

The Indian Express.
For the Indian Intelligent.

Bhavikkumar Vinodchandra and (2) Mrs. Devani Pragnyanen Bhavikkumar.																			
Place of Auction: TJSB Sahakari Bank Ltd. Shop No. 4, 5 & 6, Business Bay, Royal Park, Street No. 6, Kalawad Road, Rajkot - 360 005.	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">Sr.No.</th> <th style="width: 40%;">Particulars</th> <th style="width: 25%;">Reserve Price</th> <th style="width: 25%;">EMD Amount</th> </tr> <tr> <td style="text-align: center;">1</td> <td>Shop No. 1</td> <td style="text-align: right;">Rs. 11,66,000.00</td> <td style="text-align: right;">Rs.1,16,600.00</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Shop No. 202</td> <td style="text-align: right;">Rs. 18,69,000.00</td> <td style="text-align: right;">Rs.1,86,900.00</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Flat No. 302</td> <td style="text-align: right;">Rs. 20,02,000.00</td> <td style="text-align: right;">Rs.2,00,200.00</td> </tr> </table>			Sr.No.	Particulars	Reserve Price	EMD Amount	1	Shop No. 1	Rs. 11,66,000.00	Rs.1,16,600.00	2	Shop No. 202	Rs. 18,69,000.00	Rs.1,86,900.00	3	Flat No. 302	Rs. 20,02,000.00	Rs.2,00,200.00
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2	Shop No. 202	Rs. 18,69,000.00	Rs.1,86,900.00																
3	Flat No. 302	Rs. 20,02,000.00	Rs.2,00,200.00																
Date and time of Inspection of property	28.02.2025 between 11.00 AM To 1.00 PM																		
Date and Time of Auction	26.03.2025 at 11:30 AM, 12:30 PM & 1:30 PM Respectively																		

Terms & conditions:-

1. The offers to be submitted in a sealed envelope super scribed, "Offer for purchase of Immoveable property i.e "Shop No.1, Krishna Flats or "Flat No. 202, Krishna Flats" or Flat No. 302, Raghunandan Flats, and bring/send the said offer sealed cover envelope separately at the above-mentioned venue on or before 25.03.2025 before 05:00 P.M. by the prospective bidder & EMD amount to be transfer by NEFT/RTGS to Account No. 001995200000004, Name of Gujarat Regional office, IFSC Code TJSB08000001 on or before 25.03.2025 before 05:00 P.M.
2. Offers so received by the undersigned will be opened and considered on 26.03.2025 at the above mentioned venue at 11:30 AM, 12:30 PM & 1:30 PM Respectively.
3. The undersigned reserves his right to accept or reject any offer and/or modified to cancel and/or postpone the Auction.
4. The Undersigned hereby informs to the Borrower/ Mortgageor/s, and/or legal heirs, Legal representative(s) (whether known or unknown), executor(s), administrator(s), successor(s) and assign(s) of the respective borrower(s)/ Mortgageor(s) (since deceased) or abscending, as the case may be, to pay entire dues within 30 days from the date of the notice; otherwise Authorized officer shall proceed to sell the secured asset mentioned herein above in accordance with the Rule 8(5) of Security Interest (Enforcement) Rules, 2002.
5. All or any such person(s) having any share, right, title, benefit, interest, claim, or demand in respect of the said property or to any part thereof by way of sale, allotment, exchange, mortgage, lien, sub-let, lease, lien, charge, maintenance, license, gift, inheritance, share, possession, easement, trust, bequest possession, assignment or encumbrance of whatsoever nature or otherwise are requested to intimate to the undersigned in writing at the address mentioned below of any such claim accompanied with all necessary and supporting documents within 15 days from the date of publication hereof, failing which transaction shall be completed without reference to such claim, and any such person shall be deemed to have waived of his rights and the same shall not be binding on TJSB Sahakari Bank Ltd.
6. Tender forms along with the terms and conditions sheet will be separately available with office of Authorized Officer at the cost of Rs. 100/- Plus Rs. 18/- GST Total Rs. 118/- (Contact No.9904212397/9820261554).
7. The Auction will be finalized by the bank only. The bank does not authorize any other person or agency for the said auction.

This Publication is also 30 days' notice to the Borrower/Mortgageor/Guarantors of the above said loan accounts

Sd/-
AUTHORISED OFFICER
 Under SARFAESI Act, 2002
For & on behalf of TJSB Sahakari Bank Ltd.

DATE : 17/02/2025
PLACE : Rajkot

[illegible]

	सेन्ट्रल बैंक ऑफ इंडिया સેન્ટ્રલ બેંક ઑફ ઇન્ડિયા Central Bank of India	Nanpura Branch : Ground Floor, Nairman Abad, Athugar Street, Nanpura, Surat-395001.		
<h2 style="margin: 0;">POSSESSION NOTICE</h2>				
The Security Interest Enforcement Rules, 2002, Rule 8 (1)				
Whereas, <i>(For immovable property)</i>				
<p>The undersigned being the authorized officer of the Central Bank of India, Nanpura Branch, Surat under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (54 of 2002) and in exercise of powers conferred under Section 13(12), 13(2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 29.06.2024 calling upon the Mr. Vijaykumar Parsotambhai Bhuva (Borrower), Mr. Parsotambhai Shamjiabhai Bhuva (Co-Borrower), to repay the amount mentioned in the notice being Rs. 14,78,027/- (Rupees Fourteen lakh seventy-eight thousand twenty-seven only) as on 29.06.2024 along with interest due thereon within 60 days from the date of receipt of the said notice.</p>				
<p>The borrower having failed to repay the amount, notice is hereby given to the borrower/guarantor 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 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 February of the year 2025</p>				
<p>The borrower/guarantor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Central Bank of India, Nanpura Branch, Surat for an amount Rs. 14,78,027/- (Rupees Fourteen lakh seventy-eight thousand twenty-seven only) as on 29.06.2024 and interest & other charges thereon with effect from</p>				
<p>“The Borrower’s attention is invited to provision of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.”</p>				
<h2 style="margin: 0;">DESCRIPTION OF THE IMMOVABLE PROPERTY</h2>				
<p>All that piece and parcel of the immovable property bearing plot no. 137, admeasuring 48.00 sq. yards, i.e., 40.15 sq. mtr., together with undivided proportionate share adm. 29.36 sq. mtr. in road and COP in ‘Raj Nandini Residency Vibhag-3’, situated on the land bearing block no. 116, adm. 11736 sq. mtr. of Village: Umra, Taluka: Olpad, Dist.: Surat. Owner of property: Mr. Vijaykumar Parsotambhai Bhuva.</p>				
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> Bounded by : <ul style="list-style-type: none"> • East : Plot No. 138 • North : Plot No. 150 </td> <td style="width: 50%; vertical-align: top;"> <ul style="list-style-type: none"> • West : Plot No. 136 • South : Society’s Internal Road </td> </tr> </table>			Bounded by : <ul style="list-style-type: none"> • East : Plot No. 138 • North : Plot No. 150 	<ul style="list-style-type: none"> • West : Plot No. 136 • South : Society’s Internal Road
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Sd/-				
Authorised Officer, Central Bank of India				
Date : 18.02.2025 Place : Surat				



PROTECTING INVESTING FINANCING ADVISING

Aditya Birla Housing Finance Ltd.

Registered Office: Indian Rayon Compound, Veraval, Gujarat 362266

Branch Office: Aditya Birla Housing Finance Limited, 307, 3RD Floor, Turquoise Building, Opp.Parmal Garden, Panchwati Cross Road, Ahmedabad-380006.

1. ABHFL: Authorized Officer- Mr. Patel Narendra; + 919909967323

2. Auction Service Provider (ASP) - MIS e-Procurement Technologies Pvt. Ltd. (AuctionTiger) Mr. Ram Sharma - Contact No. 8000023297 & 9265562819

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision 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 properties mortgaged/charged to the Aditya Birla Housing Finance Limited/Secured Creditor, the physical possession of which has been taken by the Authorized Officer of Aditya Birla Housing Finance Limited/Secured Creditor will be put to sale by auction on "As is where is", "As is what is", and "Whatever there is" on **28/03/2025**, for recovery of **Rs. 83,57,54.19/- (Rupees Eight Lac Fifty Three Thousand Seven Hundred Fifty Four and Nineteen Paise Only)** and further interest and other expenses thereon till the date of realization, due to Aditya Birla Housing Finance Limited/Secured Creditor from the Borrowers namely **RATILAL TULSIDAS LODHA & JGNESH RATILAL LODHA**.

The reserve price will be **INR 28,00,000/- (Rupees Twenty Eight Lac Only)** and the Earnest Money Deposit (EMD) will be **INR 2,80,00,00/- (Rupees Two Lac Eighty Thousand Only)**. The last date of EMD deposit is **27/03/2025**. The date for inspection of the said property is fixed on **26/03/2025 between 11:00 am to 04:00 pm**.

DESCRIPTION OF IMMOVABLE PROPERTY

<p>ALL THAT PIECE AND PARCEL OF IMMOVABLE PROPERTY BEING TENEMENT NO. 53/2, ADMEASURING 26.33 SQ. METERS, 89.28 SQ. METERS (AS PER AMC TAX BILL), IN THE SCHEME "MOMHTIPARK SOCIETY", CONSTRUCTED ON NON-AGRICULTURAL LAND BEARING SURVEY/BLOCK NO. 53/1 PALKI, SITUATE, BEING AND LYING AT OPP. MARUTI TENAMENT, BH. ADARSH SOCIETY, MOJUE/VILLAGE: DANILIMBA WARD NO. 306, IN THE REGISTRATION DISTRICT AND SUB-DISTRICT: AHMEDABAD, GUJARAT-380028, AND BOUNDED AS:</p>	<p>WEST HOUSE NO.8</p>
<p>EAST: HOUSE OF BABLU BHAI</p>	<p>SOUTH HOUSE NO. 1</p>
<p>NORTH: HOUSE NO. 3</p>	

For detailed terms and conditions of the sale, please refer to the link provided in Aditya Birla Housing Finance Limited/Secured Creditor's website i.e. <https://homefinance.adityabirlacapital.com/properties-for-auction-under-sarfesi-act> or i.e. <https://sarfesi.auctiontiger.net>

Date: 19-02-2025

Place: AHMEDABAD

Authorised Officer
(Aditya Birla Housing Finance Limited)

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 where it is." As is what is;" and "Whatever there is" basis. The details of the cases are as under:								
Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagor's	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.
MUKESHBHAI PATEL, MRS. KAMINIENI PATEL GUARANTOR : MR. CHANDRANATH PATEL (AC NO.) LNMORO01416- 170031363	Rs. 23,27,737./00/- DUES AS ON 17 FEB 2025	11 MAY 22 Rs. 1433273/- DUES AS ON 11 MAY 22	16 May 23	FLAT NO. 603, 6TH FLOOR, VINAYAK APARTMENT, WING D, UMA TOWNSHIP, PLOT NO. 403 TO 422, OPP CIRCUIT HOUSE, MAHENDRA NAGAR, TAL DIST MORBI, GUJARAT ADMEASURING 115.20 SQ. MTRS	Rs. 160665/-	Rs. 160665/-	11 AM TO 01.00 PM 21 MAR 2025	OFFICE NO 4, 5TH FLOOR, SIDDIVINAYAK ARCADE, SHAKTI POLY CORNER, RAVAPARA MAIN ROAD MORBI-363641, GUJARAT-INDIA
JADAV INDRAJITSINH NATVARSIHN, MRS. JADAV NIRUBEN NATVARSIHN GUARANTOR : MR. PARMAR JITENDRABHAJI BHIKHABHAJI (AC NO.) LNBARO03136- 170045546	Rs. 38,52,491./00/- DUES AS ON 17 FEB 2025	7-AUG-18 Rs. - 906781.41/- ON 7-AUG-18	14 OCT 19	FLAT NO. 207, 2ND FLOOR, "/SAI SUDHA RESIDENCY' BLOCK NO. /REVENUE SURVEY NO. 217 PAIKI 1 & 217 PAIKI 2, VILLAGE – PRATAPPURA, SUB DIST – HALOL, DIST – PANICMAHAL, GUJARAT ADMEASURING 58.55 SQ. FT..	Rs. 735742/-	Rs. 73574/-	11.00 AM TO 01.00 PM 21 MAR 2025	115,116,1ST FLOOR, ATLANTIS, SARABAHJI ROAD, VADDODARA- 390007,GUJARAT- INDIA
SOHESH PATEL, MRS. MAYURI SOLANKI GUARANTOR : MR. SANTOSHUMKAR PARSHURAM SWAIN (AC NO.) INSURO2218- 190092137	Rs. 12,09,516./00/- DUES AS ON 17 FEB 2025	7 DEC 22 Rs. 893883/- DUES AS ON 5 DEC 22	30 May 23	FLAT NO. C-103, BUILDING-C, SHREEARAM KRUSHNA COMPLEX, BLOCK NO. 137/ PRAKEE CIC), MOJE KADODARA, TA., PALSANDA, DIST SURAT, GUJARAT ADMEASURING 34.39 SQ. MTRS	Rs. 653346/-	Rs. 65335/-	11.00 AM TO 01.00 PM 21 MAR 2025	301 & 305, REGENT SQUARE, ABOVE D-MART,AADIJUAN, SURAT-395009, 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 charging "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 2days 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 its 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 opening or the date of tender opening is declared as holiday by Government, then the date 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, 1st floor South End Square, Mansarovar Industrial Area, jaipur-302020 Puspendra Meena – 9875896876 or respective branch during office hours. Note: This is also a 15/30 days notice under Rule 9(1)&(8)(c) to the Borrowers/Guarantors/Mortgagee of the above said loan accounts about the 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 : 19-02-2025				Authorised Officer Aavas Financiers Limited				