## AUTHUM AUTHUM INVESTMENT & INFRASTRUCTURE LIMITED

Regi.Off.: 707, Raheja Centre, Free Press Journal Road, Nariman Point, Mumbai-21. Ph.:(022) 6747 2117 Fax: (022) 6747 2118 E-mail: info@authum.com

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

Whereas the undersigned being Authorised officer of the Authum Investment & Infrastructure Limited ("AIIL") (Resulting Company pursuant the demerger of lending business from Reliance Commercial Finance Limited ("RCFL") to AllL 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 27.07.2022under Loan Account No. RLLPBAR000303427 & RLLPBAR000304888 within 60 days from the date of receipt

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 Piece And Parcel Of Residential Property I.e. Plot No A-30 Narmada Park-2 Nr Sahvog Society Panchvati Vadodara, Gujrat-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 F.f + Stair Cabin -94.83 Sq. Mt. (i.e. 1020.00 Sq.ft.) Total-171.33 Sq. Mt (1.e. 1844.19 Sq.ft.)

Date : 26.04.2025 Place: BARODA

Authorized Officer Authum Investment and Infrastructure Limited

FEDBANK

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

## **POSSESSION NOTICE**

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 **16/01/2025** calling upon the Borrower, Mortgagor, Co-Borrower(s) and Guarantor:- (1) NIKESHKUMAR SURESHBHAI DERAIYA (Borrower & Mortgagor); (2) YOGESH SURESHBHAI DERAIYA (Co - Borrower); (3) RUCHI JOSHI (Co - Borrower); (4) PINKI **NIKESH DERAIYA (Co – Borrower),** to repay the amount mentioned in the saidnotice being Rs. 64,49,357.56/- (Rupees Sixty Four Lakhs Forty 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. 29,41,342.93/- (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, Mortgagor, 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, Mortgagor, 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 the **April 26, of the year 2025.** The Borrower, Mortgagor, 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 Forty 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. 29,41,342.93/- (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 admeasuring 17-14 Sq. Mtrs., Built - up area admeasuring 18-46 Sq. Mtrs., Bearing Revenue Survey No. 559/1 Paiki 1 Paiki 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 admeasuring 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 admeasuring 19-12 Sq. Mtrs., Built – up area admeasuring 22-25 Sq. Mtrs. bearing Revenue Survey No. 653 Paiki 1 Paiki 1, T.P.S. No. 23 (Draft). F.P. No. 28/2 Paiki, City Survey Ward No. 18, City Survey No. 25/2/1/1, Building known as "Gulmohar Commercial" "Building A" constructed on land area admeasuring 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

Place :- Rajkot Date :- 26/04/2025

Sd/- (Authorized Officer) Fedbank Financial Services Ltd

### POSSESSION NOTICE (for immovable property)

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. HHLAHE00246416 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 66 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.) TOTALLING 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 SQ. MTS., OF LAND AND ALLOTTED PLOT NO. "B", LAND ADMEASURING 1274 SQ. MTS., TOTALLING TO 1951 SQ. MTS., FOR RESIDENTIAL AND COMMERCIAL PURPOSE, SITUATED ON NON AGRICULTURAL LAND KNOWN AS "PRATHMESH RESIDENCY", OF MOUJE GAM NARODA SIM, TALUKA ASARAVA, IN THE REGISTRATION SUB DISTRICT AHMEDABAD-6 (NARODA) AND DISTRICT AHMEDABAD WHICH IS BOUNDED

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

WEST : ADJOINING BLOCK 'B'

NORTH: ADJOINING PARSHWA BUNGALOW

SOUTH: ADJOINING FLAT NO. A/301

Date : 25.04.2025 Authorised Officer 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 Chinubhai Tower, Ashram Road,

Ahmedabad-380009. Mob. 89259-52581 E-Mail: iob2581@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 6(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 guaranton'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 / Mortgagor], 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 / Mortgagor], Guarantors Mrs. Pooja Gautambhai Shah [Guarantor], Mrs. Rita

DESCRIPTION OF THE IMMOVABLE PROPERTY								
SI. No.	Property details	Reserve Price	EMD					
	Plant & Machineries and other movable assets kept at Godown 130 Shivam Industrial Park, Pillupura Road, Village Vasna, Charcharvadi, Taluka: Sanand, Distt: Ahmedabad 382213 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

Place: Ahmedabad

"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.lob.in & E-auction service provider's web portal : https://baanknet.com For any property related queries, prospective bidders may contact Mr. Harfool Meena, Chief Manager on Mob. 8925952581 & Ms. Aarti Ajwani, Manager on Mob. 7567762626 Date: 28.04.2025 **Authorised Officer** 

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

Indian Overseas Bank

This may also be treated as a Notice under Rule 6(2) of Security Interest (Enforcement) Rules 2002 to the borrowerls and guarantoris 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 TATA Kadam Marg, Lower Parel, 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 courts, in below nentioned Case No. through the Court Commissioner and the said Court Commissione 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	Name of Obligor(s)/ Legal Heir(s)/ Legal	Amount as per	Demand notice dt.	order Date Case No.	
No.	Representative(s)	Demand Notice	Date of Possession		
TCHIN06930001		29645 & 418862 & 291016	06-03-2024	10-02-2025	
00180572 & TCHHL0693000 100179923 & TCHHF0693000 100187824	Patadiya (Borrower) and Rajeshbhai Manajibhai Patadiya & Mrs. Kundanben Rajeshbhai Patadiya (Co-Borrower)		26-04-2025	CRMA J/988/2024 CJM MORBI	

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 paikie of Village Amreli of Taluka and Sub Dist. Morbi, Gujarat. Bounded as Follows: East: Road, West: Adjoining Survey No.80, North: Plot No. 113, South: Land of this Plot/Other Property.

Mayur Nathalal Fofaria		05-11-2024	12-03-2025
(Borrower) and Chandani Mayurkumar Fofaria & Harshit Mayurbhai Fofaria (Co-Borrower)	8 773174	26-04-2025	CRMA J/660/2025 CJM 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: Raiya, 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

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

#### 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. Jayshree 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/ Mortgagor), Mr. Maheshbhai Jerambhai Davda (Co-Borrower/Mortgagor), Mr. Vasantbhai Jerambhai Davda (Co-Borrower/Mortgagor), Mrs. Vanitaben Davda (Co-Borrower), Mr. Bharat Jerambhai Davda (Co-Borrower/Mortgagor), Mrs. Pushpaben Maheshbhai Davda (Co-Borrower), Mr. Manish Vasantbhai Davda (Co-Borrower), Mr. Vimal C Davda (Co-Borrower), Mr. Ramesh Davda (Co-Borrower), Mr. Sagar Bharatbhai Davda (Co-Borrower), Mr. Atul Vasantbhai 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

That IndusInd Bank Limited, has assigned the financial assets to Edelweiss Asset Reconstruction Company Limited acting in its capacity as trustee of EARC TRUST SC-485 (herein after referred to as "EARC") vide Assignment Agreement dated 29-03-2023 under Sec.5 of SARFAESI Act, 2002. EARC has stepped into the shoes of the Industrid Bank Limited and all the rights, title and interests of Industrid Bank Limited with respect to the financial assets along with underlying security interests, guarantees, pledges have vested in EARC in respect of the financial assistance availed by the Borrower(s) and EARC exercises all its rights as the secured creditor.

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 subsection (4) of section 13 of Act read with rule 8 of the Security Interest Enforcement) Rules, 2002 on this the 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. 183/H/4 (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."

Edelweiss Assets Reconstruction Private Limited

(Acting in its Capacity as Trustee of EARC SC 485 Trust Edelweiss

Place : Jamnagar

Date: 28.04.2025

## **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: Dariyapur-Kazipur, Taluka: Asarwa, 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) Sohilkumar Vinodkumar Obor & (4) Obor Nishi 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, Usmanpura, Ashram Road Ahmedabad-380013 (M) 7600007858

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED OMKARA Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkar

> Chowk, Dadar West, Mumbai 400 028 [Appendix - IV-A] [See proviso to rule 8 (6) & 9(1)]

Sale notice for sale of immovable properties -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 Borrowen'Co-borrower/GuarantonMortgago Mis Aastha Commerce (Borrower), Mr. Chiragbhai Jashubhai Khimani Mr. Nileshkumar Girdharbha Panseriya Mrs. Hiralben Chiragbhai Khimani Mrs. Meenaxiben Nileshbhai Panseriya Mr. Subhashbha Dharmshibhai Nakrani (Partners/ Mortgagor/ Guarantors) that the below described immovable propertie nortgaged/charged to the Secured Creditor, the Physical possession of which has been taken by the Authorize Officer of DBS Bank India Limited, being the Secured Creditor. Thereafter, Omkara Assets Reconstruction Priva Limited (acting in its capacity as Trustee of Omkara PS 07/2023-24 Trust) has acquired entire outstanding debt lying against above said Borrower/Co-borrower/Guarantors vide Assignment Agreement dated 30.11.2023 along with underlying security from DBS 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 13,25,91,727.26 (Rupees Thirteen Crores Twenty-Five Lakhs Ninety-One Thousand Seven Hundred Fwenty-Seven and Paise Twenty-Six Only) as on 31.08.2023 Plus Interest and Expenses due to the Omkara Assets Reconstruction Private Limited, Secured Creditor from above mentioned Borrower/Cocorrower/Guarantors.

The Borrower/Co-borrower/Guarantors attention is invited to the provision of Section 13(8) 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

December Dries EMD

Description of the Property	Reserve Price	EMD		
All part and parcels of Residential Plot (Non-Agriculturs approved, residential plot) bearing Revenue Survey No/B Nugendravilla -79 Plots total admeasuring 7863.82 Sq. n Moje: Parsoli, Sub-Dist.: Jalalpor, 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	Physical		
Known Liabilities/Encumbrances Not Known				
TERMS & CONDITIONS: 1. The auction will be conducted 'Oh	LINE through OA	RPL's approved se	rvice provider	

M/s. C-1 India Pvt Ltd., Gurgaon. E -Auction tender document containing online e-auction bid form, Declaration Seneral Terms & conditions of online auction sales are available in website https://www.bankeauctions.com Support mail id support@bankeauctions.com support mobile No. +91-7291981124/25/26). 2. The intended idders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data submitting bid, training on e-bidding process etc., may contact e-Auction Service Provider "M/s. C1 India Pvt. Ltd" Tel. Helpline: +91-7291961124/25/26. Helpline E-mail ID: support@bankeauctions.com , Mr. Bhavik Pandy Mobile: 8866682937 E mail: maharashtra@c1india.com, 3. For any property related query or inspection property schedule, the interested person may contact the concerned **Authorized Officer: Shubhodeep Banerje** Mobile 7558392736j, E-Mail: s.banerjee@omkaraarc.com or at address as mentioned above in office hour 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 feemed 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 (s) have participated in accordance of the spirit of Section 29A of the Insolvency & Bankruptcy Code, 2016 in terms of Related Party Transections. 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

e. http://omkaraarc.com/auction.php. STATUTORY NOTICE FOR SALE UNDER Rule 8(6) & 9(1) OF SECURITY INTEREST (ENFORCEMENT)

his notice is also 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 Securifisation & econstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding f sale through Public Auction on the above referred date and time with the advice to redeem the assets if so lesired 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 Officen Secured Creditor be sold through any of the modes as prescribed under Rule 8 (5) of Securit nterest (Enforcement) Rules, 2002. Sd/- Authorized Office (Mr. Shubhodeep Banerjee +91 7558392736 Omkara Assets Reconstruction Pvt Ltd.

Date: 29-04-2025 (Acting in its capacity as a Trustee of Omkara PS 07/2023-24 Trust) Place: Mumbai

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# HERO HOUSING FINANCE LIMITED

Regd. Office: 09. Community Centre, Basant Lok, Vasant Vihar, New Delhi - 11005 Pro Housing Branch Office: 5th Floor, Chandan House, Opposite Pantaloons Store Near Meethakali Six Road, Navrangpura, Ahmedabad, Gujarat, 380006.

This with reference to our advt. Of PUBLIC NOTICE (E - AUCTION) FOR SALE OF IMMOVABLE PROPERTY [UNDER RULE 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002] published in Financial Express (English & Gujarati) on 25-04-2025 in the Property at Serial No. 1 of Borrowers Beladar Chandubhai, Beldar Parthkumar Chandubhai, Beldar Miraben Chandubhai, Swaminarayan Flower Center having Loan Account No. HHFAHMLAP 21000012412 the RP amount and Earnest money should be read as "Rs. 20,50,000/- & Rs. 2,05,000/-" Instead of "Rs. 25,50,000/- & Rs. 2,55,000/-". These inadvertent error is sincerely regretted.

DATE :- 29-04-2025, Sd/- Authorised Officer PLACE:- AHMEDABD/VADODARA FOR HERO HOUSING FINANCE LIMITED

INDUSIND BANK LIMITED
PNA House, 1st Floor, Plot No. 57 and 57/1, Street No. 17, Near ESIC Office, MIDC, Andheri (E), Mumbai-400093

POSSESSION NOTICE- ((FOR IMMOVABLE PROPERTY)

(As per Appendix IV read with rule 8(1) of the Security Interest Enforcement Rules, 2002) WHEREAS, the undersigned being the Authorized Officer of the INDUSIND BANK LIMITED under the Securitisation and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 (Act No. 54 of 2002) (SARFAESI Act) and in exercise of powers conferred under Section 13 (2) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a Demand Notice dated 03/01/2025 through Registered Post thereby calling upon the borrower and Co-borrowers- 1 Mrs. Shahedabanu Mamdan 2.Mrs Rasheedabanu Mamdani (in capacity of Legal Heir of Late Mr. Yunus Zakariya Mamdani) respect of loan account bearing No. GSS00447N to repay the amount mentioned in the said notice bein Rs. 36,39,186.90 (INR Thirty-Six Lakh Thirty-Nine Thousand One Hundred Eighty-Six Rupees and Ninety Paisa Only) as of 02/01/2025 within 60 days from the date of receipt of the said notice.

The borrower/co borrower(s) having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under section 13 (4) of the said Act read with rule 9 of the said Rules on this 24th April 2025. The borrower/co 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 IndusInd Bank Ltd., for an amount of Rs. 36,39,186.90 (INR Thirty-Six Lakh Thirty-Nine Thousand One Hundred Eighty-Six Rupees and Ninety Paisa Only) as of 02/01/2025 and further interest thereon, plus costs, charges, expenses incurred.

DESCRIPTION OF THE IMMOVABLE PROPERTY

All That Piece and Parcel of Immovable Property, Premises of Awas No. 94 Admeasuring 88.8981 Sq Mtrs. Duly Constructed Along with 1/200th Proportional Share i.e. 14.848 Sq. Mtrs. Share in Interna Road & COP, "Aman Nagar Co-Op Housing Society Vibhag-1" District: Surat, Sub-District: City Surat, Moje: Anjana Bearing Revenue Survey No. 28 & 30, T.P. Scheme No. 7, Final Plot No. 166 Paiki Having City Survey Ward: Anjana, Nondh No. 197 & 198 Standing in the name of Hajiani Rasidabanu Haji Jikar Mamdani Bounded As Follows EAST: AWAS NO. 95, WEST: AWAS NO. 93, NORTH: AWAS NO. 74 SOUTH: SOCIETY INTERNAL ROAD.

Date:29th April 2025, Place:Surat Sd/-Authorized Officer, For IndusInd Bank limited

APPENDIX IV-A

Sale Notice for sale of Immovable Property E-Auction Sale Notice for sale of Immovable Assets under the Securitisation and

Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described Immovable Property mortgaged to Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Ltd.) [CIN L65922DL2005PLC136029] ("Secured Creditor"), the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis on 31.05.2025 from 05.00 P.M. to 06.00 P.M., for recovery of Rs. 6.13,268/- (Rupees Six Lakh Thirteen Thousand Two Hundred Sixty Eight only) pending towards Loan Account No. HHLAHA00346300, by way of outstanding principal, arrears (including accrued late charges) and interest till 22.04.2025 with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. 23.04.2025 along with legal expenses and other charges due to the Secured Creditor from NINAMA DEVUBHAI

SURYABAN NINAMA and ARJUN KUMAR D NINAMA. The Reserve Price of the Immovable Property will be Rs. 14,80,000/- (Rupees Fourteen Lakh Eighty Thousand only) and the Earnest Money Deposit ("EMD") will be Rs. 1,48,000/- (Rupees One Lakh Forty Eight Thousand only) i.e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY

JIVABHAI @ DEVUBHAI JIVABHAI NINAMA, SURYABEN DEVUBHAI NINAMA @

PROPERTY BEING FLAT NO. A - 308 ON THIRD FLOOR, IN "A" BLOCK, HAVING SUPER BUILT - UP AREA ADMEASURING 73 SQ. YARDS I. E. 61 SQ. MTS. ALONG WITH PROPORTIONATE UNDIVIDED SHARE OF LAND ADMEASURING 13.85 SQ. MTS. AS PER REVENUE RECORD ON NON AGRICULTURAL LAND BEARING REVENUE SURVEY NO. 243 OF T P SCHEME NO. 112 OF F. P. NO. 46/2. ADMEASURING 5440 SQ. MTS. PAIKI NA LAND ADMEASURING 5090 SQ. MTS. FOR RESIDENTIAL PURPOSE AND 350 SQ. MTS. FOR COMMERCIAL PURPOSE AND LAND WITH PERMISSION FOR N.A., SCHEME DEVELOPED FOR RESIDENTIAL UNITS AND COMMERCIAL UNITS AND KNOWN AS "AASHIRWAD CITY", OF MOUJE ODHAV SIM, TALUKA VATVA IN THE REGISTRATION SUB DISTRICT AHMEDABAD - 7 (ODHAV) AND DISTRICT AHMEDABAD, FLAT / UNIT NO, A/308 IS BOUNDED AS UNDER: EAST : FLAT NO. A/307.

SOUTH : SOCIETY ROAD. NORTH: FLAT NO. A/305. For detailed terms and conditions of sale, please refer to the link provided on the website of the Secured Creditor i.e. www.sammaancapital.com; Contact No : 0124-

6910910, +91 7065451024; E-mail id : auctionhelpline@sammaancapital.com. For bidding, log on to www.auctionfocus.in. **AUTHORIZED OFFICER** 

SAMMAAN CAPITAL LIMITED (Formerly known as INDIABULLS HOUSING FINANCE LTD.)

AAVAS FINANCIERS LIMITED (CIN:L65922RJ2011PLCO34297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square,

Mansarovar Industrial Area, Jaipur. 302020

**AUCTION NOTICE** 

Date: 23.04.2025

Place: AHMEDABAD

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/ Co-Borrowers/ Guarantors/Mortagors	Dues As on	Talsing	Date of Poss- ession	Description of Property	Reserve Price For Property	Earnest Money For Property	Time of	Submission, Tender Open & Auction at
ISHWARBHAI VISHABHAI RABARI, GEETABEN RABARI (AC NO.) LNADB00517- 180050627	Rs. 8,22,756.00/- DUES AS ON 24 APR 2025	9 DEC 24 Rs. 761033/- DUES AS ON 5 DEC 24	F1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	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 scribing "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 imong 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 nmediately 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 ieposited 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. the date of tender depositing 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, IInd 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(6) to the Borrowers/Guaranters/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 duesare not repaid in full. Date: 29-04-2025 **Authorised Officer Aavas Financiers Limited** 

HOUSING FINANCE

## **VASTU HOUSING FINANCE CORPORATION LTD**

Unit 203 & 204, 2nd Floor, "A" Wing, Navbharat Estate, Zakaria Bunder Road, Sewri (West), Mumbai 400015, Maharashtra, CIN No.: U65922MH2005PLC272501

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) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower / Co-Borrower / Mortgagor (s) that the below described immovable properties mortgaged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Vastu Housing Finance Corporation Limited the same shall be referred herein after as Vastu Housing Finance Corporation Limited. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis

through E-Auction. It is hereby informed to General public that we are going to conduct public E-Auction through website https://sarfaesi.auctiontiger.net

SN	Account No. and Name of borrower, co- borrower, Mortgagors	Date & Amount as per Demand Notice U/s 13(2) & Date of Physical Possession	Descriptions of the property/Properties	Reserve Price, Earnest Money Deposit (In Rs.)	E-Auction Date and Time, EMD Submission Last Date, Inspection Date
1	HL0000000026733 & LP0000000060288	Demand Notice Date 20-Jan-23 & Amt Rs.	R.s.no-437/1 Paiki 1 Paiki 4, Plot No-38, Sanidhya Township, Junagadh, Highway,		15-May-25 Timings 11:00 AM to 4:00 PM ,
	Late Ratnabhai Goganbhai	1944908 & 309594 as on	Keshod, Junagadh, Gujarat, 362220 Land		14-May-25 up to 5:00 PM.,
	Kodiyatar, Muktaben	20-Jan-23 + Interest Cost etc.	Admeasuring 64.80 Sq Mts.		07-May-25
	Ratnabhai Kodiyatar Wife of	& 30-Jul-23	, rameacaning a new equine.		,
	Late Ratnabhai Goganbhai				
	Kodiyatar (Co Applicant And				
	Legal Heir of Deceased				
	Applicant ), Raspalbhai				
	Ratnabhai Kodiyatar Son of				
	Late Ratnabhai Goganbhai				
	Kodiyatar (Co Applicant And				
	Legal Heir of Deceased				
	Applicant), Divyaben				
	Ratnabhai Kodiyatar Daughter				
	of Late Ratnabhai Goganbhai				
	Kodiyatar (Legal Heir of				
	Deceased Applicant),				
	Nainaben Ratnabhai Kodiyatar				
	Daughter of Late Ratnabhai				
	Goganbhai Kodiyatar (Legal				
	Heir of Deceased Applicant),				
	Pratik Ratanshibhai Chavda				
	Son of Ratanshibhai Hansraj				
	Chavda (Guarantor)				

1. All Interested participants / bidders are requested to visit the website https://sarfaesi.auctiontiger.net . For details, help, procedure and online training on e-auction, prospective bidders may contact M/S e-Procurement Technologies Pvt. Ltd. (Auctiontiger); Address: Head Office: B-705, Wall Street II, Opp. Orient Club, Near Gujrat College, Ellis Bridge, Ahmedabad – 380 006 Gujrat (India).Contact Person: Mr. Ram Sharma Contact number: 8000023297/9265562818/9265562821/079-6813 6842/6869. email id: ramprasad@auctiontiger.net, support@auctiontiger.net 2. For further details on terms and conditions please visit https://sarfaesi.auctiontiger.net to take part in e-auction.

3. For more details about the property kindly contact to Authorized officer - Manoj Bhoricha Contact no. 9998002611 THIS IS ALSO A STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6) OF SECURITY INTEREST (ENFORCEMENT) RULES,2002

Vastu Housing Finance Corporation Ltd

epaper.financialexpress.com

Place : Junagadh

Ahmedabad