FINANCIAL EXPRESS

ONLINE E - AUCTION Kotak Mahindra Bank Limited SALE OF ASSET

Registered Office: 27BKC, C-27, G-Block, Bandra-Kurla Complex, Bandra (E), Mumbai- 40005 Branch Office: G-1, TWIN TOWER, SAHARA DARWAJA, RING ROAD, SURAT, 395003 Sale Notice For Sale Of Immovable Properties

E-auction Sale Notice For Sale Of Immovable Assets Under The Securitisation And Reconstruction O 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) Rule, 2002 Subsequent To The Assignment Of Debt In Favour Of Kotak Mahindra Bank Limited By " CITIFINANCIL Consumer Finance India Limited" (hereinafter Referred To As "CCFIL") The Authorised Officer Of

Kotak Mahindra Bank Limited (hereinafter Referred To As "the Bank/ Kmbl/secured Creditor) Has Taker The Physical Possession Of Below Described Immovable Property (hereinafter Called The Secured Asset) Mortgaged/charged To The Secured Creditor On 19.06.2024. Notice is Hereby Given To The Borrower (s) And Guarantor (s) in Particular And Public in General Tha The Bank Has Decided To Sale The Secured Asset Through E-auction Under The Provisions Of The

Sarfaesi Act, 2002 On "as Is Where ts", "as Is What Is", And "whatever There Is" Basis For Recovery O Rs. 18,41,122/- (Rupees Eighteen Lakh Forty One Thousand One Hundred Twenty Two Only Outstanding As On 26.07.2024 Along With Future Applicable Interest Till Realization, Under The Loan

Account No. 15442989; Loan Availe	By Mr. Paresh C Shah & Mrs. Rita P Shah As Per Below Details.
Particular	Detail
Date Of Auction	03.09.2024
Time Of Auction Minutes	Between 12:00 Pm To 1:00 Pm With Unlimited Extension Of 5
Reserve Price	Rs. 40,00,000/- (rupees Forty Lakh Only)
Earnest Money Deposit (emd)	Rs.4,00,000i- (rupees Four Lakh Only)
Last Date For Submission Of Emd With Kyc	02.09.2024 Up To 5:00 P.m. (IST)
Description Of The Secured Asset	All That Piece And Parcel Of Premises Of Western Gala Duly Constructed Admeasuring 42.64 Sq.mtrs: Situated In State Gujarat, District Surat, Sub-district & Taluka Choryasi, Moje Surat City Nanavat, Navalshah No Kotho Bearing Ward No. 11. Nondh No.1409 Paiki Western, Admeasuring 42.64 Sq. Mtr. Having Four Sides As; East: Nodh No. 11/1409 Paiki East Side Property, West: Nodh No. 11/1409 Property, North: Nodh No. 11/1408 Property, South: Common Road.
KNOWN ENCUMBRANCES	NIL
The Borrowers' Attention Is Invited	To The Provisions Of Sub Section 8 Of Section 13, Of The Act, I

Respect Of The Time Available, To Redeem The Secured Asset. Borrowers in Particular And Public In General May Please Take Notice That If In Case Auction Scheduled Herein Fails For Any Reason Whatsoever 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 Mr Kishore Arora (+91 7227953457), Mr. Brijesh Parmar (+91 9727739158). Bidder May Also Contact The Bank's lyr No. (+91-9152219751) For Clarifications. For Detailed Terms And Conditions Of The Sale, Please Refer To The Link https://www.kotak.com/en/bank-auctions.html Provided in The Bank's Website I.e. www.kotak.com And/or On http://bankauctions.in/ PLACE: SURAT, DATE: 30.07.2024 For Kotak Mahindru Bank Ltd., Authorized Office

SBI STATE BANK OF INDIA

RACPC East, Modi Arcade, Opp, Railway Station, Maninagar, Ahmedabad.

APPENDIX-IV [Rule-8(1)] POSSESSION NOTICE (For Immovable Property)

India, RACPC East, Modi Arcade, Opp, Railway Station, Maninagar, Ahmedabad

under the Securitization and Reconstruction of Financial Assets and Enforcement of

Security Interest Act, 2002 (Act No. 54 of 2002) and in exercise of powers conferred

under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules,

2002 issued a demand notice dated 16.05.2024 calling upon the Mrs. Ruchita J

Rajput and Mr. Vijendra Ratnawat to repay the amount mentioned in the notice

being Rs. 26,05,322/- Rupees Twenty Six Lacs Five Thousand Three Hundred

Borrower / Guarantor 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 Security Interest

cautioned not to deal with the property and any dealings with the property will be

subject to the charge of the State Bank of India, RACPC East, Modi Arcade, Opp,

Railway Station, Maninagar, Ahmedabad for an amount Rs. 26.05,322/- Rupees

Twenty Six Lacs Five Thousand Three Hundred Twenty Two Only) as on

DESCRIPTION OF THE IMMOVABLE PROPERTY

Flat No. B-601, Pratham Paradise Nr. Divine Life International School, Narol,

Ahmedabad, of Block "B", Total Area Admeasuring 61.83 sq. mtrs. along with

undivided share in land of scheme admeasuring 23.59 sq. mtrs. in a project Scheme

known as "Pratham Paradise" on land bearing Revenue Survey No. 589/B/2, Final

Plot No. 40/2 and Sub Plot No. 2 (Paiki) and T P Scheme No. 80 of Mouje - Vatva, Taluka - Vatva; District of Ahmedabad, Bounded by :- North : B/602, East : B/604,

Date: 17.07.2024, Place: Ahmedabad Authorised Officer, State Bank of India

POSSESSION NOTICE

[Under Rule-8(1) of Security Interest (Enforcement) Rules, 2002]

Whereas, The undersigned being the Authorized Officer of the Bank of Baroda under

the Securitization and Reconstruction of Financial Assets and Enforcement of Security

nterest Act, 2002 and in exercise of the power conferred under section 13(12) read with

Rule 8 of the Security Interest (Enforcement) Rules, 2002 issued demand notice dated

30.04.2022 calling upon the borrower M/s Ainaj Industries Through its Proprietor Mr

Sureshkumar Dayaram Thakkar to repay the amount mentioned in the notice being

Rs. 22,31,46,417.80 (Interest UP to 31.03.2022) (Rupees Twenty Two Crore Thirty

One Lacs Forty Six Thousand Four Hundred Seventeen and Paisa Eighty only)

The borrower having failed to repay the amount, notice is hereby given to the Borrower!

Guarantor the public in general that the undersigned has taken Physical Possession of the

property described herein below in exercise of powers conferred on him under section 13(4) of

The Borrower/Guarantors in particular and the public in general are hereby cautioned not

to deal with the property and any dealing with the property will be subject to the charge of the Bank of Baroda for an amount Rs. 22,31,46,417.80 (Interest UP to 31.03.2022)

(Rupees Twenty Two Crore Thirty One Lacs Forty Six Thousand Four Hundred

The Borrower's attention is invited to provision of sub-section (8) of section 13 of the Act,

DESCRIPTION OF THE IMMOVABLE PROPERTY

All that piece and parcel of immovable property at Panchayat Old House

No. 339, New Residential House No. 3/28 located at Village Fatehgarh

(Vaniavas) Taluka Rapar admeasuring 166.66 Sq. Yards Standing in the

name of Mr Dinesh Dayaram Thakkar (Guarantor), Boundaries as follows:

On the North by: Adj. Faliya road & than House of Kastur Kuvarji, On the

South by: Adj, shop of Mr Girdharilal & Mavji Nyalchand, On the East by :

Adj. House of Murjibhai, Nenasibhai & Mohanlal, On the West by: Adj.

All that piece and parcel of Residential double story house no. 26/48 located

at Gelavadi Area, Taluka Rapar, Measuring 448,27 Sq. Mt. (Residential double

story House Now demolish condition and No structure available) in the name of

Sagar Rasiklal Thakkar (Guarantor), Boundaries as follows: On the North by

Hajjam Hamira & Plot of Chaudhary Harkha Narsang, On the East by: Adj.

All that piece and parcel of House Flat No. E-304 (Municipal H.L.No.25/8/9).

Padardevi Valo Vas, On the West by : Adj. Remaining Land of Said R.S.

Adj. House of Thakkar Muljibhai Madev, On the South by : Adj. House of

the said Act read with Rule 8 of the said Rules on this 25th day of July of the year 2024

within 60 days from the date of receipt of the said notice.

Seventeen and Paisa Eighty only) and interest thereon.

in respect of time available, to redeem the secured assets.

House of Anupchand Nagar

Asset Recovery Branch,

4th Floor, Bank of Baroda Tower, Near Law Garden,

Ahmedabad-380006, Phone: 079 26473154

Email: armahm@bankofbaroda.co.in

of the Act, in respect of time available, to redeem the secured assets.

The Borrower's attention is invited to provisions of sub-section (8) of section 13

(Enforcement) Rules, 2002 on this 17.07.2024 (17th Day of July of the year 2024)

The Borrower having failed to repay the amount, notice is hereby given to the

The Borrower / Guarantor in particular and the public in general is hereby

Twenty Two Only) as on 16.05.2024.

West: A/604, South: Society Road.

🏿 वैक ऑफ़ बड़ीदा Bank of Baroda

Whereas, The undersigned being the authorized officer of the State Bank of

Capri Global Capital Limited

Registered & Corporate Office: 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, CAPRI GLOBAL Lower Parel, Mumbai-400013.

Office Address: 9th Floor, BBC Tower, Opposite Law Garden, Near Axis Bank, Ahmedabad-380006.

(for immovable Properties) POSSESSION NOTICE

Whereas the undersigned being the Authorized Officer of Capri Global Capital Limited (CGCL) under the Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rule, 2002, Demand Notice(s) issued by the Authorised Officer of the company to the Borrower(s) / Guarantor(s) 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 sub - section (4) of the section 13 of the said Act read with Rule 8 of the Security Interest Enforcement rules, 2002. "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 in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of "CGCL" for an amount as mentioned herein under with interest thereon.

Sr. No.					Date of Possession
•••			All Piece and Parcel of Shop (Built-Up Area 11- 03Sq. Mts.), situated on the ground floor, constructed on the land bearing City Survey No. 478, Sheet No. 55 of Manavadar, Bus Stand Road, Court Street, District Junagarh, Gujarat - 362630. Bounded by: East: Adj. Other Shop, West: Adj. Other Shop, North: Adj. Road, South: Adj. Other Shop.	18.02.2022 	23.07.2024 Physical Possession
2.	(Loan Account No. LNMERAJ000068755, New L.C. No. 80400005802113, Rajkot Branch) Mr. Dharmeshbhai Jaysukhlal Vaghela C/o M/s Prachi Enterprise Mrs. Krupaben Dharmeshbhai Vaghela	All that piece and parcel of Property being Residential House having land area admeasuring 48-00 Sq. Mtrs., equally 57-41 Sq. Yds. Of Plots Paiki Plot No. 55-56-57 of Sub Plot No. 55-56-57/C of Revenue Survey No. 212-1, 213-1, 214-1, and 215 Paiki, TPS No. 6, OP No. 55, FP No. 1050 Paiki, situated at Shastri Nagar 10/20 Corner, Opp. Sonal Provision, Ramapir Chowkdi, 150 Ft. Ring Road, Village Raiya, Rajkot, Gujarat - 360007. Bounded by :- East : 6-00 Mtrs. Wide Road, West : Final Plot No. 1052, Other's Property, North : House on Sub Plot No. 55-56-57/B, South : House on Sub Plot No. 55-56-57/B.		06.01.2024 Rs. 21,71,946/-	27.07.2024 Physical Possession

MANAPPURAM HOME

MANAPPURAM HOME FINANCE LIMITED FORMERLY MANAPPURAM HOME FINANCE PVT LTD

Unit 301-315, 3rd Floor, A wing, Kanakia Wall Street, Andheri-Kurla Road, Andheri East, Mumbai - 400093, Contact No.: 022-68194000/022-66211000.

Demand Notice

Whereas the Authorized Officer of Manappuram Home Finance Ltd., having our registered office at IV/470A (old) w/638A (new). Manappuram House, Valapad, Thrissur, Kerala-680567 and branches at various places in India (hereinafter referred to as "MAHOFIN") is a Company registered under the Companies Act, 1956 and a Financial Institution within the meaning of subclause (iv) of clause (m) of sub-section (1) of Section 2 of the Securitization and Reconstruction of financial Assets and Enforcement of Security Interest Act. 2002 (hereinafter referred so as the Act) read with Notification No. S.O. 3466 (E) dated 18th December, 2015 issued by the Govt. of India, Department of Financial Services, Ministry of Finance, New Delhi, inter alia carrying on business of advancing loans for construction and / or purchase of dwelling units and whereas the Borrower / Co-Borrowers as mentioned in Column No. 2 of the below mentioned chart obtained loan from MAHOFIN and whereas MAHOFN being the secured creditor under the SARFAESI Act, and in exercise of powers conferred under section 13(2) of the said Act read with Rule 2 of the security interest (Enforcement) Rules 2002, issued demand notice calling upon the Borrowers / Co-Borrowers as mentioned herein below, to repay the amount mentioned in the notices with further interest thereon within 60 days from the date of notice, but the notices could not be served upon some of them for various reasons. That in addition thereto for

Sr.	Name of the Borrower/	Description of Secured Asset in respect		Date of Notice sent &
No.	Co-Borrower/LAN/Branch	of which Interest has been created		Outstanding Amount
**	SHELIYA, TALHABHAI USMANBHAI SHELIYA/ MLAP0012003090/	PROPERTY BEARING AT GRAMPANCHAYAT PROPERTYNO. 134, GRAMPANCHAYAT PROPERTY SR. NO 150, SITUATED AT SUNSARA VAS, AT FATEGADH VILLAGE, TAL-VADGAM, DIST- BANAS KANTHA, P.O CHHAPI, BANAS KANTHA, GUJARAT, PIN: 385210	2024	

the purposes of information of the said borrowers enumerated below, the said borrowers are being informed by way of this public notice.

Notice, is therefore given to the Borrowers / Co-Borrowers, as mentioned herein above, calling upon them to make payment of the total outstanding amount as shown herein above, against the respective Borrower / Co-Borrower, within 60 days of publication of this notice. Failure to make payment of the total outstanding amount together with further interest by the respective Borrower/ Co-Borrower, MAHOFIN shall be constrained to take u/s 13(4) for enforcement of security interest upor properties as described above, steps are also being taken for service of notice in other manners as prescribed under the Act and the rules made hereunder. You are put to notice that the said mortgage can be redeemed upon payment of the entire amount due together with costs, charges and expenses incurred by MAHOFIN at any time before the date of publication of notice for public auction or private treaty for transfer by way of sale, as detailed in Section 13(8) of the SARFAESI Act.

Take note that in terms of S- 13 (13) of the SARFAESI Act, you are hereby restrained from transferring and/or dealing with the Secured Properties in any manner by way of sale, lease or in any other manner

Date: 30/07/2024 Sd/- Authorized Officer Place : GUJARAT Manappuram Home Finance Ltd

(9)

HINDUJA LEYLAND FINANCE

Corporate Office: 27 A, Developed Industrial Estate, Guindy, Chennai - 600032

Registered Office: Plot No. C-21, Tower C (1-3 floors), G Block, Bandra Kurla Complex, Bandra (E), Mumbai – 400051 Website:www.hindujaleylandfinance.com | CIN:U65993MH2008PLC384221

PUBLIC AUCTION SALE NOTICE CUM TENDER FOR SALE OF SECURED ASSET UNDER Rule 8 (6) and 9 (1)

Pursuant to possession taken hereunder by Authorized Officer of the below mentioned secured asset in exercise of the power conferred upon him under the provisions of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the recovery of secured debts of Hinduja Leyland Finance Ltd., for the outstanding amount mentioned here in below in Column No. D and further interest thereon along with cost and charges due from borrowers / co-borrowers. OFFERS are invited by the undersigned in sealed covers for purchase for purchase of immovable property, as described hereunder, which is in the physical possession, as on 'AS Is Where Is Basis', 'As Is What Is Basis' and 'Whatever Is There Is Basis', as per the brief Particulars of which are given below: -

Borrower(s)/ Co-Borrower(s) / Guarantors (A): Borrower: M/s J.B. Construction

Co-Borrower: 1) Mr. Amit A. Bhatti, 2) MRS, Pratikasha A. Bhatti, 3) Mrs. Jyotsanaben Maheshbhai Bhatti, Details of Secured Asset (B) SCHEDULE OF THE PROPERTY FLAT NO.401

All the piece and Parcel of the an Immovable Residential Property Bearing Flat No.401, 4th Floor, in building "F Admeasuring Built up area 59.21 Sq Mts. le.637.34 Sq Fts. Situated at "Copper City Plus" At Wankaner Society, Nr Jamnagar Road , Revenue Survey No.497P2 & 497P3, O.P No.18 Paiki, T.P.S. No.9 Dist. Rajkot, City Of Rajkot Owned by Mrs. Pratikasha A. Bhatti And Boundaries As Under: Direction FLAT No. 401 : North by : Internal Road, South by : Flat No. 404, East by : Flat No. 402, West by : Internal Road

SCHEDULE OF THE PROPERTY FLAT NO.402: All the piece and Parcel of the an Immovable Residential Property Bearing Flat No.402, 4th Floor, in building "F" Admeasuring Built up area 59.21 Sq Mts. le.637.34 Sq Fts. Situated at Copper City Plus" At Wankaner Society. Nr. Jamnagar Road, Revenue Survey No. 497P2 & 497P3, O.P No. 18 Paiki, T.P.S. No.9 Dist. Rajkot, City Of Rajkot Owned by Mrs. Pratikasha A. Bhatti And Boundaries As Under: Direction FLAT No.402 North by : Internal Road, South by : Open Space, East by : Building -E, West by : Flat No. 401

SCHEDULE OF THE PROPERTY House Plot No.26: All the piece and Parcel of the an Immovable Residential Property Bearing House Plot No.26, Admeasuring land Area 83.61 Sq. Mts ie. 100 sq. Yrs. situated at building Name 'Narman' in the Aradhna Society, Airport Road Survey No.469-2 Paiki & 470 Paiki . C.S.W. No.16, Dist. Rajkot Owned By Mrs. Jyotshnaben M Bhatti As Bounded as Under: Direction House Plot No.36: North by: Other Property, South by: 50"0" Wide Road, East by: Other Property, West by: Plot No.25 & 27

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Amount Outstanding (in Rupees) (D)	Rs.3,78,14,504.68 /- (Rupees Three Crore Seventy - Eight Lakhs Fourteen Thousand Five Hundred - Four Rupees Sixty-Eight Paisa only)
Reserve Price (RP) (E)	Flat No: 401 RP Price Rs. 17,82,000/- (Rupees Seventy - Lakhs Eighty-Two Thousand only) Flat No: 402 RP Price Rs. 17,82,000/- (Rupees Seventy Lakhs Eighty-Two Thousand only) House RP Price Rs. 59,84,991/- (Rupees Fifty-Nine Lakhs Eighty-Four Thousand Nine Hundred Ninety-One Only)
Earnest Money Deposit (EMD) (10% of RP) (F)	Flat No. 401 EMD Rs. 1,78,200/- (Rupees One Lakhs Seventy-Eight Thousand Two Hundred Only Flat No. 402 EMD Rs. 1,78,200/- (Rupees One Lakhs Seventy-Eight Thousand Only) House. EMD Rs. 5,98,499/- (Rupees Five Lakhs Ninety-Eight Thousand Four Hundred Ninety Nine Only)
Date of Property Inspection and Time (H)	18th August 2024 between 12:00 PM to 04:00 PM.
Auction Date & Time	22nd August 2024 at 5 PM

of opening Tenders (I) Borrower(s) / Co-Borrower(s) / Guarantors (A): M/s. VNR Exports,

Co-Borrower: 1) Mr. Kalpesh k. kakadiya, 2) Mrs, Vinaben Kalpesh Kakadiya, 3) Mr., Vinubhai k. Kakadiya, Mrs. Champaben Vunubhai Kakadiya, 5) Mr. Ramesh Muljibhai Asodariya, 6) Mrs. Krishnaben R. Asodariya,

 Mr. Mahendra V kakadiya, 8) Mrs. Komal S Kakadiya, 9) Mr. Pravinbhai B Aalagiya, 10) Mrs. Kundanben p. aalagiya Details of Secured Asset (B) SCHEDULE OF THE PROPERTY Shop NO.101: All The Piece And parcel of Immovable Property Bearing Shop No.101 1st Floor Admeasuring 810 sq. Fts i.e. 75sq. mts. Carpet and 826 sq. fts i.e 77 sq. mts. Build Up Area Along With undivided Share in The land of "Shiven Shoppers", Situated at Revenue Survey /Block No.241, TP Scheme No.13 (Adajan), Final Plot no.84(Part-A) of Moje -Adajan, City Of Surat, Owned by M/S VNR Export (A Partnership Firm) And Boundaries As Under. Direction: North by : Margin, South by : Margin, East by : Passage & Shop No.102, West by : Margin

SCHEDULE OF THE PROPERTY Shop NO.131: All The Piece And parcel of Immovable Property Bearing Shop No.131 1s Floor Admeasuring 799 sq. Fts i.e. 75sq. mts. Carpet and 814 sq. fts i.e. 76 sq. mts. Build Up Area Along With undivided Share in The land of "Shiven Shoppers", Situated at Revenue Survey /Block No.241, TP Scheme No.13 (Adajan), Final Plot no.84(Part-A) of Moje -Adajan, City Of Surat, Owned by M/S VNR Export (A Partnership Firm) And Boundaries As Under. Direction: North by: Margin, South by: Margin, East by: Passage & Shop No.130, West by: Margin

SCHEDULE OF THE PROPERTY Shop NO.201: All The Piece And parcel of Immovable Property Bearing Shop No.201 2st Floor Admeasuring 810 sq. Fts i.e. 76sq. mts. Carpet and 826 sq. fts i.e. 77 sq. mts. Build Up Area Along With undivided Share in The land of "Shiven Shoppers", Situated at Revenue Survey /Block No.241, TP Scheme No.13 (Adajan), Final Plot no.84(Part-A) of Moje -Adajan, City Of Surat, Owned by M/S VNR Export (A Partnership Firm) And Boundaries As Under. Direction: North by: Margin, South by: Margin, East by: Passage & Shop No. 202, West by: Margin

SCHEDULE OF THE PROPERTY Shop NO.231: All The Piece And parcel of Immovable Property Bearing Shop No.231 2st Floor Admeasuring 799 sq. Fts i.e. 75sq. mts. Carpet and 814 sq. fts i.e. 76 sq. mts. Build Up Area Along With undivided Share in The land of "Shiven Shoppers", Situated at Revenue Survey /Block No.241, TP Scheme No.13 (Adajan), Final Plot no.84(Part-A) of Moje -Adajan, City Of Surat, Owned by M/S VNR Export (A Partnership Firm) And Boundaries As Under. Direction: North by: Margin, South by: Margin, East by: Passage & Shop No.23, OWest by: Margin

Amount Outstanding Rs.3,59.91,236 /- (Rupees Three Crore Fifty-Nine Lakhs Ninety-One Thousand Two Hundred (in Rupees) (D) Thirty-Six only) Shop No.101 RP Price Rs. 75,73,759/- (Rupees Seventy-Five Lakhs Seventy-Three Thousand Reserve Price (RP) Seven Hundred Fifty-Nine only) (E)

Forty Eight Only)

Second Floor, E- Wing of Krishna Apartment located at Rapar, District: Kutch. built up area 92 Square yards, in the name of Mr. Vasantkumar Dayaram of opening Tenders (I) Thakkar (Guarantor), Boundaries as follows: On the North by : Adj. Plot of Himmatlal Dharshi Morbia, On the South by : Adj. Block No 302, On the East by : Adj. Road, On the West by: Adj. Common Lobby.

4. All that piece and parcel of Residential building situated at Village Fathegarh. Taluka Rapar property No 8/175, admeasuring 1058.73 Square Meters, built 104.08 Square Meters, in the name of Mr.Dineshkumar Dayaram Thakkar (Guarantor), Boundaries as follows: On the North by: Adj. Plot of Godha Madeva Jutha & Karamshi Kesara Oad, On the South by : Adj. Road, On the East by : Adj. Road, On the West by : Adi. Plot of Deva Rabari.

All that piece and parcel of NA land situated at R.S. No.983/1 & 983/2, At Village: Fatehgrah, Tal: Rapar, Dist: Kutch, having land area 27822.00 square meters, in the name of Mr. Dineshbhai Dayaram Thakkar (Guarantor), Boundaries as follows: On the North by: Adi. Adri land of Mr Hira Madan Prajapati & Mr Vala Dosa Prajapati, On the South by : Adj. Agri land of Mr Karsan Jaga Prajapati, On the East by : Adj. Agri land of Mr Mura Jesang Prajapati, On the West by : Adj. Agri land of Mr Vala Dosa Prajapati.

All that piece and parcel of Residential house bearing situated in RS. No: 955/1 (Plot No: 31) of Rapar, Ta. Rapar, Dist.- Kutch measuring 112.00 Square Meters. in the name of Mr. Dinesh Dayaram Thakkar (Guarantor), Boundaries as follows: On the North by : Adj. 6 Mtr. Road, On the South by : Adj. Plot No. 29, On the East by : Adj. Plot No. 32, On the West by : Adi. Plot No. 30.

All that piece and parcel of Residential house bearing Rapar Municipal Barough No: 44/135 situated in RS. No: 955/1 (Plot No: 1) of Rapar (Ward No: 7), Taluka- Rapar, Dist.- Kutch, measuring 124.03 Square Meters, in the name of Mr. Pravinkumar Dayaram Thakkar (Guarantor), Boundaries as follows: On the North by : Adj. Govt. Open Land, On the South by : Adj. Plot No. 29, On the East by : Adj. 7.50 Mtr. Road, On the West by : Adj. Gada Marg.

Date: 25-07-2024 Sd/- Authorized Officer Bank of Baroda. Place: Fatehgarh & Rapar

Shop No.131 RP Price Rs.74,63,729/- (Rupees Seventy-Four lakhs Sixty-Three Thousand Seven Hundred Twenty-Nine only) Shop No.201 RP Price Rs.53,52,480/- (Rupees Fifty - Three Lakhs Fifty-Two Thousand Four Hundred Eighty Only) Shop No.231 RP Price Rs. 53,52,480/- (Rupees Fifty-Three Lakhs Fifty-Two Thousand Four Hundred Eighty Only) Shop No.101 EMD Price Rs.7,57,376/- (Rupees Seven Lakhs Fifty-seven Thousand Three Earnest Money Deposit (EMD) Hundred Seventy-Six Only) Shop No.131 EMD Price Rs.7,46,373/- (Rupees Seven Lakhs Forty-Six Thousand Three (10% of RP) (F) Hundred Seventy Three Only) Shop No.201 EMD Price Rs.5,35,248/- (Rupees Five Lakhs Thirty Five Thousand Two Hundred Shop No.231 EMD Price Rs. 5,35,248/- Rupees Five Lakhs Thirty Five Thousand Two Hundred Date of Property nspection and Time (H) Auction Date & Time | 22nd August 2024 at 5 PM Borrower(s)/ Co-Borrower(s) / Guarantors (A): M/s. Sarjan Synthetics Pvt. Ltd.

Co-Borrower: 1) Mr. Dhruv Ashok Jagani, 2) Mrs. Hirika Ashok Jagani, 3) Mr. Raj Enterprise.

Details of Secured Asset (B) SCHEDULE OF THE PROPERTY UNIT-1: All That Piece and parcel of immovable property bearing Shop No.1 to 7 Total admeasuring 642 sq.ft. Sbi I.e 59.66 sq mts ground floor Of "AMI Arcade" Situate at City Survey No .1698 Paiki Admeasuring 80.91.87 sq. mts Paiki Souther Side Admesuring 49 sq.mts of ward no.9 & city survey no.1699 Paiki admeasuring 85.65.69 sq. mts paiki Souther side admeasuring 17.84 sq mts & city Survey no.1702 Paiki admeasuring 55.64.90 sq. mts Paiki Southern side admeasuring 44.75sq. mts total admeasuring 111.59 sg. mts of Chautapul, Hanuman Gali Area, City of Surat, Direction Shop No.1 to7 North by : Adi FP, South by : Passage East by : Adj Shop, West by : Gali

SCHEDULE OF THE PROPERTY UNIT-2: All That Piece and parcel of immovable property bearing Shop No.8 to 11 Total admeasuring 654 sq.ft. Sbi Le 60.78 sq.mts ground floor Of "AMI Arcade" Situateat City Survey No .1698 Paiki Admeasuring 80.91.87 sq. mts Paiki Souther Side Admesuring 49 sq.mts of ward no.9 & city survey no.1699 Paiki admeasuring 85.65.69 sg. mts paiki Souther side admeasuring 17.84 sg mts & city Survey no.1702 Paiki admeasuring 55.64.90 sq. mts Paiki Southern side admeasuring 44.75sq. mts total admeasuring 111.59 sq. mts of Chautapul Hanuman Gali Area , city of surat. Direction Shop No.1 to 8 : North by : Passage, South by : Adj. FP, East by : Adj, Shop,

west by . Gail		
Amount Outstanding (in Rupees) (D)	Rs.4,91,57,445/- Rupees Four Crore – Ninety-One Lakhs Fifty-Seven Thousand Four Hundred Forty-Five Only)	before the date of sa The successfu
Reserve Price (RP) (E)	Shop No.1 to 7 Rp Price.41,60,160/- (Rupees Forty-One Lakhs Sixty Thousand One Hundred Sixty Only) Shop No.8 To 11 RP Price.42,37,920/-(Rupees Forty Two Lakhs Thirty Seven thousand nine Hundred Twenty Only)	etc., as applicable as issued in the any oth fees, duties, taxes et Successful bid
Earnest Money Deposit (EMD) (10% of RP) (F)	Shop No.1 to 7 EMD Price. Rs. 4,16,016/- (Rupees Four Lakh Sixteen Thousand Sixteen Only) Shop No.8 to 11 EMD Price. Rs. 4,23,792/- (Rupees Four Lakhs Twenty Three Thousand Seven Hundred Ninety Two Only)	1961 & deposit the s Hinduja Leyland Fina The Authorised
Date of Property Inspection and Time (H)	18th August 2024 between 12:00 PM to 04:00 PM.	This sale notice is als
Auction Date & Time	22nd August 2024 at 5 PM	Date: 30.07.2024

Borrower(s) / Co-Borrower(s) / Guarantors (A): M/s Sayona Creation,

Co-Borrower: 1) M/s Ashna textiles, 2) Mr. Hasmukh P. Narola, 3) Mrs. Seial Hasmukh Bhai Narola Details of Secured Asset (B) SCHEDULE OF THE PROPERTY SHOP NO.110 & 111

All tha Piece And Parcel Of immovable Property Bearing Shop No.110, 1st Floor Admeasuring 237 Sq. Fts i.e. 22.02 Sq. Mts. And Shop No.111 Admeasuring 272 Sq.mts. i.e. 25.27 Sq.Mts. along with Undivided share In The land Of "LAXMIBA COMPLEX*, Situated At City survey No.396, Of Moje Bardoli, taluko Bardoli ,Dist. Surat. Direction Shop No.110: North by: Shop No. 109, South by: Shop No. 111, East by: Open Space, West by: Passage, Direction Shop No.111: North by Shop No.110, South by : Shop No. 112, East by : Open Space, West by : Passage

SCHEDULE OF THE PROPERTY SHOP NO.118 & 119: All the Piece And Parcel Of immovable Property Bearing Shop No.118, 1st Floor Admeasuring 196 Sq. Fts i.e. 18.21 Sq. Mts. And Shop No.119 Admeasuring 208 Sq.mts. i.e. 19.32 Sq.Mts. along with Undivided share In The land Of "LAXMIBA COMPLEX", Situated At City survey No. 396, Of Moje Bardoli taluko Bardoli ,Dist. Surat. Direction Shop No.118: North by : Shop No. 117, South by : Shop No. 119, East by : Open Space, West by : Passage, Direction Shop No.119 : North by : Shop No. 118, South by : Shop No. 120, East by : Open Space, West by : Passage.

SCHEDULE OF THE PROPERTY SHOP NO.120 & 121 : All the Piece And Parcel Of immovable Property Bearing Shop No.120, 1st Floor Admeasuring 196 Sq. Fts i.e. 18.21 Sq. Mts. And Shop No.121 Admeasuring 225 Sq.mts. i.e. 20.91 Sq.Mts. along with Undivided share In The land Of "LAXMIBA COMPLEX", Situated At City survey No. 396, Of Moje Bardoli taluko Bardoli, Dist. Surat. Direction Shop No.120: North by : Shop No. 119, South by : Shop No. 121, East by : Open Space, West by : Passage Direction Shop No.121 : North by : Shop No.120, South by : Shop No. 122, East by : Open Space, West by : Passage

SCHEDULE OF THE PROPERTY SHOP NO.122: All the Piece And Parcel Of immovable Property Bearing Shop No.122, 1st Floor Admeasuring 186 Sq. Fts i.e. 17.28 Sq. Mts., along with Undivided share In The land Of "LAXMIBA COMPLEX". Situated At City survey No.396, Of Moje Bardoli, taluko Bardoli Dist. Surat. Direction Boundary North by : Shop No. 121 South by : Shop No. 123, East by : Open Space, West by Passage

SCHEDULE OF THE PROPERTY SHOP NO.124 & 125: All the Piece And Parcel Of immovable Property Bearing Shop No.124 & 125, 1st Floor Admeasuring 448 Sq. Fts i.e. 41.62 Sq. Mts., along with Undivided share In The land Of LAXMIBA COMPLEX", Situated At City survey No.396, Of Moje Bardoli, taluko Bardoli , Dist. Surat. Direction Boundary North by : Passage, South by : Shop No. 123, East by : Passage, West by : Shop No. 126 & 127

SCHEDULE OF THE PROPERTY SHOP NO.243 & 244 : All tha Piece And Parcel Of immovable Property Bearing Shop No.243 & 244, 2st Floor Admeasuring 431.42 Sq. Fts i.e. 40.08 Sq. Mts., along with Undivided share In The land 0f LAXMIBA COMPLEX", Situated At City survey No.396, Of Moje Bardoli, taluko Bardoli, Dist. Surat. Direction Shop No.243, North by : Shop No. 244, South by : Passage, East by : Passage, West by : Open Space. Direction Shop No.244, North by : Shop No. 245, South by : Shop No. 243, East by : Passage, West by : Open Space

SCHEDULE OF THE PROPERTY SHOP NO.245 & 246: All the Piece And Parcel Of immovable Property Bearing Shop No.245& 246, 2st Floor Admeasuring 370.25 Sq. Fts i.e. 34.40 Sq. Mts., along with Undivided share In The land Of LAXMIBA COMPLEX*, Situated At City survey No.396, Of Moje Bardoli, taluko Bardoli, Dist. Surat. Direction Shop No.245 North by : Shop No. 246, South by : Shop No. 244, East by : Passage, West by : Open Space. Direction Shop No. 246 :

North by : Shop No. 247, South by : Shop No. 245, East by : Passage, West by : Open Space

SCHEDULE OF THE PROPERTY SHOP NO.247 & 248 : All the Piece And Parcel Of immovable Property Bearing Shop No.247& 248, 2st Floor Admeasuring 495.36 Sq. Fts i.e. 46.02Sq. Mts., along with Undivided share In The land Of ' LAXMIBA COMPLEX", Situated At City survey No.396, Of Moje Bardoli, taluko Bardoli , Dist. Surat

Direction Shop No.247 : North by : Open Space, South by : Shop No.246, East by : Passage, West by : Open Space. Direction Shop No.248: North by: Open Space, South by: Shop No.246, East by: Passage, West by: Open Space

Amount Outstanding (in Rupees) (D)	Rs. 2,51,27,351 /- (Rupees Two Crore Fifty-One Lakhs Twenty- Seven Thousand Three Hundred and Fifty-One only)
Reserve Price (RP) (E)	Rs 78,78,943/- (Rupees Seventy-Eight Lakhs Seventy-Eight Thousand Nine Hundred Forty - Three only)
Earnest Money Deposit (EMD) (10% of RP) (F)	Rs. 7,87,894/- (Rupees Seven Lakhs Eighty-Seven Thousand Eight Hundred Nine Four Rupees Only)
Date of Property Inspection and Time (H)	18th August 2024 between 12:00 PM to 04:00 PM.
Auction Date & Time of opening Tenders (I)	22nd August 2024 at 5 PM

AND WHEREAS the Authorized Officer of the Secured Creditor - Hinduja Leyland Finance Limited has decided to dispose off the said secured asset. This notice of sale is published today that the secured asset detailed above will be sold 22nd August 2024 at 5 PM the above prescribed time and schedule at Hinduja Leyland Finance Limited, 3rd Floor, IFFCO Bhavan, Behind Pintoo Apparels, Near Shivranjani Cross Road, Satellite, Ahmedabad-380015. The Mortgagor /Notice in particular and the public in general is hereby cautioned and restrained not to deal with the Secured Assets in any manner in terms of Section 13(13) of the said Act and any dealing with the same will be subject to the charge of Hinduja Leyland Finance Limited for the amounts and further interests thereon. The Mortgagors Notice are given last chance to pay the total dues with further interest till 20th August 2024 at 12 PM failing which, the secured asset will be sold as per schedule.

The particulars in respect of the secured asset specified herein above in column No. (C) have been stated to the best of the information and knowledge of the undersigned, who shall however not be responsible for any error, misstatement or omission in the said particulars. The Tenderer(s) / Offeror(s) / Prospective Bidder(s) / Purchaser(s) are hereby notified that the secured asset will be sold with the Encumbrances and dues payable to Statutory Authority (if any) and are also requested, in their own interest, to satisfy himself / themselves/ itself with regard to the above and other relevant details pertaining to the above-mentioned secured asset before submitting the tenders.

The Tenderer(s) / Offeror(s) / Prospective Bidder(s)/ Purchaser(s) must submit their offer alongwith KYC and aforesaid earnest money deposit (EMD) in a sealed envelope super scribed "offer for purchase of property", so as to reach the branch office at Hinduja Leyland Finance Limited, Office No. 3rd Floor, IFFCO Bhavan, Behind Pintoo Apparels, Near Shivranjani Cross Road, Satellite, Ahmedabad-380015) of which as mentioned above, on or before 22nd August 2024 before 2 PM. EMD by way of DD / PO should be from a Nationalised /Scheduled Commercial Bank favouring " Hinduja Leyland Finance Limited" payable at Ahmedabad. For any further clarifications with regards to inspection, terms and conditions of the auction or submission of tenders, kindly contact Mr. Dipankar Bid 9049002276 / Waman Kadam on Mobile no. 9619566002. The tenders which are acknowledged by the company official and registered before the cut off time with complete details shall only be considered for auction. The Authorised Officer reserves the right to reject any or all the bids without furnishing any reasons therefore.

Above mentioned cases wherein Sale Notice is issued/published second time therefore, the Borrower(s)/Guarantor(s) are hereby given 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002 (as per the revised guidelines in the Gazette if India notification dated 03/11/2016) to pay the sum mentioned as above before the date of Auction failing which the immovable property will be auctioned and balance, if any, will be recovered with interest and costs. If the Borrower pays the amount due to Hinduja Leyland Finance Limited, in full before the date of sale, auction is liable to be stopped.

The successful bidder should bear the charges/fee payable for conveyance such as registration fee, stamp duty etc., as applicable as per Law. The sale certificate shall be issued in the name of the purchaser/bidder and will not be issued in the any other name. The purchaser shall bear the stamp duty, registration charges and all other connected fees, duties, taxes etc. in relation to the execution of the sale certificate.

Successful bidder/purchaser will deduct TDS@1% on sale proceeds as per sec. 194(1-A) of the Income Tax, 1961 & deposit the same by furnishing the challan in Form 26QB and submit the original receipt of TDS Certificate to Hinduja Leyland Finance Ltd., (Rs.50.00 Lacs and above property)

The Authorised Officer reserves the right to reject any or all the bids without furnishing any reasons therefore. This sale notice is also uploaded / published on website (www.hindujaleylandfinance.com)

Authorised Officer Place : Rajkot & Surat For Hinduja Leyland Finance Limited

Ahmedabad

financialexp.epapr.in

of opening Tenders (I)