(formerly known as Edelweiss Housing Finance Limited) Regd Office: 5th Floor, Tower 3, Wing B, Kohinoor City Mall, Kohinoor City, Kirol Road, Kurla (W), Mumbai-400070 Branch Office Address: - Office 301.302.303.304 , 3rd Floor 3rd Eye Vision Opposite shivalik Plaza, Near IIM, Panjara Pol Ahmedabad, 380009

E-AUCTION - STATUTORY 15 DAYS SALE NOTICE

nido

Sale by E-Auction under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and The Security Interest Act, 2002 and 2002 for the recovery of amount as mentioned in appended table till the recovery of loan dues. The said property is mortgaged to M/s Nido Home Finance Limited (formerly known as Edelweis: Housing Finance Limited) for the loan availed by Borrower(s), Co borrower(s) and Guarantor(s). The secured creditor is having Physical poss session of the below menti Name of Borrower(s)/Co Date & Time of Date & Time of Amount of Recovery Reserve Price and EMD the Auction Borrower(s)/ Guarantor(s) the Inspection | Possession Date VISHALBHAI B AMBASANA Rs. 15,05,982.50/- (Rupees Fifteen Lakhs Five Rs. 6,26,850/- (Rupees Six Lakhs Twenty 21-05-2024 Six Thousand Eight Hundred Fifty Only)
Earnest Money Deposit:- Rs. 62,685/(Rupees Sixty Two Thousand Six
Hundred Eighty Five Only) 06-05-2024 Thousand Nine Hundred Eighty Two and Fifty Paisa 12 Noon (With 5 JÄYSHREEBEN VISHALBHAI AMBASANA (Co. Borrower)

Only) as on 26,04,2024 + Further Interest thereon+ Legal Expenses for Lan no. LRJKSTH0000069586 am to 3.00 pm Auto Extensions)

(Co - Borrower) on of the secured Asset: All The Part And Parcel Bearing Flat No 403 On The Fourth Floor In The Scheme Known As "Pramukhraj Palace 1" Having Builtup Area 36-98 Sq Mts I.E. 398 Sq Ft. The Said Scheme Is Built On The Non Agricultural Plot In The Village Kothariya And On The Revenue Survey No. 1 Paiki 1 And The Said Plots Paiki Plot Number 6 And 7 Sub Plot No 6+7/1+2+3/1 In The Village Kothariya And District Rajkot The Said Flat Is Bounded As: North: Flat No 404 South: Property Of Other East: Common Passage, Stair And Lift West: Open Space

Note: 1) The auction sale will be conducted online through the website <a href="https://sarfaesi.auctiontiger.net">https://sarfaesi.auctiontiger.net</a> and Only those bidders holding valid Email, ID PROOF & PHOTO PROOF, PAN CARD and have duly remitted payment of EMD through DEMAND DRAFT/ NEFT/RTGS shall be eligible to participate in this "online e-Auction".

2) The intending bidders have to submit their EMD by way of remittance by DEMAND DRAFT / RTGS/NEFT to: Beneficiary Name: NIDO HOME FINANCE LIMITED, Bank: STATE BANK OF INDIA, Account No. 65226845199, SARFAESI-Auction, EDELWEISS HOUSING FINANCE LIMITED, IFSC code: SBIN0001593.

3) Last date for submission of online application BID form along with EMD is 20-05-2024.

4) For detailed terms and condition of the sale, please visit the website <a href="https://sarfaesi.auctiontiger.net">https://sarfaesi.auctiontiger.net</a> or Please contact Mr. Maulik Shrimali Ph. +91- 6351896643/9173528727, Help Line e-mail ID: Support@auctiontiger.net</a>

ctiontiger.net. Sd/- Authorized Officer

Date: 27.04.2024 Nido Home Finance Limited, (formerly known as Edelweiss Housing Finance Limited) NIDO HOME FINANCE LIMITED

(formerly known as Edelweiss Housing Finance Limited) Regd Office: 5th Floor, Tower 3, Wing B, Kohinoor City Mall, Kohinoor City, Kirol Road, Kurla (W). Mumbai-400070 Branch Office Address: - Office 301,302,303,304, 3rd Floor 3rd Eye Vision Opposite shivalik Plaza, Near IIM, Panjara Pol Ahmedabad, 381

E-AUCTION - STATUTORY 30 DAYS SALE NOTICE Sale by E-Auction under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and The Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to public in general and in particular to borrower and guarantor that below mentioned property will be sold on "As is where is, "As is what is" and "Whatever there is" or the recovery of amount as mentioned in appended table till the recovery of loan dues. The said property is mortgaged to M/s Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited) for the loan availed by Borrower(s), Co borrower(s) and Guarantor(s). The secured creditor is having Physical possession of the below menti-Date & Time of Date & Time of Name of Borrower(s)/Co

Amount of Recovery Reserve Price and EMD the Auction No. Borrower(s)/ Guarantor(s) ANKITA JAGDISHBHAI
MANDALIYA (BORROWER)
& YASHDEEP KIRITBHAI
RATHOD (CO-BORROWER)
RATHOD (CO-BORROWER)

ANKITA JAGDISHBHAI
MRATHOD (CO-BORROWER)

Expenses for Lan no. LBHVSTH0000089419

RS. 14,71,210.06/- (Rupees Fourteen Lakhs Seventy One Thousand Ninety Only) armest Money Deposit: - Rs. 1,37,109/- (Rupees Thirteen Lakhs Seventy One Thousand Ninety Only) armest Money Deposit: - Rs. 1,37,109/- (Rupees Thirteen Lakhs Seventy One Thousand Ninety Only) armest Money Deposit: - Rs. 1,37,109/- (Rupees Thirteen Lakhs Seventy One Thousand Ninety Only) 05-06-2024 Between 11.am to 12 Noon (With 5 06-05-2024 RATHOD (CO-BORROWER) Expenses for Lan no. LBHVSTH0000089419 am to 3.00 pm Auto Extensions) Description of the secured Asset: All That Part And Parcel Of Property Bearing Flat No. F-15, Built-Up Area Admeasuring 47.40 Sq. Mtrs. On 4th Floor, Lease Hold Plot No. 108/B-2, Of City

Survey Ward No. 6, Sheet No. 213, Survey No. 2443,-2b Paiki Known As "Aashirvad Apartment", Situated At Near Munideri Subhashbhagar, Bhavnagar. The Said Flat Is Bounded As: North Private Property Of Plot No. 1088/B-1 South: Flat No. F-12 East: Flat No. F-12 West: Private Property Of Plot No. 1087.

Note: 1) The auction sale will be conducted online through the website <a href="https://sarfaesi.auctiontiger.net">https://sarfaesi.auctiontiger.net</a> and Only those bidders holding valid Email, ID PROOF & PHOTO PROOF, PAN CARD and have duly remitted payment of EMD through DEMAND DRAFT/NET/RTGS shall be eligible to participate in this "online e-Auction".

2) The intending bidders have to submit their EMD by way of remittance by DEMAND DRAFT/RTGS/NEFT to: Beneficiary Name: EDELWEISS HOUSING FINANCE LIMITED, Bank: STATE BANK OF NIDNIA, Account No. 65226845199, SARFAESI-Auction, EDELWEISS HOUSING FINANCE LIMITED, IFSC code: SBIN0001593.

3) Last date for submission of online application BID form along with EMD is 04-06-2024.

4) For detailed terms and condition of the sale, please visit the website <a href="https://sarfaesi.auctiontiger.net">https://sarfaesi.auctiontiger.net</a> or Please contact Mr. Maulik Shrimali Ph. +91- 6351896643/9173528727, Help Line e-mail ID: Support@auctiontiger.net</a>

mail ID: Support@auctiontiger.net.
Mobile No. 7208934461
Date: 27-04-2024 Sd/- Authorized Office Nido Home Finance Limited, (formerly known as Edelweiss Housing Finance Limited

यूनियन बैंक 🌘 Union Bank

Union Bank Bhavan, Race Course Road, Regional Office Rajkot.

**MEGA E - AUCTION SALE NOTICE** 

E Mail: crld.rorajkot@unionbankofindia.bank (For sale of Immovable/Movable Properties)

E Auction Sale Notice for Sale of Movable/Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 read with provision to Rule 6(2) or 8(6) of Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower/s and Guarantor/s, that the below described movable/immovable property mortgaged / charged to Union Bank Of India (secured creditor), possession of which has been taken by the Authorized Officers of Union Bank of India, will be sold on "AS IS WHAT IS", and "WHATEVER THERE IS" basis, for recovery of respective dues mentioned hereunder against the secured assets mortgaged/charged to Union Bank of India, from respective borrower(s) and guarantor(s). The reserve price and earnest money deposit is

shown there against each secured asset. The sale will be done by the undersigned through e-auction platform provided here under : Date and time of Auction: 14.05.2024 from 12.00 Noon to 5.00 PM • Date and time of Inspection: 04.05.2024 from 11.00 AM to 4.00 PM Reserve Price/ Name of the Description of the properties EMD/ Bid increase Total dues Possession Borrower/Guarantor and Branch amount in Rs A Residential Building No. 18 Constructed On The Land Of Sub Plot No. 63 To Rs.10,86,625.00 01 Mrs. Linaben Aka Kantaben Rs. 6.50 Lakhs Physical Kiritbhai Fichadiya, 73/18 With Total Land Area Ad 77-58 Sq. Mts. Situated At Revenue Survey No Rs. 0.65 Lakhs 363 Paikee 2, At Village: Kagdadi, Taluka: Tankara, Dist.: Rajkot Within Th Co-applicant : Mr. Kiritbhai P. Fichadia Rs. 6,500 interest. Limits Of Kandadi Gram Panchayat Rounded : On The North : Building No. 17 Branch : Panchavati Branch cost and expense Constructed On The Land Of Sub Plot No. 63 To 73/17 With Adjoining Wall, Or Branch Manager: Paraskumar Dobaria The South: 10.50 Meters Wide Road, On The East: 7-50 Meters Wide Road, Or Contact : 99985 81915 The West: Block No. 19 02 Viren Kishorhhai Siddhanura & All that Piece and Parcel of Residential Property Consisting of land. Rs. 9,51,433.00/-Rs. 6.30 Lakhs **Physical** admeasuring 628.20 Sq. Ft., Block No. 13, Pitrukrupa Residency, Nr. Darshan as on 20.12.2015 Rs. 0.63 Lakhs Arunaben Kishorbhai Siddhanura College, Morbi road at Kagdadi, Tal. Tankara, Dist. Rajkot. Bounded: On th Rs. 6,300 Branch: Panchavati Branch Branch Manager: Paraskumar Dobaria, Contact: 99985 81915 East: 7.50 Mts. Wide Road, On the West: B. No. 24, On the North: Sub Plot No 63 to 73/12, B. No. 12, On the South: Sub Plot No. 63 to 73/14, B. No. 14 Rudhi Huja Rabari W/O Mr Huja Rabari, Mr. Rabari Huja Allthat Land & Building situated at Plot No. 307, Admeasuring 54.43 Sq. Meters, Symbolic Rs. 7.30 Lakhs 03 Rs. 7,30,283.80 as Bhachubhai, S/O Mr. Bhachubhai Rabari, Mr. Lakhsmirbhai R. S. No. 116/4 Aditya Nagar, Village : Meghpar Khumbardi, Tehsil Anjar, District on 31.12.2021 and Rs. 0.73 Lakhs Budhabhai Rabari. Kachchh, Gujarat, Pin Code 370110. Owner: Rabari Rudiben W/o Rabari Huja. further interest at Rs. 7.300 Boundaries: North: Plot No. 306, South: Plot No. 308, East: Internal Road contractual rate. Branch: Gandhidham Branch (e CB) Branch Manager: Vipinkumar Gaur cost & Expense Contact : M. 93846 39331 Rs. 9.50 Lakhs 04 Mr. Hanuman Ram Sona Ram (Borrowers) Smt. Maniu Residential Land & Building situated at Plot No. 67, Survey No. 359 (Area 92.03) As on 04/10/2019 **Physical** Sq. Mtrs.) Bageshree Township 4, Village, Varsamedi, Aniar, Kutch - 370110 Rs. 11.19.849 Rs. 0.95 Lakhs Hanuman Gaur (Co-Borrowers) Boundaries: North: Plot No. 68, South: Plot No. 66, East: 9.14 Mtrs. Interna Branch : Gandhidham Branch (e CB) with further interest Rs. 9,500 Branch Manager: Vipinkumar Gaur Road, West: 1.52 Mtrs. Lane thereafter Plot No. 72 cost and expense Contact : M. 93846 39331 Rs. 8.40 Lakhs 05 Borrowers: Mr. Subhan Dharmesh Gogoi S/o Dharmesh Gogoi Residential Property situated at Plot No. 282 Area Admeasuring 60.35 Sq. Mtr. in Rs. 13,38,060 **Physical** Rs. 0.84 Lakhs with further Guarantor: Mr. Anil Ashok Varma Revenue Survey No. 123, Apna Nagar, Village: Kidana, Sub Registration District Branch: Gandhidham Branch (e CB) interest Rs. 8.400 Gandhidham, Dist. Kutch. Four Boundaries are as Follows: East: Interna Branch Manager: Vipinkumar Gaus cost and expenses Road, West: Plot No. 341, North: Plot No. 283, South: Plot No. 281 Contact : M. 93846 39331 Mrs. Sandhiya Devi Harendrabhai Chobe Immovable Residential Property i.e. Flat No. 101 on First Floor, Plot No. 1 & 2 Rs. 7.30 Lakhs Symbolic & Mr. Harendra Kumar Kapildev Chobey area known as "Anjali Park" of Revenue Survey No. 183 paikee of Village 8.55.926.66 Rs. 0.73 Lakhs Branch: Metoda Branch, Raikot khirasara, Tal. Lodhika, Dist. Rajkot in the state of Gujarat. with Built-up Area adn plus interest Rs. 7.300 654.30 Sq. Feet. thereon Branch Manager: Mr. Hitesh Pandev Contact : M. 73511 03777 Residential Sub Plot No. 56/D, Plot No. 56, Survey No. 167, Paiki of Madhapar Dineshpuri Ratanpuri Gusai & Nishaben Dineshpuri Gusai Rs. 8.71.437 and 07 Symbolic Rs. 10.00 Lakhs Seem, Junavas, Madhapar, Bhuj, Kutch, Admeasuring 47.53 Sq. Mtr. Bounded Branch: Madhapar further interest at Rs. 1.00 Lakhs On the North by: Sub Plot No. 57, On the South by: Sub Plot No. 56/C, On the Contact : Sudhakar Kuma contractual rate & Rs. 10,000 Branch Manager - M. 99980 90374 East by: Internal Road, On the West by: Sub Plot No. 56/A cost from 31-05-2018 08 Rameshbhai Punabhai Bavda Residential Building Constructed on Land Admeasuring 90-45 Sq. Mtr. of Plot Rs. 21,26,917.42 Rs. 36.36 Lakhs Symbolic No. 22/B Towards East - North Side of Plot No. 22/B of "Girnar Society" situated a Rs. 3.64 Lakhs Branch : Panchyati with further Village : Mavdi, Rev Sy. No. 35, Sanad No. 315 within Limits of RMC, Rajkot Contact: Paras Dobaria interest Rs. 36.360 Branch Manager - M. 99985 81915 Gujarat. Land Mark: Name "Shiv Krupa" at Girnar Society, Street No. 1 cost and expense Ankur School Road, Mavdi, Rajkot. Boundaries: North: 25 Ft. Open Road South: Others Property On Plot No. 23, East: Property On Plot No. 22/a, West Property On Plot No. 22/b (Same Plot) Paike Mr. Yogendra Rameshbhai Makadia Residential Property situated at Flat No. 303, Third Floor, Wing A, Heaver Rs. 9,48,528.00 Physical Rs. 7.00 Lakhs Guarantor: Mr. Ramesh Ramjbhai Makadia Heights, Motamava, B/H Khirsara Palace, Motamava, Kalavad Road, Tal. with further Rs. 0.70 Lakhs Branch: Bhaktinagar odhika, At Motamava R. S. No. 29 P2 & 29 P4, Plot No. 1,2,23,24, Plot No. 10 to interest Rs. 7,000 cost and expense Contact: Kumar Aditva 21 of Area known as Shyam Residency, Rajkot - 360021. Boundaries: North Contact No. 77830 00167 Margin Than Wing B. South : Flat No. 302, East : Stair And Passage, West Residential House situated at Plot No. 66, Survey No. 729P, Vil. : Varsamedi As on 03/08/2019 Upendra H. Girgilani, **Physical** Rs. 6.10 Lakhs Branch: Gandhidham (KFTZ) Taluka: Anjar, Dist.: Kutch - 370110. Area: 41.825 Sq. Mtrs. Rs. 6.49.020.80 Rs. 0.61 Lakhs vith further interest Contact : Vvas Krishna Kant - Branch Manager Rs. 6,100 cost and expense M. 94279 22525 Residential House situated at Plot No. 23-B, Ambaji Nagar - 2, Survey No. Mr. Kapilaben Pratapgiri Gosvami As on 04/07/2019 Symbolic Rs. 4.80 Lakhs 890/19, Village: Varsamedi, Taluka: Anjar, Kutch - 370110. Area: 41.825 Sq. Mtrs. Gandhidham (KFTZ) Branch: Rs. 5,99,609.93 Rs. 0.48 Lakhs

Terms and conditions of the E-Auction as under: 1. Details of Encumbrances over the property as known to the Bank: Not Known 2. Interested bidder are requested to register their detail with service provider https://www.mstcecommerce.com / auctionhome/ibapi/index.jsp by submission /verification of KYC documents and transfer of EMD in WALLET must be completed well in advance at least two days before auction date. 3 Authorized Officer / Bank / E-Auction Service Provider will not be liable for any delay/failure for verification of KYC documents/failure to transfer EMD in Wallet. 4. EMD to be deposited in Global EMD Wallet through NEFT RTGS/Transfer (after generation of Challan from https://mstcecommerce.com/ auctionhome /ibapi/index.jsp 5. For downloading further details, process compliance and terms-conditions, please visit (a), (b) Website address of service provider https://www.mstcecommerce.com/ auctionhome/ibapi/index.jsp, https://www.unionbankofindia.co.in where "Guidelines are available with educational video. 6. For further details contact Union Bank of India, Regional Office, Rajkot, Contact details- Mr. M. R. Jadeja Mob.: - 98252 89952 and Mr. Parveen Verma - 70158 94944. 7. The terms and condition of sale shall be strictly as per provision of the security interest Rules (Enforcement) Act 2002

the East by: Internal Road, On the West by: Plot No. 21

Residential House Property situated at Plot No. 19, R. S. No. 533/6, Gurukrupa Township, Vill.: Varsamedi, Tal.: Anjar, Dist.: Kachchh. Area 95.41 Sq. Mtr.

Boundaries : On the North by : Plot No. 18, On the South by : Plot No. 20, Or

## **SALE NOTICE TO BORROWERS/ GUARANTOR**

This may also be treated as 15 Days sale notice u/r 6(2) or 8(6) / Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about the holding of E-Auction Date: 27-04-2024, Sale on the above mentioned date. Authorised Officer (In The Event Of Any Discrepancy Between The English Version And Any Other Language Version Of This Auction Notice, The English Version Shall Prevail) Place: Raikot Union Bank of India RELIGARE FINVEST LIMITED

RELIGARE SME LOANS

nido

stered Office: 1407, 14th Floor, Chiranjiv Tower, 43, Nehru Place, New Delhi 110019

Values that bind LOA
orate Office: Max House, 7th Floor, Block A, Dr. Jha Marg, Okhla Phase-III, Okhla Industrial Estate, New Delhi 110020
ch Office: 1006/1007, 10th Floor, Shivalik Shilp, Iscon Cross Road, S. G. Highway, Ahmedabad - 380015, Gujarat, CIN:U74999DL1995PLC064132

**AUCTION-CUM-SALE NOTICE** 

Auction-cum-Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act (SARFAESI Act), 2002 read with proviso to Rule 8(6) & Rule 9(1) of the Security Interest (Enforcement) Rules, 2002

. Notice is hereby given to the public in general and in particular to the Borrower(s)/Guarantor(s)/Mortgager(s) for conducting the auction-cum-Sale of the below described immovable property (in short 'property') mortgaged/charged to the Secured Creditor (i.e. M/s Religare Finvest Ltd., in short 'RFL') The undersigned are offers for Sale at "Reserve price" as mentioned below on "As is where is". "As is what is". "Whatever there is" and "No recourse" basis till 12.30 PM of 23/05/2024 (Scheduled Auction/Sale Date) fo recovery of Rs.1,35,67,776.85/- [Rupees One Crore Thirty Five Lakh Sixty Seven Thousand Seven Hundred Seventy Six & Paise Eighty Five Only] as on 26-July-2021 along with up to date, interest, costs and charges due to the RFL from the Borrower(s Guarantor(s) / Mortgagor(s) namely, Shree Ram Hoziyari Mart Through Its Proprietor At A/1 Krishna Shopping Center Opp Head Pos Office Shop-4 Panchlimdi. Mehsana Gujarat-384001, **Vishnubhai P Patel S/o Prahladbhai Narottamdas Patel At** 01 Jay Bunglows. Ni Firupati Sahibaug, Panchot, Mehsana Gujarat-384001, Prahladbhai N Patel S/o Narottamdas At 01 Jay Banglows. Nr. Tirupat Sahibaug, Village.Panchot.Taluka Mehsana Gujarat-384001, **Tinkalben Vinodbhai Patel W/o Vinodbhai At** 01 Jay Bunglows Nr.tirupati Sahibaug, Panchot Mehsana Guiarat-384001 Vinodkumar Praheladbhai Patel S/o Praheladbhai Narottamdas Pate Proprietor Of Shree Ram Hoziyari Mart At 01, Jay Banglows Nr. Tirupati Sahibaug, Panchot Mehsana, Gujarat-384001 Also At Shree Ram Hoziyari Mart A/1 Krishna Shopping Center Opp Head Post Office Shop-4 Panchlimdi. Mehsana Gujarat-384001, as the above mentioned Borrower(s) /Guarantor(s) / Mortgagor(s) have failed to repay the loan amounts of the Secured Creditors within **60 days** from the date of notice dated 30th day of July 2021 issued by its authorized officer under section 13(2) of the SARFAESI Act 2002. Whereas the Secured Creditor has taken the physical possession of the below mentioned mortgaged property No. 1 & 2 on 02/05/2023

pursuant to the powers vested in it through its authorized officer in exercise of powers conferred on him under Section 13 (4) of the said SARFAESI Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002, with the help of Mamlatdar & Executive Magistrate Mehsana (Rural) and property No. 3 & 4 on 21/09/2023 with the help of Mamlatdar & Executive Magistrate, Mehsana (City), in compliance of the order dated 31.05.2022 passed by the Hon'ble Collector & D. M. Mehsana in No.Devsthan/SARFAESI Case Reg. No. 04/2022/Vashi/1627-1632/2022.

Notice regarding taking of such possession under the provisions of section 13(4) of the SARFAESI Act, 2002 was published in "BUSINESS STANDARD" (ENGLISH) & "SANDESH" (GUJARATI) editions newspapers respectively on 05/05/2023 and 23/09/2023 under Rule 8(2) of The Security Interest (Enforcement) Rules 2002.

And whereas even thereafter the borrower(s) /Guarantor(s) / Mortgagor(s) failed to repay the aforesaid loan to the RFL, Accordingly the authorized officer of the Secured Creditor has decided to sell the said scheduled property.

The reserve price for the auction will be against the each property as mentioned below in respective column and the Earnest Mone Deposit (EMD) will be 10% of the reserve price accordingly which shall be required to be submitted by way of DD/PO in favor of "Religare Finvest Limited" along with the Bid by the intended bidder(s)/purchaser(s) at RFL's Branch Office "1006-1007, 10th Floor Shivalik Shilp, Iscon Cross Road, S. G. Highway, Ahmedabad - 380015, Gujarat" on or before **5:00 PM of 22/05/2024 (last date for bid** submission). The successful bidder/purchaser shall pay a deposit of at least 25% of the Sale Consideration [inclusive of EMD amt, paid with the Bid] either on the same day of Sale Confirmation or not later than next working day. Balance sale consideration shall be require to be deposited within 15 days from Sale confirmation date.

SHORT DESCRIPTION OF THE IMMOVABLE PROPERTY										
Sr. No.	Description of the property	Reserve price	EMD i.e. 10% of Reserve price							
1.	ALL THAT PIECE AND PARCEL OF PROPERTY BEARING PLOT NO. 1, AND CONSTRUCTION THEREON, ADMEASURING 148.745 SO, MTRS AND CONSTRUCTION THEREON, SCHEME KNOWN AS "JAY BUNGLOW" SITUATED AT LAND BEARING SURVEY NO.1541 OF MOUJE PANCHOT TALUKA MEHSANA IN THE DISTRICT AND REGISTRATION SUB DISTRICT OF MEHSANA, GUJARAT BOUNDED AS: NORTH: PLOT NO.2, SOUTH: MARGIN, EAST: INTERNAL ROAD, WEST: SURVEY NO. 1540	Rs.39,37,000/- (Rs. Thirty Nine Lakh Thirty Seven Thousand Only)	Rs.3,93,700/- (Rs.Three Lakh Ninety Three Thousand Seven Hundred Only )							
2.	ALL THAT PIECE AND PARCEL OF PROPERTY BEARING PLOT NO.14, ADM 96.32 SQ. MTRS AND CONSTRUCTION THEREON, ADMEASURING 30.81 SQ. MTRS IN SCHEME KNOWN AS "PUSHP VATIKA" SITUATED AT LAND BEARING SURVEY NO. 1535 OF MOUJE PANCHOT TALUKA MEHSANA IN THE DISTRICT AND REGISTRATION SUB DISTRICT OF MEHSANA, GUJARAT BOUNDED AS: NORTH: INTERNAL ROAD, SOUTH: SURVEY NO. 1534, EAST: MARGIN OF SURVEY NO. 1537, WEST: COMMON WALL OF BLOCK NO. 13	Rs.23,63,000/- (Rs.Twenty Three Lakh Sixty Three Thousand Only )	Rs.2,36,300/- (Rs.Two Lakh Thirty Six Thousand Three Hundred Only)							
3.	ALL THAT PIECE AND PARCEL OF PROPERTY BEARING SHOP NO. 1 ADMEASURING 13.05 SQ. MTRS & SHOP NO. 2 ADMEASURING 19.41 SQ. MTRS ON LOWER GROUND FLOOR TOTAL ADMEASURING 32.46 SQ. MTRS. AS A MEMBER OF "KANT GOVIND OWNERS ASSOCIATION" A SCHEME KNOWN AS "KRISHNA SHOP CENTRE" SITUATED AT NON-AGRICULTURAL LAND BEARING SURVEY NO. 2004/360 PAIKI [CITY SURVEY NO. 3925 & 3926] OF MOUJE VILLAGE MEHSANA TALUKA MEHSANA & DISTRICT AND REGISTRATION SUB DISTRICT OF MEHSANA BOUNDED AS: NORTH: PASSAGE, SOUTH: COMMON WALL WITH OTHER SHOP, EAST: INTERNAL ROAD, WEST: WALL OF SHOP NO.3	RS.31,24,000/- (Rs. Thirty One Lakh Twenty Four Thousand Only)	<b>Rs.3,12,400/-</b> (Rs. Three Lakh Twelve Thousand Four Hundred Only)							
4.	ALL THAT PIECE AND PARCEL OF PROPERTY BEARING SHOP NO. 4/A ADMEASURING 14.21 SQ. MTRS ON LOWER GROUND FLOOR AS A MEMBER OF "KANT GOVIND OWNERS ASSOCIATION" A SCHEME KNOWN AS "KRISHNA SHOP CENTRE" SITUATED AT NON-AGRICULTURAL LAND BEARING SURVEY NO. 2004/360 PAIKI [CITY SURVEY NO.3925 & 3926] OF MOUJE VILLAGE MEHSANA TALUKA MEHSANA & DISTRICT AND REGISTRATION SUB DISTRICT OF MEHSANA. <b>BOUNDED AS:</b> NORTH: AFTER SHUTTER OF SAID SHOP, PASSAGE GALLARY, SOUTH: COMMON WALL WITH	RS.17,07,000/- (Rs. Seventeen Lakh Seven Thousand Only)	Rs.1,70,700/- (Rs. One Lakh Seventy Thousand Seven Hundred Only)							

## Nature of secured asset-Freehold

RFL is not aware of any other legal encumbrances except to us on the secured asset to be sold. Interested parties should make their own assessment of the secured asset to their satisfaction. Secured Creditor (RFL) does not in any way guarantee or makes any representation with regard to the fitness/title of the aforesaid secured asset. For detailed terms and conditions of the sale, please refer to the link/URL provided in RFL (Secured Creditor's) website i.e.

ANOTHER SHOP, EAST: COMMON WALL WITH SHOP NO. 3/A, WEST: COMMON WALL

https://www.religarefinvest.com/Auctionpage.aspx NOTE: The property is being kept for auction without prejudice and will be subject to decision of HON'BLE DEBT RECOVERY TRIBUNAL (DRT I) AHMEDABAD in SECURITIZATION APPLICATION NO. 116 of 2023 which is filed by SHRI RAM HOZIYARI MART & ORS.

. VERSÚS RELIGARE FINVEST LIMITED & SECURITIZATION APPLICATION NO. 233 of 2023 which is filed by BHAILALBHA VITTHALDAS PATEL VERSUS RELIGARE FINVEST LIMITED & OTHERS.

For any other information, please contact **Mr. Chintan Vasani** on his Mobile no. **9821495551** or contact him at his e-mail id chintan.vasani@religare.com, Mr. Ankit Desai on his Mobile no. 9717714781 or at his e-mail id: ankit.desai@religare.com & Mr. Abhishek Kumar Shukla on his Mobile no. 7303741199 or at his e-mail id: abhishek.shukla1@religare.com

Date: 24.04.2024 **Authorised Officer** 

RELIGARE FINVEST LIMITED Place : Gujarat

**HDFC Bank Ltd. HDFC BANK** 

Contact: Vyas Krishna Kant - Branch Manager

Branch : Anjar Branch, Branch Manager : Hemant Kumar

M. 94279 22525

12 Mr. Himmat Singh Guhil (Borrower)

& Mrs. Paras Kanwar (Co-Borrower)

Sharma, Contact : M. 95115 06351

Branch Address: 201-204 Riddhi Shoppers, Opp.Imperial Square Adajan-Hazira Road, Adajan, Surat-395 009 Ph.No. 0261-4141212

with further interest

cost and expense

Rs. 14.22.311

with further

cost and expense

**E-AUCTION SALE NOTICE** 

Rs. 4,800

Rs. 12.40 Lakhs

Rs. 1.24 Lakhs

Rs. 12,400

Physical

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.

The Authorised Officer of HDFC Bank Limited (erstwhile HDFC Limited having amalgamated with HDFC Bank Limited by virtue of a Scheme of Amalgamation approved by Hon'ble NCLT-Mumbai vide order dated 17th March 2023) (HDFC) issues 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) indicated in Column (A) that the below described immovable property(ties) described in Column (C) mortgaged/charged to the Secured Creditor, the constructive / physical possession of which has been taken as described in column (D) by the Authorised Officer of HDFC Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" as per the details mentioned below :

Notice is hereby given to Borrower / Mortgagor(s) / legal heirs, legal representatives (whether known or unknown), executor(s), administrator(s), successor(s) and assign(s) of the respective Borrower(s) Mortgagor(s)(since deceased), as the case may be, indicated in Column (A) under Rule 8(6) of the Security Interest (Enforcement) Rules 2002.

For detailed terms and conditions of the sale, please refer to the link provided in HDFC Secured Creditor's website i.e. www.HDFCBANK.COM

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		Α	В	С	D	E	F	G			
S	No.	Name/s of Borrower(s)/ Mortgager(s)/ Guarantor(s)/ Legal Heirs and Legal Representatives (whether known or unknown) Executor(s), Administrator(s), Successor(s) and Assign(s) of the respective Borrower(s) / Mortgagor(s) / Guarantor(s) (since deceased), as the case may be.	Outstanding dues to be recovered (Secured Debt) (Rs.)*	Description of the Immovable Property / Secured Asset (1 Sq. mtr. is equivalent to 10.76 Sq.ft)	Type of Possession	Reserve Price	Earnest Money Deposit (EMD)	Date and time of Auction			
		Mr Jain Deepak Bohra (Borrower) Mrs Jain Lalitaben Sampatlal (Co-Borrower)	Rs.6,182/- & Rs.18,50,412/- Dues as on 31-DEC-2022	All that piece and parcel of Residential Flat No. D/305 admeasuring 65.98 sq. Mtrs of built Up area on 3rd Floor in the scheme called "LAXMI RESIDENCY", Building No. "D", having non-agricultural land, situate, lying and being developed on RS No. 496/1, 507, Block No. 465/A, in Moje Kamrej, Sub-dist Kamrej, Dist Surat.	Physical	Rs. 18,00,000/-	Rs. 1,80,000/-	29th May 2024, 11AM to 12PM			
1	2.	Mr Tiwari Ashutosh Pati (Borrower)	Rs.13,77,923/- Rs.1,45,673/- & Rs.6,91,374/- Dues as on	All that piece and parcel of Flat no. 502, on 5th floor admeasuring 54.55 sq. Mtrs of built Up area & 79.06 sq. Mtrs of super built Up area in the scheme called "MANOMAY RESIDENCY", having non- agricultural land, situate, lying and being developed on, Property No. 428 According to village counsel, City Survey Tika No. 6, City Survey No.	Physical Possession	Rs. 17,65,000/-	Rs. 1,76,500/-	29th May 2024, 11AM to			

28-FEB-2023 210 of Chalta No. 2, in Mojelchhapore, Sub-DistChoryasi, Dist Surat. \* together with further interest @ 18% p.a. as applicable, incidental expenses, costs, charges etc. incurred up to the date of payment and / or realisation thereof.

The Authorized Officer shall not be responsible for any error, misstatement or omission on the said particulars. The bidders are therefore requested in their own interest, to satisfy themselves with regard to the above and all other relevant details/material facts and information pertaining to the above mentioned immovable properties/secured assets before submitting bids. Statutory dues like property taxes/cess and transfer charges, arrears of electricity dues, arrears of water charges, sundry creditors, vendors, suppliers and other charges known and unknown, shall be ascertained by the bidde beforehand and the payment of the same be the responsibility of the buyer of Property/Secured Asset. Wherever applicable, it is the responsibility of buyer of secured assets to deduct tax at source (TDS) @1% of the total sell consideration on behalf of the resident owner (seller) on the transfer of immovable property having consideration equal or greater then INR 50,00,000/- and deposit the same with appropriate authority u/s 194 IA of Income Tax Act, 1961.

Disclosure of Encumbrances: To the best of knowledge and information of the Authorized Officer of HDFC, there are no encumbrances in respect of the above immovable properties / Secured Assets. **Most Important Terms and Conditions:** Secured Asset is available for inspection on 15th May 2024 for property 1 and 16th May 2024 for property 2 respectively. The appointment has to be fixed prior to the date of inspection. Kindly contact on :- 79909 22581, 9173528727.

Minimum bid increment amount is Rs.10,000/- (Rupees Ten Thousand Only)

Date: 26/04/2024

 The last date of submission of bids in prescribed e-auction Bid Documents with all necessary documents and EMD in stipulated manner is 28/05/2024. • For detailed terms and conditions of the sale, please refer to the link provided in HDFC Bank Limited (HDFC) Secured Creditor's website i.e. www.HDFCBANK.Com

For any assistance related to inspection of the property, or for obtaining the E-Auction Bid Document and for any other queries, please get in touch with with our Authorized Partner i.e. M/s. e-Procurement Technologie Limited. Address B-704-705, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380006, Gujarat (India) through its Client Service Delivery (CSD) Department on Mobile No. +91 79909 22581 91735 28727, E-mail ID: maulik.shrimali@auctiontiger.net; OR Authorized Officer Of HDFC Mr. SiddarthKarnavat, Mr. Vijay Chandanshive, official of HDFC Bank Limited through Tel. No. 0261-4141212.

Place: Surat

For HDFC Bank Limited, Regd. Office: HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai- 400020 Authorised Officer

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Alkapuri Branch, B/h. Centre Point, R.C. Dutt Road, Alkapuri, Vadodara-390 005. Ph: 0265- 2351983, Email: dbalka@bankofbaroda.co.in

POSSESSION NOTICE

Whereas. The undersigned being the Authorized Officer of Bank of Barod under Securitization and Reconstruction of Financial Assets and Enforceme of Security Interest Act, 2002 and exercise the powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated 05.01.2024, calling upon the Borrower, M/S SURMAN ENTERPRISE, Proprietor Mr. Suresh Pratapsinh Padhiyar (Borrower), Mr. Narvatsinh Balusinh Parmar (Guarantor) to repay the amount mentioned in the notice being Rs. 22,68,787.46 (Rupees Twenty Two Lakhs Sixty Eight Thousand Seven Hundred Eighty Seven and Forty six paisa only) as on 05.01.2024 together with unapplied Interest and furthe

Interest thereon at the contractual rate plus costs, charges and expenses till the date of payment 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 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 this the 22nd day of April of the year 2024.

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.

The Borrower / Guarantors / Mortgagors in particular and the public, in general is hereby cautioned not to deal with the property and any dealings with the property/les will be subject to the charge of Bank of Baroda, Alkapuri Branch for an amount of Rs. 22,68,787.46 (Rupees Twenty Two Lakhs Sixty Eight Thousand Seven Hundred Eighty Seven and Forty six paisa only) togethe with unapplied Interest and further interest thereon at the contractual rate plu costs, charges and expenses till date of payment.

DESCRIPTION OF THE IMMOVABLE PROPERTY

All parts and parcels of Immovable Residential property situated at R S No 834, admeasuring 10218 Sq. Mtrs., TP No. 63, F P No. 31, admeasuring 770 Sq. Mtrs., Known as "VRAJBHUMI" paikki Block No. B/4, Plot admeasurin 88.91 Sq. Mtrs., undivided share of land admeasuring 44.71 Sq. Mtrs. construction area admeasuring 44.76 Sq. Mtrs., of Mauje Gotri at Registration District & Sub District Vadodara, the said property stands in the name of Mr Narvatsinh Balusinh Parmar. Bounded: East: By Block No. B/3, West: By Block No B/5, North: By 7.5 Mtrs Road, South: By RS No. Property.

Date: 22.04.2024