

VACATION NOTICE

AAVAS FINANCIERS LIMITED
(Formerly known as Au HOUSING FINANCE LIMITED) [CIN: L65922RJ2013PLC034297]
Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020

Notice is hereby given to the applicant and co-applicant/Guarantors - ARVINDBHAI MAGANBHAI PURABIYA, MR. MAGANBHAI MOHANBHAI PURABIYA, MRS. PANKHUBHAI MAGANBHAI PURABIYA, MR. BHAVANBHAI KALUBHAI VAGHELA to vacate the movable articles in the property situated at THE RESIDENTIAL PROPERTY BEARING FLAT NO. E/218, ON 2ND FLOOR, VRUNDAVAN FLAT, LAND BEARING F.P. NO. 194 OF T.P. SCHEME NO. 1 OF REVENUE SURVEY NO. 688, SITUATED AT VEJALPUR, DIST. AHMEDABAD, GUJARAT MEASURING 73.57 SQ.MTRS The possession of which is taken by Aavas Financiers Limited on 31 Oct 23 under section 13(14) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, within the period of 7 days from the date of publication of this notice.

Please take notice that if you fail to vacate the movable articles, Aavas Financiers Limited (Formerly known as Au Housing Finance Ltd.), will be constrained to auction the property along with movable articles lying in the property at your own cost and consequences as Aavas Financiers Limited, will not be responsible for the same.

Date: 26.04.2024
Place: Jaipur
Authorized Officer Aavas Financiers Limited

Kotak Mahindra Bank Limited Online E - Auction
Sale of Asset

Registered Office: 27 Bldg, C-27, G-block, Bandra Kuria Complex, Bandra (e) Mumbai, Maharashtra, Pin Code-400015
Branch Office: G1, Twin Tower, Sahara Darwaja, Ring Road Surat - 395 002

Safe Notice For Sale Of Immovable Properties

E-Auction Sale Notice For Sale of Immovable Assets Under The Securitisation And Reconstruction of Financial Assets And Enforcement Of Security Interest Act, 2002 Under Rule 8(5) Read With Proviso To 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) And Guarantor (s) That The Below Described Immovable Property Mortgaged/Charged To The Secured Creditor, The Physical Possession Of Which Was Taken By The Authorized Officer Of Fullerton India Home Finance Company Ltd. (FIHFC), Secured Creditor On 08.01.2023 And Pursuant To The Assignment Of Debt In Favour Of Kotak Mahindra Bank Limited By 'FIHFC'. The Property is Being Sold On 'As Is Where Is', 'As Is What Is', And 'Whatever There Is' Basis On 14.05.2024 Between 12:00 Pm To 1:00 Pm With Unlimited Extension Of 5 Minutes, For Recovery Of Rs. 22,24,800/- Rupees Twenty Two Lakh Twenty Four Thousand Eight Hundred Only/As Of 25.04.2024 along With Future Applicable Interest Till Realization, Under The Loan Account No. 6038071212350 & 6038071212357, Due To The Kotak Mahindra Bank Ltd., Secured Creditor By Mr. Vishal Prakashankaria, Mr. Amit Prakashbhai Tankariya & Mrs. Nimitabehn Prakashbhai Tankariya, The Reserve Price Will Be Rs. 8,50,000/-Rupees Eight Lakh Fifty Thousand Only. And The Earnest Money Deposit Will Be Rs. 85,000/-Rupees Eighty Five Thousand Only & Last Date For Submission Of EMD With Kyc Is 13-05-2024 up To 6:00 Pm (IST).

Property Description: All That Piece And Parcel Of Residential Property Of Flat No.101 With Built Up Area Measuring 31-77 Sq.Mtr. On 1st Floor Of Tower-A/ Madhav Vatika Constructed Over Land Of Plot No.87 To 118 Collectively Measuring 2048.50 Sq. Mtrs. Of Revenue Survey No.55/3 Paiki Of Madhagar Of Rajkot bounded As: East - Passage Then Flat No. 102, West - O to Then Tower - E, North: Open To Sky Then Road, South: Flat No. 103. The Borrower's Attention is Invited To The Provisions Of Sub Section 8 Of Section 13, Of The Act, In Respect Of The Time Available, To Redeem The Secured Asset. Public In General And Borrowers In Particular Please Take Notice That If In Case Auction Scheduled Herein Falls For Any Reason Whatever Then Secured Creditor May Enforce Security Interest By Way Of Sale Through Private Treaty In Case Of Any Clarification/Requirement Regarding Assets Under Sale, Bidder May Contact To: Mr. Akash Solanki (+91 732111688), (+91-915221751) Mr. Rajender Dabhi (+91 844264515). For Detailed Terms And Conditions Of The Sale, Please Refer To The Link <https://www.kotak.com/en/bank-auctions.html> Provided In Kotak Mahindra Bank Website I.e. www.kotak.com and/or On <http://bankauctions.in/>

Place : Rajkot , Date: 26.04.2024
Authorized Officer, Kotak Mahindra Bank Limited

DEBTS RECOVERY TRIBUNAL-I
Form No. 14
(See Regulation 3(2))

Govt. of India, Ministry of Finance, Department of Financial Services
2nd floor, Bhikubhai Chambers, 18, Gandhinagar Society, Nr. Kochrab Ashram, Ellisbridge, Ahmedabad-380006

(Established u/s 3 of the Recovery of Debts due to Banks and Financial Institutions Act, 1993, for the area comprising Districts of Ahmedabad, Gandhinagar, Mehsana, Patan Sabarkantha (Himmatnagar), Banaskantha (Palanpur) of Gujarat State w.e.f. 1st June, 2007)

(See Section 25 to 29 of the Recovery of Debts and Bankruptcy Act, 1993 read with Rule 2 of Second Schedule of the Income Tax Act-1961)

R.C. No. 112 / 2021 O.A. No. 649 / 2019

Indian Bank Certificate Holder

M/s. Shivaji Enterprise & Anr. Certificate Debtor

To, **DEMAND NOTICE**

CD No. 1 M/s. Shivaji Enterprise
166, Shivam Industrial Park, Vatva Railway Crossing, Vatva, Ahmedabad-382443

CD No. 2 Mr. Vikram Savaijal Oza
A/7, Nigam Co-Operative Housing Society, Near Smruti Mandir, Ghodasar, Ahmedabad-380050.

In view of the Recovery Certificate issued in O.A./M.A./Misc. I.A. /Exe. Pet./ No. 649/2019 passed by the Hon'ble Presiding Officer, DRT-I, Ahmedabad an amount of Rs. 21,19,478.57/- (Rupees: Twenty One Lakhs Nineteen Thousand Four Hundred Seventy Eight and Fifty Four Paise only) is due against you.

You are hereby called upon to deposit the above/s below sum within 15 days of the receipt of the notice, failing which the recovery shall be made as per rules.

In addition to the sum aforesaid you will be liable to pay:

(a) Such interest & Cost as is payable in terms of Recovery Certificate.

(b) All costs, charges and expenses incurred in respect of the service of this notice and other process that may be taken for recovering the amount due.

Given under my hand and the seal of the Tribunal, this 7th Day of February, 2024.

Sd/-
(Alok Kumar Dixit)
Recovery Officer-II, DRT-I, Ahmedabad
Next Date : 07.08.2024

NATIONAL COMPANY LAW TRIBUNAL, AHMEDABAD
1st & 2nd Floor, Corporate Bhawan, Opposite Zydus Hospital, Thaltej - Sarkhej - Gandhinagar Highway, Ahmedabad, Gujarat 380059

PUBLIC ANNOUNCEMENT
(Under Rule 9(1) of the Insolvency and Bankruptcy (Application to Adjudicating Authority for Bankruptcy Process for Personal Guarantors to Corporate Debtors) Rules, 2019)

FOR THE ATTENTION OF THE CREDITORS OF MR. MANOJBHAI KHODABHAI THUMAR (PERSONAL GUARANTOR OF NEW TECH FORGE AND FOUNDRY LTD. AND NEW TECH FITTINGS PVT. LTD.)

RELEVANT PARTICULARS

1. Name of Personal Guarantor	Mr. Manojbhai Khodabhai Thumar
2. Name of the corporate debtor in which guarantee given	New Tech Forge and Foundry Ltd. and New Tech Fittings Pvt. Ltd.
3. Address of personal Guarantor	3rd Floor, Shubham Apartment, 4-Narmada Park Corner, Vidyakunj Society Main Road, Rajkot-360005.
4. Details of the order of commencement of insolvency in respect of Personal Guarantor	23rd April 2024 (Order received) 22nd April, 2024 (Order Admitted)
5. Name and registration number of the insolvency professional acting as resolution professional	Resolution Professional for Mr. Manojbhai Khodabhai Thumar Personal Guarantor IRP Anjali Nirav Choksi IBBI Registration No. IBBI/PA-001/JP-P0820/2017-18/11382
6. Address and e-mail of the resolution professional, as registered with the Board	2nd Floor, H. N. House, Opp. Muktaivan Colour Lab, Stadium Circle, Nr. Income Tax Under Bridge, Navrangpura, Ahmedabad, Gujarat-380009 Email: pg.manojbhathumar@gmail.com
7. Address and e-mail to be used for correspondence with the resolution professional	2nd Floor, H. N. House, Opp. Muktaivan Colour Lab, Stadium Circle, Nr. Income Tax Under Bridge, Navrangpura, Ahmedabad, Gujarat-380009 Email: pg.manojbhathumar@gmail.com
8. Last date for submission of claims	17th May, 2024

Notice is hereby given by RP as directed by the National Company Law Tribunal, Ahmedabad to publish the same on its behalf. National Company Law Tribunal, Ahmedabad under section 60 of IBC 2016 ordered the commencement of a bankruptcy process against Mr. Manojbhai Khodabhai Thumar (resident of as mentioned entry no.3 on 23rd April 2024 (Order received) & on 22nd April 2024 (Order Admitted)) while disposing off the C.P.(B)/207(AHM)2021 filed by State Bank of India, Oriental Bank of Commerce, Corporation Bank, State Bank of Hyderabad (now merged with SBI), International Asset Reconstruction Company Pvt. Ltd & Rajkot Nagrik Sahakari Bank Ltd.

The creditors of Mr. Manojbhai Khodabhai Thumar are hereby called upon to submit their claims with proof on form B as provided in the insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Personal Guarantors to Corporate Debtor) Regulations, 2019 (Available on IBBI website at <https://ibbi.gov.in/home/downloads>) on or before 17th May, 2024 (Within 21 days from the date of this publication) to the resolution professional at the address mentioned against entry No. 7.

1. The creditors may submit their claims through electronic means or by hand or registered post or speed post or courier.

2. In addition to the claim referred to in sub-section (1), the creditor shall provide to the resolution professional, personal information and such particulars as mentioned in Form B (Available on IBBI website at <https://ibbi.gov.in/home/downloads>) Submission of false or misleading proofs of claim shall attract penalties.

IRP ANJALI CHOKSI
Date : 26.04.2024 IBBI Registration No. IBBI/PA-001/JP-P0820/2017-18/11382
Place : Ahmedabad AFA Validity Date : 19/12/2024

DESCRIPTION OF PROPERTY

Lot	Description of the Property	Reserve price (Rounded off)	EMD 10% or (Rounded off)
1.	All that Piece and parcel land and building property bearing Flat/Unit No. B/304, measuring 57.69 Sq. Mtrs., Third Floor, Survey No. 188, Lying being situated at Village Jolva, Taluka Palsana, Distt. Surat (Gujarat)	Rs. 07.00 Lakhs	Rs. 00.70 Lakhs

Notes: In respect of any claims to be received, if any, priority of payment will be decided in terms of Section 31-B of the RD&E Act, 1993(as amended in the year 2016).

EMD shall be deposited by through RTGS/NEFT in the account as per details as under:

Beneficiary Bank Name: Canara Bank
Beneficiary Bank Address: ARM Branch, 7th Floor, GIFT One Building, GIFT City, Gandhinagar- 382 355
Beneficiary Account No.: 209272434
IFSC Code: CNRB0003966

(1) The bid increase amount will be Rs. 10,000/- for single lot.
(2) Prospective bidders may avail online training from service provider C1 India Pvt. Ltd. (Tel Helpline No. 7291981124 / 1125 / 1126 and Mr. Bhavik Pandya (Mobile No. 8866682937), Helpline E-mail ID : support@bankeauctions.com and for any property related queries may contact Mr. Jai Ram Choudhary (Mobile No: 8238091942/ 8470037686 / 9033197000).
(3) Prospective bidders are advised to visit website <https://www.bankeauctions.com> for detailed terms & conditions and procedure of sale before submitting their bids.
(4) The prospective bidders are advised to adhere payment schedule of 25% (minus EMD) immediately after fall of hammer/close of auction and 75% within 15 days from the date of auction and if 15th day is Sunday or other Holiday, then on immediate next first bank working day. No request for extension will be entertained.
(5) The properties are being put to sale on "as is where is", "as is what is" and "as is whatever" basis and prospective buyers are advised to carry out due diligence properly.
(6) Schedule of auction is as under:

SCHEDULE OF AUCTION

1. Inspection of property	13/05/2024 Between 11.00 am to 2.00 pm
2. Last date for receiving bids along with earnest money and uploading documents including proof of payment made	28/05/2024 Up to 05.00 pm
3. E-Auction	29/05/2024 Between 12.00 pm to 1.00 pm (with auto extension clause of 03 minutes, till E-Auction ends).

Sd/-
Recovery Officer-I, Debts Recovery Tribunal-II, Ahmedabad

POSSESSION NOTICE (FOR IMMovable PROPERTY) Rule 8-(1)

Whereas, the undersigned being the Authorized Officer of IIFL Home Finance Limited (Formerly known as India Infiniti Housing Finance Ltd.) (IIFL-HFL) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, a Demand Notice was issued by the Authorized Officer of the company to the Borrower/Co-Borrowers mentioned herein below to repay the amount mentioned in the notice 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(s) Guarantor(s) and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Rules. The borrower in particular and the public in general are hereby cautioned not to deal with the properties and its dealings with the charge of the IIFL HFL for an amount under with interest thereon. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, if the borrower fails to pay the amount of the "IIFL HFL" together with all costs, charges and expenses incurred, at any time before the date of sale or transfer, the secured assets shall not be sold or transferred by "IIFL HFL" and no further step shall be taken by "IIFL HFL" for transfer or sale of the secured assets.

Name of the Borrower(s) Co-Borrower(s)	Description of the Secured Asset (Immovable Property)	Total Outstanding Dues (Rs.)	Date of Demand Notice	Date of Possession
Mr. Rajesh Dubey Mrs. Janki Dubey Mr. Pratik Dubey Housing/Prashad Dubey Prospect No. 86534, 95450	All that piece and parcel of Plot No-113, Block No. 72, Aradhana Glorious, Jolva, Palsana, Surat, 394180, Gujarat, India Area Measuring (in Sq. Ft.) Property Type: Land Area, Carpet Area, Super Built Up Area Property Area: 86534, 389.30, 389.30, Twenty Seven Only	86534 is ₹1630572.00/- (Rupees Sixteen Lakh Thirty Thousand Five Hundred and Seventy Two Only) 95450 is ₹37027.00/- (Rupees Three Lakh Seven Thousand and Twenty Seven Only)	06/02/2024	23/04/2024

For further details please contact to Authorized Officer/ Branch Office: No. 701, 7th Floor, Plot No. 21st Century Business Center, Near Udna Darwaja, Ring Road, Surat - 395002 or Corporate Office: IIFL Tower, Plot No. 98, Udny Vihar, Ph-IV Gurgaon, Haryana.

Place : Surat; Date : 26.04.2024
Sd/- Authorized Officer, For IIFL Home Finance Ltd.

PNB Housing Regd. Office: 8th Floor, Antriksh Bhavan, 22, K.G Marg, New Delhi-110001.
Phones: 011-2357171, 2357172, 23705414. Website: www.pnbhousing.com
Kalyan Branch- Office No-2/3, 3rd Floor, Swarn Trilok Building No. 5, Shelar Park, Near Kachhadpada Circle, Kalyan (West), Maharashtra-421301

POSSESSION NOTICE

Whereas, the PNB Housing Finance Limited (hereinafter referred to as "PNBHFL") has issued Demand Notice U/s 13(2) of Chapter III of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The said Demand Notice was issued through our Authorized Officer to the below mentioned Borrower/Co-Borrower/Guarantors since your account has been classified as Non-Performing (NPA) Assets as per the Reserve Bank of India National Housing Bank guidelines due to non-payment of instalments/interest. The contents of the same are the defaults committed by you in the payment of instalments of principals, interest, etc. Further, with reasons, we believe that you are evading the service of Demand Notice hence we are doing this Publication of Demand Notice which is also required U/s 13(2) of the said Act. You are hereby called upon to pay PNBHFL within a period of 60 Days of the date of publication of this demand notice the amount along with up-to-date interest and charges, failing which PNBHFL will take necessary action/measure under all or any of the provisions of Section 13(4) of the said Act, against all or any one or more of the secured assets including taking possession of the secured assets of the borrowers and guarantors. Your kind attention is invited to provisions of sub-section (8) of Section 13 of the Act and the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 where under you can tender/pay the entire amount of outstanding dues together with all costs, charges and expenses incurred by the PNBHFL, only till the date of publication of the notice for sale of the secured assets by public auction, by inviting quotations, tender from public or by private treaty. FURTHER, you are prohibited U/s 13(13) of the said Act from transferring either by way of sale, lease or in any other way the aforesaid secured assets.

Sr. Loan Account No.	Name/ Address of Borrower and Co-Borrower(s)	Name & Address of Guarantor(s)	Property (ies) Mortgaged	Date of Demand Notice	Amount D/s as on date Demand Notice
1. HDUJL/ M/0818/5/66875, B.O. Kalyan	Borrower-Mr./Ms. Rajesh Karantkar-Add-Flat No 602/Raju Bhai Co Op Housing Society Ltd, Dhuri Complex, Om Nagar Vasai Road, Palghar, Mumbai Road, Mumbai, Maharashtra, India, 401201/44, Dev Prime, Nr. Makarba Railway Crossing, B/H Dev Bhaskar S G Road, Ahmedabad Gujarat, India, 380015/Viota, 2.0, 203.0, Labhi Gardens Residential N.A & Building (Group Housing) on Land, Village Dahivali Tare Varedi Tal. Karjat, Dist. Ra. S. No. 68, H. No. 3A & S. No. 67 H. No. 1B, 1C, 1D, Karjat, Maharashtra-410101, India. Co-Borrower -Mr./Ms. Rajesh Karantkar-Add- Flat No 602, Raju Bhai Co Op Housing Society Ltd, Dhuri Complex, Om Nagar Vasai Road, Palghar, Mumbai Road, Mumbai, Maharashtra, India, 401201/Viota, 2.0, 203.0, Labhi Gardens, Residential N.A & Building (Group Housing) on Land, Village Dahivali Tare Varedi Tal. Karjat, Dist. Ra. S. No. 68, H. No. 3A & S. No. 67 H. No. 1B, 1C, 1D Karjat, Maharashtra-410101, India.	NA	Viola, 2.0, 203.0, Labhi Gardens Residential N.A & Building (Group Housing) on Land, Village Dahivali Tare Varedi Tal. Karjat, Dist. Ra. S. No. 68, H. No. 3A & S. No. 67 H. No. 1B, 1C, 1D, Karjat, Maharashtra-410101, India.	15.04.2024	Rs. 27,52,048.68/- (Rupees Twenty Seven Lakh Fifty Two Thousand Four Hundred Eighty Eight Paise only) as on 15.04.2024

Place: Mumbai, Dated: 26.04.2024
Authorized Officer (M/s PNB Housing Finance Ltd.)

AAVAS FINANCIERS LIMITED
(Formerly known as Au HOUSING FINANCE LIMITED) [CIN: L65922RJ2013PLC034297]
Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020

POSSESSION NOTICE

Whereas, the undersigned being the Authorized Officer of AAVAS FINANCIERS LIMITED (Formerly known as "AU HOUSING FINANCE LIMITED") under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred upon me under section 13(12) read with Rule 9 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice calling upon the borrowers mentioned herein below to repay the amount mentioned in the respective notice within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, undersigned has taken possession of the properties described herein below in exercise of powers conferred on me under Section 13(4) of the said Act read with Rule 9 of the said rules on the dates mentioned as below.

The borrower and guarantor in particular and the public in general is hereby cautioned not to deal with the properties and its dealings with the property will be subject to the charge of the AAVAS FINANCIERS LIMITED (Formerly known as "AU HOUSING FINANCE LIMITED") for an amount mentioned as below and further interest thereon.

Name of the Borrower	Date & Amount of Demand Notice	Description of Property	Date & Type of Possession
SANJAYBHAI RAVAL, JAYSHREEBEN RAVAL (A/C No. 1LNRAJ00316-170035433)	14 Feb 24 Rs. 653700/- 13 Feb 24	PIPALYA PAL RSN0146 PAIKI 11 & 146 PAIKI 11PA TYPEB BLOCK NO143 OPP ADARASH RESIDENCY PIPAL TALLODHKA DIST RAJKOT PIN: 360001 ADMEASURING 39.65 SQ. MTR.	Symbolic Possession Taken on 24 Apr 24
VIJAYKUMAR S PATEL, Mrs. MALADEVI VIJAY KUMAR PATEL GUARANTOR: MR. DHARMIN VINODHAI PATEL (A/C No. 1LNSUR00316-170038908 & 1LNSUR00316-170038930)	17 Feb 24 Rs. 4285977/- & Rs. 480794/- 17 Feb 24	PROPERTY BEING FLAT NO. 211 ON 2ND FLOOR "DEV RESIDENCY" UNDER SONY PARK-2 B/H JAY MATA DI ARTS & CREATES PVT. LTD OPP. ESSAR PETROL PUMP OFF. KADODARA BARDOLI ROAD. TANTITHAIYA CONSTRUCTED ON PLOT NO. 88, 89, 90, 91 OF "SONIPARK HOUSING SOCIETY-2" LYING AND SITUATED AT TANTITHAIYA, TAL PALSANA ON A LAND BEARING BLOCK NO.2 IN REGISTRATION DISTRICT SURAT GUJARAT ADMEASURING SUPER BUILTUP AREA 283.20 SQ. FT. 1E 23.32 SQ. MT & PROPERTY BEING FLAT NO. 212 ON 2ND FLOOR "DEV RESIDENCY" UNDER SONY PARK-2 B/H JAY MATA DI ARTS & CREATES PVT. LTD OPP. ESSAR PETROL PUMP OFF. KADODARA BARDOLI ROAD TANTITHAIYA CONSTRUCTED ON PLOT NO. 88, 89, 90, 91 OF "SONIPARK HOUSING SOCIETY-2" LYING AND SITUATED AT TANTITHAIYA, TAL PALSANA ON A LAND BEARING BLOCK NO.2 IN REGISTRATION DISTRICT SURAT GUJARAT ADMEASURING SUPER BUILTUP AREA 283.20 SQ. FT. 1E 22.97 SQ. MTR.	Symbolic Possession Taken on 24 Apr 24

Place : Jaipur Date: 26-04-2024
Authorized Officer Aavas Financiers Limited

DEBTS RECOVERY TRIBUNAL-II
Ministry of Finance, Government of India
3rd Floor, Bhikubhai Chambers, Nr. Kochrab Ashram, Ellisbridge, Paldi, Ahmedabad-380 006

FORM NO. 22 (Earlier 62) [Regulation 36 & 37 of DRT Regulations, 2015] [See Rule 52 (1)(2) of the Second Schedule to the Income-tax Act, 1961] READ WITH THE RECOVERY OF DEBTS DUE TO BANK AND FINANCIAL INSTITUTIONS ACT 1993

E-AUCTION / SALE NOTICE

RP/RC No. 129/2015 THROUGH REGD.AD/DASTI/AFFIXATION/BEAT OF DRUM/PUBLICATION O.A. No. 45/2014

Certificate Holder Bank :- Canara Bank

V/s

Certificate Debtors :- M/s. Janki Fab & Ors

To,

C.D.No.1 : M/s. Janki Fab, (Prop. Concern through Mr. Rasikbhai K Bhala)
Plot No. 172, Darshan Industrial Estate At Jolva, Taluka Palsana Distt. Surat.

And
C.D.No.2 : Mr. Manishkumar Virjibhai Desai, Mr. Rasibhai K Bhala
Plot No. 172, Darshan Industrial Estate At Jolva, Taluka Palsana Distt. Surat.

And
C.D.No.3 : Mr. Manojbhai M. Sardhar, 75, Suvridha Row House, Simada Road Surat

The aforesaid CDs No. 1 to 3 have failed to pay the outstanding dues of Rs. 33,39,695.00 (Rupees Thirty Three Lakhs Thirty Nine Thousand Six Hundred Ninety Five only) as on 13.01.2014 including interest in terms of judgment and decree dated 09/04/2015 passed in O.A. No. 45/2014 as per my order dated 05.04.2024 the under mentioned property (s) will be sold by public e-auction in the aforementioned matter. The auction sale will be held through "online e-auction" <https://www.bankeauctions.com>

DESCRIPTION OF PROPERTY

Lot	Description of the Property	Reserve price (Rounded off)	EMD 10% or (Rounded off)
1.	All that Piece and parcel land and building property bearing Flat/Unit No. B/304, measuring 57.69 Sq. Mtrs., Third Floor, Survey No. 188, Lying being situated at Village Jolva, Taluka Palsana, Distt. Surat (Gujarat)	Rs. 07.00 Lakhs	Rs. 00.70 Lakhs

Notes: In respect of any claims to be received, if any, priority of payment will be decided in terms of Section 31-B of the RD&E Act, 1993(as amended in the year 2016).

EMD shall be deposited by through RTGS/NEFT in the account as per details as under:

Beneficiary Bank Name: Canara Bank
Beneficiary Bank Address: ARM Branch, 7th Floor, GIFT One Building, GIFT City, Gandhinagar- 382 355
Beneficiary Account No.: 209272434
IFSC Code: CNRB0003966

(1) The bid increase amount will be Rs. 10,000/- for single lot.
(2) Prospective bidders may avail online training from service provider C1 India Pvt. Ltd. (Tel Helpline No. 7291981124 / 1125 / 1126 and Mr. Bhavik Pandya (Mobile No. 8866682937), Helpline E-mail ID : support@bankeauctions.com and for any property related queries may contact Mr. Jai Ram Choudhary (Mobile No: 8238091942/ 8470037686 / 9033197000).
(3) Prospective bidders are advised to visit website <https://www.bankeauctions.com> for detailed terms & conditions and procedure of sale before submitting their bids.
(4) The prospective bidders are advised to adhere payment schedule of 25% (minus EMD) immediately after fall of hammer/close of auction and 75% within 15 days from the date of auction and if 15th day is Sunday or other Holiday, then on immediate next first bank working day. No request for extension will be entertained.
(5) The properties are being put to sale on "as is where is", "as is what is" and "as is whatever" basis and prospective buyers are advised to carry out due diligence properly.
(6) Schedule of auction is as under:

SCHEDULE OF AUCTION

1. Inspection of property	13/05/2024 Between 11.00 am to 2.00 pm
2. Last date for receiving bids along with earnest money and uploading documents including proof of payment made	28/05/2024 Up to 05.00 pm
3. E-Auction	29/05/2024 Between 12.00 pm to 1.00 pm (with auto extension clause of 03 minutes, till E-Auction ends).

Sd/-
Recovery Officer-I, Debts Recovery Tribunal-II, Ahmedabad

Home First Finance Company India Limited
CIN: L65990MH2010PLC240703,
Website: homefirstindia.com Phone No: 180030008425 Email ID: loanfirst@homefirstindia.com

**APPENDIX- IV-A [See proviso to rule 8 (6)]
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

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

Notice is hereby given to the public in general and in particular to the Borrower (s) and Co-Borrower (s) as per column (i) that the below described immovable properties as per column (ii) mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of Home First Finance Company India Limited for realization of its due plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(12) of the said Act proposes to realize dues by sale of the said properties and it will be sold on "As is where is", "As is what is", and "Whatever there is" as described hereunder. The auction will be conducted "On Line", for the recovery of amount due from Borrower (s) and Co-Borrower (s) as per column (i), due to Home First Finance Company India Limited.

Sr. No.	Name Borrower (s) and Co-Borrower (s)	PROPERTY ADDRESS	Date of Demand Notice	Demand Notice Amount	Date of Possession	Reserve Price	EMD Amount	Date and Time of Auction	Last Date & Time of Submission Of Emd & Documents	Number of Authorised officer
1.	Sadhana Pankaj Bhamte, Pankaj Vasudev Bhamte	Flat-402, Maruti Complex Plot No - 45 to 46, Block no - 148, Moje Bagumara Surat, 394305	24-03-2021	7.68.00	28-05-2021	4,01,475	40,148	13-05-2024 (11am-2pm)	11-05-2024 (upto 5pm)	8238994548

E-Auction Service Provider: Company Name : e-Procurement Technologies Ltd. (Auction Tiger).
Help Line No : 079-35022160 / 149 / 182
Contact Person : Ram Sharma -8000023297
E-Mail id : ramprasad@auctiontiger.net and support@auctiontiger.net

E-Auction Website/For Details, Other terms & conditions: <http://www.homefirstindia.com>
<https://homefirst.auctiontiger.net>

A/C No/for depositing EMD/Other amount: 91200036268117-Home First Finance Company India Limited - Axis Bank Ltd., MIDC, Andheri East.

Branch IFSC Code: UTBI0000395

Name of Beneficiary: Authorized Officer, Home First Finance Company India Limited

General Remarks - Rs. 10,000/- The sale will be done by the undersigned through e-auction platform provided at the Web Portal (<https://homefirst.auctiontiger.net>). E-Auction Tender Document containing online e-auction bid form, declaration, Bid Terms & Conditions of online auction sale are available at Portal Site. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of properties put up on auction and claims/rights/dues/affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of Home First. The property is being sold with all the existing and future encumbrances whether known or unknown to Home First. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues. The sale shall be subject to rules/conditions prescribed under the securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

STATUTORY 15 Days Sale Notice Under The SARFAESI Act, 2002

The borrower/guarantors are hereby notified to pay the sum as mentioned in the demand notice along with upto date interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

Date: 26-04-2024 Place: SURAT
Sd/- Authorized Officer, Home First Finance Company India Limited