

NIDO HOME FINANCE LIMITED
(formerly known as Edelweiss Housing Finance Limited) Regd Office: 5th Floor, Tower 3, Wing B, Kohnoor City Mall, Kohnoor City, Kirod Road, Kuria (W), Mumbai-400070 Branch Office Address: - Office 301,302,303,304, 3rd Floor 3rd Eye Vision Opposite Shivalki Plaza, Near IIM, Panjara Pol Ahmedabad, 380009

E-AUCTION - STATUTORY 15 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" 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 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 mentioned Secured Asset.

Sl. No.	Name of Borrower(s)/Co Borrower(s)/ Guarantor(s)	Amount of Recovery	Reserve Price and EMD	Date & Time of the Auction	Date & Time of the Inspection	Physical Possession Date
1.	VISHALBHAI B AMBASANA (Borrower) & JAYSHREEBEN VISHALBHAI AMBASANA (Co - Borrower)	Rs. 15,05,982.50/- (Rupees Fifteen Lakhs Five Thousand Nine Hundred Eighty Two and Fifty Paise Only) as on 26.04.2024 + Further Interest thereon+ Legal Expenses for Lan no. LRJKSTH000069986	Rs. 6,26,850/- (Rupees Six Lakhs Twenty Six Thousand Eight Hundred Fifty Only) Earnest Money Deposit:- Rs. 62,685/- (Rupees Sixty Two Thousand Six Hundred Eighty Five Only)	21-05-2024 Between 11 am to 12 Noon (With 5 Minutes Unlimited Auto Extensions)	06-05-2024 between 11.00 am to 3.00 pm	28-06-2023

Description 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 <https://sarfaesi.auctiontigger.net> 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. 6522645199, SARFAESI- Auction, EDELWEISS HOUSING FINANCE LIMITED, IFSC code: SBIN001593.
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 <https://sarfaesi.auctiontigger.net> or Please contact Mr. Maulik Shrivastava Ph. +91-6351896643/9173528727, Help Line e-mail ID: Support@auctiontigger.net.
Mobile No. 7208934461
Date: 27.04.2024

Sd/- Authorized Officer
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, Kohnoor City Mall, Kohnoor City, Kirod Road, Kuria (W), Mumbai-400070 Branch Office Address: - Office 301,302,303,304, 3rd Floor 3rd Eye Vision Opposite Shivalki Plaza, Near IIM, Panjara Pol Ahmedabad, 380009

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" 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 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 mentioned Secured Asset.

Sl. No.	Name of Borrower(s)/Co Borrower(s)/ Guarantor(s)	Amount of Recovery	Reserve Price and EMD	Date & Time of the Auction	Date & Time of the Inspection	Physical Possession Date
1.	ANKITA JAGDISHBHAI MANDALIA (BORROWER) & YASHDEEP KRISHNAJI RATHOD (CO-BORROWER)	Rs. 14,71,210.06/- (Rupees Fourteen Lakhs Seventy One Thousand Two Hundred Ten and Six Paise Only) as on 26.04.2024 + Further Interest thereon+ Legal Expenses for Lan no. LBHVS0000089419	Rs. 13,71,090/- (Rupees Thirteen Lakhs Seventy One Thousand Ninety Only) Earnest Money Deposit:- Rs. 1,37,109/- (Rupees One Lakhs Thirty Seven Thousand One Hundred Nine Only)	05-06-2024 Between 11 am to 12 Noon (With 5 Minutes Unlimited Auto Extensions)	06-05-2024 between 11.00 am to 3.00 pm	18.02.2024

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. 108B-2, Of City Survey Ward No. 6, Sheet No. 213, Survey No. 2443, 2b Paiki Known As "Aashivad Apartment", Situated At Near Munderi Subhashghar, Bhavnagar. The Said Flat Is Bounded As: North: Private Property Of Plot No. 108B-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 <https://sarfaesi.auctiontigger.net> 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: EDELWEISS HOUSING FINANCE LIMITED, Bank: STATE BANK OF INDIA, Account No. 6522645199, SARFAESI- Auction, EDELWEISS HOUSING FINANCE LIMITED, IFSC code: SBIN001593.
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 <https://sarfaesi.auctiontigger.net> or Please contact Mr. Maulik Shrivastava Ph. +91-6351896643/9173528727, Help Line e-mail ID: Support@auctiontigger.net.
Mobile No. 7208934461
Date: 27-04-2024

Sd/- Authorized Officer
Nido Home Finance Limited, (formerly known as Edelweiss Housing Finance Limited)

यूनियन बैंक Union Bank of India
A Government of India Undertaking

Union Bank Bhavan, Race Course Road, Regional Office Rajkot.
E Mail: crld.rorajkot@unionbankofindia.bank

MEGA E - AUCTION SALE NOTICE
(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 WHERE IS", "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

Sr. No.	Name of the Borrower/Guarantor and Branch	Description of the properties	Total dues	Possession	Reserve Price/ EMD/ Bid increase amount in Rs
01	Mrs. Linaben Aka Kantaben Kiritibhai Fichadiya, Co-applicant: Mr. Kiritibhai P. Fichadia Branch: Panchavati Branch Branch Manager: Paraskumar Dobaria Contact: 99985 81915	A Residential Building No. 18 Constructed On The Land Of Sub Plot No. 63 To 73/18 With Total Land Area Ad 77-58 Sq. Mts. Situated At Revenue Survey No. 363 Paikee 2, At Village: Kagdadi, Taluka: Tankara, Dist.: Rajkot Within The Limits Of Kagdadi Gram Panchayat. Bounded: On The North: Building No. 17 Constructed On The Land Of Sub Plot No. 63 To 73/17 With Adjoining Wall. On The South: 10.50 Meters Wide Road, On The East: 7-50 Meters Wide Road, On The West: Block No. 19	Rs.10,86,625.00 with further interest, cost and expense.	Physical	Rs. 6.50 Lakhs Rs. 0.65 Lakhs Rs. 6,500
02	Viren Kishorbhai Siddhapura & Arunaben Kishorbhai Siddhapura Branch: Panchavati Branch Branch Manager: Paraskumar Dobaria, Contact: 99985 81915	All that Piece and Parcel of Residential Property Consisting of land, admeasuring 628.20 Sq. Ft., Block No. 13, Pitrukrapa Residency, Nr. Darshan College, Morbi road at Kagdadi, Tal. Tankara, Dist. Rajkot. Bounded: On the 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	Rs. 9,51,433.00/- as on 20.12.2015 + Int. + Cost	Physical	Rs. 6.30 Lakhs Rs. 0.63 Lakhs Rs. 6,300
03	Rudhi Huja Rabari W/O Mr Huja Rabari, Mr. Rabari Huja Bhachubhai, S/O Mr. Bhachubhai Rabari, Mr. Lakhmishirbhai Budhabhai Rabari, Branch: Gandhidham Branch (e CB) Branch Manager: Vipinkumar Gaur Contact: M. 93846 39331	All that Land & Building situated at Plot No. 307, Admeasuring 54.43 Sq. Meters, R. S. No. 116/4 Aditya Nagar, Village: Meghpur Khumbardi, Tehsil Anjar, District: Kachchh, Gujarat, Pin Code 370110. Owner: Rabari Rudiben W/O Rabari Huja. Boundaries: North: Plot No. 306, South: Plot No. 308, East: Internal Road, West: Plot No. 256	Rs. 7,30,283.80 as on 31.12.2021 and further interest at contractual rate, cost & Expense thereon	Symbolic	Rs. 7.30 Lakhs Rs. 0.73 Lakhs Rs. 7,300
04	Mr. Hanuman Ram Sona Ram (Borrowers) Smt. Manju Hanuman Gaur (Co-Borrowers) Branch: Gandhidham Branch (e CB) Branch Manager: Vipinkumar Gaur Contact: M. 93846 39331	Residential Land & Building situated at Plot No. 67, Survey No. 359 (Area 92.03 Sq. Mtrs.), Bageshree Township 4, Village: Varsamed, Anjar, Kutch - 370110. Boundaries: North: Plot No. 68, South: Plot No. 66, East: 9.14 Mtrs. Internal Road, West: 1.52 Mtrs. Lane thereafter Plot No. 72	As on 04/10/2019 Rs. 11,19,849 with further interest, cost and expense.	Physical	Rs. 9.50 Lakhs Rs. 0.95 Lakhs Rs. 9,500
05	Borrowers: Mr. Subhan Dharmesh Gogoi S/O Dharmesh Gogoi Guarantor: Mr. Anil Ashok Varma Branch: Gandhidham Branch (e CB) Branch Manager: Vipinkumar Gaur Contact: M. 93846 39331	Residential Property situated at Plot No. 282 Area Admeasuring 60.35 Sq. Mtr. in Revenue Survey No. 123, Apna Nagar, Village: Kidana, Sub Registration District: Gandhidham, Dist. Kutch. Four Boundaries are as Follows: East: Internal Road, West: Plot No. 341, North: Plot No. 283, South: Plot No. 281	Rs. 13,38,060 with further interest, cost and expenses	Physical	Rs. 8.40 Lakhs Rs. 0.84 Lakhs Rs. 8,400
06	Mrs. Sandhya Devi Harendrabhai Chobe & Mr. Harendra Kumar Kapildev Chobe Branch: Metoda Branch, Rajkot Branch Manager: Mr. Hitesh Pandey Contact: M. 73511 03777	Immovable Residential Property i.e. Flat No. 101 on First Floor, Plot No. 1 & 2, area known as "Anjali Park" of Revenue Survey No. 183 paikee of Village: khirsara, Tal. Lodhika, Dist. Rajkot in the state of Gujarat. with Built-up Area adm. 654.30 Sq. Feet.	Rs. 8,55,926.66 plus interest thereon	Symbolic	Rs. 7.30 Lakhs Rs. 0.73 Lakhs Rs. 7,300
07	Dineshpuri Ratanpur Gusiai & Nishaben Dineshpuri Gusiai Branch: Madhapar Branch: Sudhakar Kumar Branch Manager - M. 99980 90374	Residential Sub Plot No. 56/D, Plot No. 56, Survey No. 167, Paiki of Madhapar Seem, Junavas, Madhapar, Bhuj, Kutch, Admeasuring 47.53 Sq. Mtr. Bounded: On the North by: Sub Plot No. 57, On the South by: Sub Plot No. 56/C, On the East by: Internal Road, On the West by: Sub Plot No. 56/A	Rs. 8,71,437 and further interest at contractual rate & cost from 31-05-2018	Symbolic	Rs. 10.00 Lakhs Rs. 1.00 Lakhs Rs. 10,000
08	Rameshbhai Punabhai Bavda Branch: Panchavati Branch: Paras Dobaria Branch Manager - M. 99985 81915	Residential Building Constructed on Land Admeasuring 90-45 Sq. Mtr. of Plot No. 22/B Towards East - North Side of Plot No. 22/B of "Gimar Society" situated at Village: Mavdi, Rev. Sy. No. 35, Sanad No. 315 within Limits of RMC, Rajkot, Gujarat. Land Mark: Name "Shiv Krupa" at Gimar Society, Street No. 1, 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) Paikae	Rs. 21,26,917.42 with further interest, cost and expense.	Symbolic	Rs. 36.36 Lakhs Rs. 3.64 Lakhs Rs. 36,360
09	Mr. Yogendra Rameshbhai Makadia Guarantor: Mr. Ramesh Ramjibhai Makadia Branch: Bhaktinagar Branch: Kumar Aditya Contact No. 77830 00167	Residential Property situated at Flat No. 303, Third Floor, Wing A, Heaven Heights, Motamava, B/H Khirsara Palace, Motamava, Kalavad Road, Tal.: Lodhika, At Motamava R. S. No. 29 P2 & 29 P4, Plot No. 1, 2, 23, 24, Plot No. 10 to 21 of Area known as Shyam Residency, Rajkot - 360021. Boundaries: North: Margin Than Wing B, South: Flat No. 302, East: Stair And Passage, West: Margin Than 7.05 Mt. Road	Rs. 9,48,528.00 with further interest, cost and expense.	Physical	Rs. 7.00 Lakhs Rs. 0.70 Lakhs Rs. 7,000
10	Upendra H. Girilani, Branch: Gandhidham (KFTZ) Contact: Vyas Krishna Kant - Branch Manager M. 94279 22525	Residential House situated at Plot No. 66, Survey No. 729P, Vil.: Varsamed, Taluka: Anjar, Dist.: Kutch - 370110. Area: 41.825 Sq. Mtrs.	As on 03/08/2019 Rs. 6,49,020.80 with further interest, cost and expense.	Physical	Rs. 6.10 Lakhs Rs. 0.61 Lakhs Rs. 6,100
11	Mr. Kapilaben Pratapgiri Gosvami Gandhidham (KFTZ) Branch: Contact: Vyas Krishna Kant - Branch Manager M. 94279 22525	Residential House situated at Plot No. 23-B, Ambaji Nagar - 2, Survey No. 890/19, Village: Varsamed, Taluka: Anjar, Kutch - 370110. Area: 41.825 Sq. Mtrs.	As on 04/07/2019 Rs. 5,99,609.93 with further interest, cost and expense.	Symbolic	Rs. 4.80 Lakhs Rs. 0.48 Lakhs Rs. 4,800
12	Mr. Himmat Singh Guhl (Borrower) & Mrs. Paras Kanwar (Co-Borrower) Branch: Anjar Branch, Branch Manager: Hemant Kumar Sharma, Contact: M. 95115 06351	Residential House Property situated at Plot No. 19, R. S. No. 533/6, Gurukrupa Township, Vill.: Varsamed, Tal.: Anjar, Dist.: Kachchh, Area 95.41 Sq. Mtr. Boundaries: On the North by: Plot No. 18, On the South by: Plot No. 20, On the East by: Internal Road, On the West by: Plot No. 21	Rs. 14,22,311 with further interest, cost and expense.	Physical	Rs. 12.40 Lakhs Rs. 1.24 Lakhs Rs. 12,400

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 WALLETT 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.ubapi.in>, <https://www.unionbankofindia.com.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. Jadedja 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.

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 Sale on the above mentioned date.

Authorised Officer,
Union Bank of India

HDFC BANK | **HDFC Bank Ltd.** | Branch Address: 201-204 Riddhi Shoppers, Opp. Imperial Square, Adajan-Hazira Road, Adajan, Surat-3995 009 Ph.No. 0261-4141212

E-AUCTION SALE NOTICE

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(ies) 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 / Mortgagee(s) / legal heirs, legal representatives (whether known or unknown), executor(s), administrator(s), successor(s) and assign(s) of the respective Borrower(s) / Mortgagee(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

Sr. No.	A	B	C	D	E	F	G
	Name/s of Borrower(s)/ Mortgagee(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) / Mortgagee(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
1.	Mr Jain Deepak Bohra (Borrower) Mrs Jain Lalitaben Sampatli (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 Possession	Rs. 18,00,000/-	Rs. 1,80,000/-	29th May 2024, 11AM to 12PM
2.	Mr Tiwari Ashutosh Pati (Borrower)	Rs.13,77,923/- & Rs.1,45,673/- & Rs.6,91,374/- Dues as on 28-FEB-2023	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. 210 of Chalta No. 2, in Moje Chhapore, Sub-Dist Choryasi, Dist Surat.	Physical Possession	Rs. 17,65,000/-	Rs. 1,76,500/-	29th May 2024, 11AM to 12PM

* 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 bidder 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 sale consideration on behalf of the resident owner (seller) on the transfer of immovable property having consideration equal or greater than INR 50,00,000/- and deposit the same with appropriate authority u/s 194 A 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.
- 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 our Authorized Partner i.e. M/s. e-Procurement Technologies 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.shrivastai@epp.org.net; OR Authorized Officer Of HDFC Mr. Siddharth Karnavat, Mr. Vijay Chandanshive, official of HDFC Bank Limited through Tel. No. 0261-4141212.
- Minimum bid increment amount is Rs.10,000/- (Rupees Ten Thousand Only)
- 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

Place : Surat
Date: 26/04/2024

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

For HDFC Bank Limited,
Authorised Officer.

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

Appendix-W [Rule 8(1)] POSSESSION NOTICE (Immovable Property)

Whereas, the undersigned being the Authorized Officer of Bank of Baroda under Securitization and Reconstruction of Financial Assets and Enforcement 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 Padihyar (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 paise only) as on 05.01.2024 together with unapplied interest and further 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 / Mortgagees in particular and the public, in general, is hereby cautioned not to deal with the property and any dealings with the property/ies 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 paise only) together with unapplied interest and further interest thereon at the contractual rate plus 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 7700 Sq. Mtrs., Known as "VRAJBHUMI" paiki Block No. B/4, Plot admeasuring 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
Place : Vadodara

Sd/- Authorized Officer,
Bank of Baroda