

		GRIHUM HOUSING FINANCE LIMITED (Formerly known as Poonawalla Housing Finance Ltd.); Registered Office: 6th Floor, B Building, Ganga Trueno, Lohegaon, Pune, Maharashtra-411014.		APPENDIX IV (See Rule 8(1)) POSSESSION NOTICE (For Immovable Property)	
<p>Whereas, the undersigned being the Authorised Officer of Grihum Housing Finance Limited (formerly known as Poonawalla Housing Finance Limited as the name Poonawalla Housing Finance Limited changed to Grihum Housing Finance Limited with effect from 17 Nov 2023 (Previously known as Magma Housing Finance Limited and originally incorporated with name of GE Money Housing Finance Public Unlimited Company) herein after referred as Secured Creditor of the above Corporate/ Register office under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred as the "said Act") and in exercise of the powers conferred under Section 13 (12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a demand notice below dated calling upon the below Borrowers to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/ her under Section 13 (4) of the said Act read with Rule 8 of the said rules of the Security Interest Enforcement Rules 2002 on the dates mentioned herein below.</p> <p>The borrowers in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of secured Creditor the amount and interest thereon.</p> <p>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. Details of Property taken in possession are herein below.</p>					
Sr. No	Name of Borrowers	Description of Property	Possession taken Date	Date of statutory Demand Notice	Amount in Demand Notice (Rs.)
1	Shruti Upadhyay, Vidyardhar Upadhyay, Sangeeta Devi Upadhyay	All that piece and parcel of the Immoveable Property being Flat No.307 Admeasuring About 1150.00 Sq.ft. equivalent to 106.83 sq.mtrs. Super Built up Area situated on the Third Floor of the building known as "Balaji Vatika" Constructed on the N.A. Land bearing Revenue Survey No.255 admeasuring about 14164.00 Sq.mtrs., Paikae Plot No. Plot No. Sq.mtrs. Computerized Survey No.51 196.56 255/Plot 51 52 192.06 255/Plot 52 53 197.50 255/Plot 53 Totally 586.12 situated at Village Chhiri, Taluka Vapi, District Valsad, Gujarat State and Bounded as Under: East by: Flat No.306, West by: Open Space, North by: Passage And Flat No.308, South by: Open Space. Admeasuring Area 1150.00 Square Feets.	17/06/2025	09/04/2025	Loan No. HL00646100000005010667 Rs.18,21,130/- (Rupees Eighteen Lakh Twenty One Thousand One Hundred Thirty Only) payable as on 09/04/2025 along with interest @12.85 p.a. till the realization.
2	Viralbhai Manibhai Mehta, Jayshreebhai V Mehta	All that piece and parcel of the Residential Flat No.102, Admeasuring Built up Area 28.08 Sq.mts. on 15 Floor of Building Om Apartment Constructed on Land Admeasuring 112.12 Sq.mts. of Aghat Lekh No.19 Dte.:16.11.1942 situated at 1-Kevda Wadi Street No:1 Rajkot in State of Gujarat. It is Part and parcel of City Survey Ward No:10, City Survey No:62 Paiki. 3) Demarcation of the Property: The said Property is Bounded as Under: North: Other S Property, South: Staircase, Passage & Flat No.:101 & 103, East: Others Property, West: Other S Property. 4) Area of the Property: Built up Area admeasuring 28.08 Sq.mts.	19/06/2025	09/04/2025	Loan No. HM0105H17100121 Rs.15,27,337/- (Rupees Fifteen Lakh TwentySeven Thousand Three Hundred ThirtySeven Only) payable as on 09/04/2025 along with interest @ 13.65 p.a. till the realization.
3	Tulsiram Gurjar, Priyanka	All the pieces and parcels situated at Morbi Taluka Village Timbdi Revenue Survey No.22 Paiky 1, N.A. Plot No.27 Paiky in Built Block No.65 Land Admeasuring 41-85 Sq.mtr. with Ground Floor Built up area 32-99 Sq.mtr. and First Floor Built up area 13-47 Sq.mtr. Total Built up area 46-46 Sq.mtr. of Morbi Taluka, Dist: Morbi. It's N.A. is known as "Jay Ganeshnagar". The Boundaries of: Block: North: Block No.66, South: Block No.64, East: N.A. Road and Main Door, West: Land of Plot No.28 and 29.	18/06/2025	09/04/2025	Loan No. HF0105H19100084 Rs.4,93,309/- (Rupees Four Lakh Ninety Three Thousand Three Hundred Nine Only) payable as on 09/04/2025 along with interest @14.85 p.a. till the realization.
4	Krunal Vireshbhai Naik, Nasarbanu Nurmohammad Ghachi	All the piece and parcel of the Immoveable Property being Plot No.47/B Admeasuring 63.77 Square Meters known as "Akshardham Society", of Land Bearing Plot No.47 Area Adm. 125.78 Square Meters, bearing City Survey No.No.199/Paikes 2, 200/Paikes/147 being Sheet No.Na99, situated within the Limits of Valsad Nagarpalika at Village Mograwadi, Taluka and District Valsad, Gujarat State and Bounded as under: East: By 7.50 Meters wide Internal Road, West: By Plot No.28, North: By Adj. Survey No.205, South: By Plot No.47/A, Admeasuring Area admeasuring 63.77 Square Meters.	17/06/2025	09/04/2025	Loan No. HL00646100000005046390 Rs.31,05,606/- (Rupees Thirty One Lakh Five Thousand Six Hundred Six Only) payable as on 09/04/2025 along with interest @13.35 p.a. till the realization.
5	Paritkumar V Dadhaniya, Shital Paritkumar Dadhaniya	All that piece and parcel of Immoveable Property being Flat No.101, Admeasuring About 320.00 Sq.feet i.e. 29.74 Sq.meters/ Built-up Area on 187 Floor in the Building No.A in the Land in the Scheme known as Shri Krishna Residency in Aaradhna Green Land, Forming Part of Land bearing Revenue Survey No.247 Paikae Plot No.314 to 334 (As per Revised Survey No.247/314 to 247/334) of Mouje Jolva of Palsana Taluka in the Registration District and Sub District of Surat, which is Bounded as under: North: Adjoin Block No.249, South: Adjoin Society Road, East: Adjoin Society Road, West: Adjoin Common Plot.	18/06/2025	09/04/2025	Loan No. HL0190H19100080 Rs.6,84,409/- (Rupees Six Lakh Eighty Four Thousand Four Hundred Nine Only) payable as on 09/04/2025 along with interest @14.85 p.a. till the realization.
6	Masak Kasamniya Bachumiya, Masak Maryam Kasamniya	All that piece & parcel of the Residential building with Land Adm. 48-90 Sq.mts. of Sub Plot No.20 to 30/10, F.P. No.27(P), T.P.S-13 (Draft) of Rajkot Revenue Survey No.18/2(P/8, Rajkot City Survey Ward No.13/2, City Survey No.3907/20/10 and Boundaries of the Property: North: Subplot No.20 to 30/11, South: Subplot No.20 to 30/9, East: F.P. No.27, West: 7-50 Meter wide Road. Admeasuring Area: 48-90 Sq.mts.	19/06/2025	09/04/2025	Loan No. HL00105100000005004000 Rs.19,95,949/- (Rupees Nineteen Lakh Ninety Five Thousand Nine Hundred Forty Nine Only) payable as on 09/04/2025 along with interest @11.4 p.a. till the realization.
Place: Gujarat Dated: 23.06.2025			Sd/- Authorised Officer Grihum Housing Finance Limited (Formerly known as Poonawalla Housing Finance Limited)		



बैंक ऑफ बड़ोदा
Bank of Baroda

Branch : Gen-Next Infocity Branch,
Gr. Floor, Infocity Hub, I.T. Tower-II,
Gandhinagar-382009
Email : infoci@bankofbaroda.co.in

ABRIDGED VEHICLE E-AUCTION NOTICE ANNEXURE - 13

Notice is hereby given to the public in general and in particular to the to the Borrower (s), and Guarantor (s) that Bank has repossessed / seized the Hypothecated Motor Vehicle mentioned below in exercise of the powers conferred under Hypothecation / Loan Agreement executed by the parties and Vehicle will be sold on "As is where is", "As is what is", and "Whatever there is" basis for recovery of dues in below mentioned account/s. The details of Borrower/s / Guarantor/s / Vehicle / Total Dues / Reserve Price / e-Auction Date & Time, EMD and Bid Increase Amount are mentioned below :

DATE & TIME OF E-AUCTION : 23.07.2025 FROM 2.00 PM TO 6.00 PM

Name & Address of Borrower	Details of Vehicles	Dues Outstanding	Reserve Price, EMD & Bid Increase	A/c No. where EMD to be deposited
Kartikkumar Ganeshbhai Bharwad & Bharwad Bharatiben Kartikbhai (Address : 36, Greenpark Bunglows, Kudasana, Gandhinagar, Gujarat-382421	Make & Model : Tata Motors Limited, Sigana 3523, Registration No. GJ 18 BV 2481 Color : Titanium White Chasis No. MAT78100N3P35261 Engine No. 6B6A220D06122M63920688	Rs. 40,47,724/- + Future interest + Unapplied Interest + other charges - less recovery up to date	Rs. 27,00,000/- Rs. 2,70,000/- Rs. 5,000/-	A/c No. 30390015181869 A/c Name : SARFAESI AUCTION Proceeds Collection IFSC : BARBOINFOCI

Property Inspection Date and time : 16.07.2025 & 2 pm to 6 pm and Last date of EMD deposit : 23.07.2025 upto 5 pm.
Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described Immoveable 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.

Date : 19.06.2025

Place : Gandhinagar

Sd/- Sulabh Jain, Authorised Officer, Bank of Baroda

AAVAS FINANCIERS LIMITED
(CIN:L65922RJ2011PLCO34297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020



AUCTION NOTICE

Auction Sale Notice for Sale of Immoveable 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 Immoveable 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/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.
PADAM SINGH PENP SINGH, MRS. TARO KANWAR GUARANTOR : MR. SUMERBHAI RUPSIH RAIPUROHIT (AC NO.) UNHIM02215-160027352	Rs. 32,35,726.00/- DUES AS ON 18 JUNE 2025	17 FEB 24 Rs. 2675709.91/- DUES AS ON 17 FEB 24	1 MAY 25	HOUSE NO. 13, PLOT NO 12, REVENUE SURVEY NO. 47/1/P, SHRI KRUPA CO OP HOUSING SOCIETY, NEAR PANDYA SOCIETY, NEAR LALODA ROAD, IDAR, SABARKANTHA, GUJARAT, ADMEASURING 29.42 SQ. MTRS	Rs. 1586829/-	Rs. 158683/-	11.00 AM TO 01.00 PM 25 JULY 2025	"DAMDAR COMPLEX" FIRST FLOOR, UNIT NO.112 & 113, JAVANPURA, TALUKA-IDAR, DIST - SABARKANTHA- 383430, GUJARAT- INDIA
DILIPBHAI BHAYABHAI CHAVDA, MRS. PRABHABEN CHAVDA (AC NO.) LNBHA02219-200144284	Rs. 16,33,685.00/- DUES AS ON 21 JUNE 2025	11 NOV 21 Rs. 828167/- DUES AS ON 8 NOV 21	14 MAR 23	BLOCK NO. 84, PAIKI 113, VISHNU NAGAR, PLOT NO. 82, R.S.NO. 91, 104 & 116, MOUJE- PIPLOD, SUB DIST-MANGROL, DIST-SURAT, GUJARAT ADMEASURING 39.01 SQ. MTRS	Rs. 670000/-	Rs. 67000/-	11.00 AM TO 01.00 PM 24 JULY 2025	301 & 305, REGENT SQUARE, ABOVE D- MART, ADAJAN, SURAT- 395009, GUJARAT- INDIA
TRILOKI R TIWARI, MRS. SUSHMA R. TIWARI (AC NO.) UNSUR03717-180054461	Rs. 25,47,322.00/- DUES AS ON 21 JUNE 2025	3 MAY 19 Rs. 61302641/- DUES AS ON 3-MAY-19	18 FEB 20	SURVEY NO. 106, BLOCK NO. 111, PLOT NO. C/1 TO C/6, SHOP NO. 8, "HARIKRUSHNA RESIDENCY OF BALAJI GREEN CITY", VILLAGE KADODARA, TALUKA PALSANA, DISTRICT SURAT, GUJARAT. ADMEASURING 10.13 SQ.MTRS. ALONG WITH 3.30 SQ.MTRS. UNDIVIDED	Rs. 459270/-	Rs. 45927/-	11.00 AM TO 01.00 PM 24 JULY 2025	301 & 305, REGENT SQUARE, ABOVE D- MART, ADAJAN, 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 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 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 adjournment 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 confirm/postpone the sale process without assigning any reason therefor. If 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, 1Ind Floor, South End Square, Mansarovar Industrial Area, Jaipur-302020 or **Ramesh Jat - 9376045878** or respective branch during office hours. **Note:** This is also a 15/30 days notice under Rule 9(11/8/6) to 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 : 23-06-2025

Authorised Officer Aavas Financiers Limited



STATE BANK OF INDIA
STRESSED ASSETS RECOVERY BRANCH (SARB)
4th Floor, SBI Building, Lal Darwaja, Ahmedabad - 380001

Notice Regarding Possession of Property u/s 13(4) of SARFAESI Act 2002

Notices is hereby given 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) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, a demand notice was issued on the dates mentioned against below mentioned account(s) and stated hereinafter calling upon them to repay the amount within 60 days from the date of receipt of said notice. The Borrower/Guarantor(s) having failed to repay the amount, notice is hereby given to the The Borrower/Guarantor(s) and the public in general that the undersigned has taken Possession of the property(ies) described herein below. In exercise of power conferred on him/her under section 13(4) of the said Act read with Rule 8 of the said Rules on the date(s) mentioned against below mentioned account(s).

The Borrower/Guarantor(s) in particular and the public in general is hereby cautioned not to deal with the property(ies) and any dealings with the property(ies) will be subject to the charge of the **STATE BANK OF INDIA** for an amount outstanding as mentioned below with further interest, incidental expenses, cost, charges, etc.

The Borrower/Guarantor(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.

Name of Borrower & address	Name of Guarantor/ Owner of Property	Description of the Property Mortgaged / Charged	Date of Demand Notice	Date of Possession/ Type of possession	Amount Outstanding
Golden Flyer E-Com Private Ltd Address :- Plot No. 11 A, Milan Industrial Estate, Near Ultratech RMC Plant, Santej Khatraj Road, Vill - Khatraj, Tal- Kalo, Dist - Gandhinagar - 382165	Uniflow Fresh Fashion Pvt Ltd (Owner & Guarantor) Urviben Dharmesh Thakar & Dharmesh Harendrakumar Thakar (Owner & Guarantor)	Immovable Property : Industrial land bearing plot no. 18 admeasuring 2623.69 sq meters (3498.43 sq mtrs – Super Area) with undivided share in road and common plot located in Survey No. 205/1/Paiki 1 & 205/1/Paiki 2 of Mouje Sukhpur in Registration District Morbi and Sub-District Halvad in the State of Gujarat Immovable Property : Immovable Property - Flat No. U-208 admeasuring 83.61 square meters -(Super built area) on 2nd floor in the scheme known as "Shrinand Nagar Vibhag-2 by "Shrinand Nagar - 2 Co.op Housing Society Ltd" consurted on Sub Plot No. 7 (Sector-7 / B paiki) of Survey No. 502/A/1 in Mouje Vejalpur in Registration District Ahmedabad & Sub-District Ahmedabad-4 (Paldi).	04-02-2025	17-06-2025 18-06-2025 Physical Symbolic	Rs 2,46,05,192.08 (Rupees two crore forty-six lakh five thousand one hundred ninety-two and paise eight only) as on the end of 03-02-2025 with further interest, cost, charges, etc.

Date : 18-06-2025
Place : Ahmedabad

Authorized Officer
State Bank of India



केनरा बैंक Canara Bank
भारत सरकार का उपक्रम A Govt. of India Undertaking



सिंडिकेट Syndicate

ARM BRANCH MUMBAI

Canara Bank Building, 4th Floor, Adi Marzban Path, Ballard Estate, Mumbai – 400 001
Email: cb2360@canarabank.com TEL. - 8655948019 WEB: www.canarabank.com

SALE NOTICE

E-Auction Sale Notice For Sale Of Immoveable Properties The Securitisation And Reconstruction Of Financial Assets and Enforcement Of Security Interest Act, 2002 Read With Rules 8(6) & 9 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, the **Possession** of which has been taken by the Authorized Officer of Canara Bank, will be sold on "As is where is", "As is what is" basis on **below Mentioned** in Table for recovery of dues as described here below. The Earnest Money Deposit shall be deposited on or before below Mentioned in Table. by way of deposit in E-Wallet of M/s. PSB Alliance Private Limited (**Baanknet**) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan. Details of EMD and other documents to be submitted to service provider on or before below Mentioned in Table. Date of inspection of properties is below Mentioned in Table with prior appointment with Authorized Officer.

Sr. No.	Name of Borrower(s) / Guarantor(s) / Mortgagor(s)	Outstanding	Details of Security/ies (Status of Possession)	Reserve Price (R.P.) Earnest Money Deposit (EMD)
1	M/s. Earth Minera Processors Represented By Partners/Guarantors- Mr. Arav Jalali, Mr. Samji Kanabhai Chad & Mrs. Nalini Jalali.	Rs. 5,71,41,000.00 (as on 31.05.2025 plus further interest and cost from 01.06.2025)	EMT of Industrial open land R.S. No. 426, Opp. H. D Industries, on Mamura road, Village Mamura Tal: Bhuj – Kachchh in the name of Mr. Shamji Kana Chad and Mr. Arav Jalali admeasuring 17907 Sq. mtr. (Symbolic Possession)	Rs. 3,90,00,000/- Rs. 39,00,000/-
			EMT of Double Storied Residential building Sub Plot No. 39/B, Plot No. 39, R.S. No. 177, known as pink City, B/h Ekta Nagar, Navavas Near Madhapar to Vardhaman Nagar road, Vil. Madhapar, Tal. Bhuj – Kutch in the name of Mr. Shamji Kana Chad admeasuring 100.00 Sq. Mtr. Boundaries Of The Property: North: Plot No. 40, South: Sub Plot No. 39/A, East: Plot no 43, West: 7.50mtr wide internal Road (Symbolic Possession)	Rs. 27,15,000/- Rs. 2,71,500/-
			EMT of Residential flat No. 01, on ground floor, Shanti Niwas Building, Collector's colony, Opp. Vivekananda Education Society (DBC High School), Plot No. 17-B, Chembur Mumbai in the name of Mrs. Nalini Jalali (Mother of Partner Mr. Arav Jalali) admeasuring 366 sq. ft. built up area. Bounded As Follows: North: Aayush Aura, South: Gaba House Sita Estate, East: Bunglow No. 13 A, West: Road and DBS School (Swami Vivekanand High School). (Symbolic Possession)	Rs. 67,50,000/- Rs. 6,75,000/-
			EMT of Industrial open land R.S. No. 427/2, Opp. H. D Industries, on Mamura road, Village Mamura Tal: Bhuj – Kutch in the name of Mr. Shamji Kana Chad admeasuring 3505 Sq. mtr. Bounded As Follows: North: Cart trak, South: R S No. 427/1, East: Mamura road Village Mamura, West: R S No. 426. (Symbolic Possession)	Rs. 1,05,00,000/- Rs. 10,50,000/-

E-auction Date is 31.07.2025 & Last date of submission of Bid / EMD / Request letter for participation is 30.07.2025 before 5.00 p. m. Date of inspection of properties with prior appointment.

For detailed terms and conditions of the sale, please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com) or may contact **Mr. Sudrashan Joshi, Chief Manager, Canara Bank, ARM Branch, Mumbai (Mob. No. 8655948054) Mr. Kundan Kumar ,Manager (Mob. No. 8825313343) E-mail id : cb2360@canarabank.com during office hours on any working day or the service provide **M/s. PSB Alliance (BAANKNET)**, Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai - 400037, Contact Person Mr. Dharmesh Asher Mob.9892219848, (avp.projectmanager2@psballiance.com), Help desk No. 8291220220, (support. BAANKNET@psballiance.com), Website - <https://baanknet.in>**

Date : 21.06.2025
Place : Mumbai

Sd/-
Authorised Officer, ARM - Branch
Canara Bank



BHARAT CO-OPERATIVE BANK (MUMBAI) LTD.
(MULTI-STATE SCHEDULED BANK)
Central Office : "Marutagiri", Plot No. 13/9A, Sonawala Road, Goregaon (East), Mumbai-400063. Tel. : 61890085 / 61890134 / 61890083.

AUCTION NOTICE

AUCTION SALE OF IMMOVABLE PROPERTY/IES

Sealed Offers/Tenders are invited from the public/intending bidders for purchasing the following Immoveable property/ies on "as is where is basis and as is what is basis" under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, read with Rule 8(6) of Security Interest Enforcement Rules 2002.

Sr. No	NAME OF THE MORTGAGOR / BORROWERS & BRANCH	OUTSTANDING AMOUNT AS PER DEMAND NOTICE	PROPERTY DESCRIPTION & ENCUMBRANCES KNOWN TO THE BANK	i. RESERVE PRICE, ii. EARNEST MONEY DEPOSIT (EMD) iii. BID INCREMENT AMOUNT (Over & Above Highest Bid Amount)	i. DATE & TIME OF INSPECTION ii. LAST DATE & TIME OF SUBMISSION OF TENDERS / OFFERS	DATE AND TIME OF OPENING THE TENDERS
1	Mr. Sureshkumar Bhagvandas Mangnani Joint/Co-borrower: Mrs. Soniya Sureshkumar Mangnani (Ahmedabad Branch) [4th Auction Notice]	Demand Notice Date : 10.02.2023 Loan Account No. 009233330000520: Rs. 19,77,210.66 as on 31.01.2023 together with further interest @8.60% per annum + penal interest @ 2% per annum thereon with effect from 01.02.2023. (Less amount paid if any thereafter)	Flat No. C-406 on 4th Floor (As per approved plan Block No.B) admeasuring 45.03 sq. mtrs. built up area together with undivided share of land (including common parking, common staircase) admeasuring 24.26 sq. mtrs in the scheme known as " Victoria Heights" constructed on land bearing Survey Nos. 951/2 & 951/3 of Mouje : Naroda, Taluka : Asarwa, Near Shahid Circle, Opp. Vachnamrut Residency, Krishna Nagar, New Naroda in the District Ahmedabad and Registration Sub-District of Ahmedabad – 6.	i. Rs.19,00,000/- ii. Rs.1,90,000/- iii. Rs.30,000/-	i.02.07.2025 from 11.00 a.m. to 05.00 p.m. ii. 14.07.2025 upto 05.00 p.m	15.07.2025 at 11.00 a.m.

Terms and Conditions of the Bharat Co-operative Bank (Mumbai) Ltd – Auction Sale:-

- Auction is being held on "AS IS WHERE IS BASIS AND AS IS WHAT IS BASIS" with all the existing and future encumbrances / Society Dues / Builders dues / Property Tax / Utility Service provider outstanding dues etc. and same shall be borne by bidders whether known or unknown to the Bank. The Bank is not responsible for encumbrances unknown to the Bank. The Authorised Officer / Secured Creditor shall not be held responsible in any way for any third-party claims / rights / dues received after date of opening the bid. The purchaser should conduct due diligence on all aspects related to the property to his / her satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer / Secured Creditor in this regard at a later date.
- Tenders quoted below the "Reserve Price" will not be considered & same is liable to be rejected.
- The Bidder shall submit bid / offers alongwith their KYC documents and 10% of EMD amount by Pay Order / D.D. drawn in favour of "Bharat Co-operative Bank (Mumbai) Ltd." [Envelope containing the Bids / offer should superscribed as Bid for "Flat/ Shop No."]
- Place of Submission and opening of Tenders/Offer: : Bharat Co-operative Bank (Mumbai) Ltd., Ahmedabad Branch – Ground Floor No 1, Abhishree Adriot, Judges Bungalow Road, Near Mansi Circle, Vastrapur, Ahmedabad, Gujarat – 380015.
- Outstanding Builder / Society dues, Property Tax, Utility Bills etc. and Charges for documentations, transfer fees of Society / Builders / Revenue Department, Conveyance, Stamp Duty, Registration Charges with the Joint Sub-Registrar of Assurances as applicable and other statutory dues if any, shall be borne by the purchaser and the Bidder / purchaser above should complete all the transfer formalities & the Bank will not be responsible in any manner whatsoever, in this regard.
- In case of more than one bid is received for above Reserve Price, the Bidders present during the opening of the Tenders may participate in the Oral Bidding / Inter-se Bidding. The Authorised Officer of the Bank have discretion in the manner of conduct of sale including decision with regard to inter-se bidding / negotiations amongst the bidders to realize highest sale value for the said property/ies. Bidders are, therefore advised to remain themselves or through their duly authorized representative(s) well before time, who can take the decision for them.
- The Authorised Officer reserves the right to reject any or all tenders and/or postpone the date and time of opening of tender or sale confirmation without giving any reason therefor.
- Mortgagor/borrower/joint-borrower/surety/guarantor may bring maximum bid /offers to realize a good value.
- The successful bidders should deposit 25% (including 10% EMD) of the bid amount immediately on the same day or not later than next working day, as the case may be, of opening of bids and balance 75% within 15 days from the date of opening the tenders. In case, successful bidder failed to pay the remaining 15% of the bid amount as aforesaid then the EMD amount shall stand forfeited automatically without any further notice.
- If the successful bidders fail to pay the balance 75% of the bid amount within 15 days from date of opening the offers, the deposited amount shall stand forfeited.
- In case of non-acceptance of offer of purchaser by the Secured Creditor / Authorised officer, the EMD amount of 10% paid along with the application will be refunded / returned without any interest to the unsuccessful bidders.
- The Principal Borrower / Joint-Borrower / Guarantor / Mortgagor is hereby informed in their own interest to take away all the moveables, personal belongings, office documents / equipments / papers, articles, etc. which are not hypothecated to the Bank, if any lying in the above said premises with prior intimation in writing to the Authorised Officer, failing which the same shall be removed / disposed-off as scrap without any realizable, value without giving any further notice to you Borrower / Joint-Borrower / Guarantor / Mortgagor to enable us to handover the vacant and peaceful possession of said assets to the successful bidders on receipt of entire sale amount, which please take note.

Note : 1) This is also a 15 days notice as the case may be to the Borrower / Joint-Borrower / Guarantor / Mortgagor of the above loan accounts under Rule 8(6) of the SARFAESI Act, 2002 about holding of sale by inviting sealed tenders from the public in general for the sale of the above said secured assets on above mentioned date if your dues are not cleared in full. 2) The Bank will not be responsible for payment or any arrears or taxes or assessment taxes or maintenance etc. 3) Notice is hereby given to you Mortgagors / Borrowers / Joint-Borrowers / Sureties / Guarantors u/s.13(8) of the SARFAESI Act, 2002 to pay the sum as mentioned above before the date fixed for sale failing which the property will be sold in Auction Sale and you shall be liable for balance outstanding dues remains, if any with interest, charges, expenses, costs etc. after adjusting the Net Sale proceeds i.e. Sale Price less incidental expenses & TDS as applicable. 4) Conditions Apply.

Date : 21.06.2025
Place : Mumbai

Sd/-
AUTHORISED OFFICER
BHARAT CO-OPERATIVE BANK (MUMBAI) LTD

Ahmedabad

epaper.financialexpress.com