, 2ND FLOOR, ORBIT BUSINESS HUB, NEAR DENA BANK, RADHANPUR ROAD, MEHSANA-384002, GUJARAT-INDIA

Terms & Conditions: 1). The person, taking part in the tender, will have to deposit his offer in the tender form provided by the AFL which is to be collected from the above branch offices during working hours of any working day, super scribting "Tender Offer for name of the property" on the sealed envelope along with the Cheque/DD/pay order of 10% of the Reserve Price as Earnest Money Deposit (EMD) in favour of AAVAS FINANCIERS LIMITED payable at Jaipur on/before time of auction during office hours at the above mentioned offices. The sealed envelopes will be opened in the presence of the available interested parties at above mentioned office of AAVAS FINANCIERS LIMITED The inter-se bidding, if necessary will also take place among the available bidders. The EMD is refundable if the bid is not successful. 2). The successful bidder will deposit 25% of the bidding amount adjusting the EMD amount as initial deposit immediately or within 24hrs after the fall of the hammer towards the purchase of the asset. The successful bidder failing to deposit the said 25% towards initial payment, the entire EMD deposited will be forfeited & balance amount of the sale price will have to be deposited within 15 days after the confirmation of the sale by the secured creditor; otherwise his initial payment deposited amount will be forfeited. 3). The Authorised officer has absolute right to accept or reject any bid or adjourn/postpone the sale process without assigning any reason therefore. If the date of tender is postponed or the date of tender opening is declared as holiday by Government, then the auction will be held on next working day. 4). For inspection and interested parties who want to know about the procedure of tender may contact AAVAS FINANCIERS LIMITED 201,202, 1nd Floor, South End Square, Mansarovar Industrial Area, jaipur-302020 or Pushpendra Meena – 9875896876 or respective branch during office hours. **Note:** This is also a 15/30 days notice under Rule 9(1)&(8) of the Borrowers/Guarantors/Mortgagor of the above said loan accounts about tender inter se bidding sale on the above mentioned date. The property will be sold, if their out standing dues are not repaid in full.

Place : Jaipur Date : 29-04-2025

Authorised Officer Aavas Financiers Limited



AAVAS FINANCIERS LIMITED
(CIN:L65922RJ2011PLC034297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur, 302020

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Terms & Conditions: 1