IDFC First Bank Limited

(Formerly known as IDFC Bank Ltd) | CIN : L65110TN2014PLC097792

Registered Office: - KRM Towers, 7th Floor, Harrington Road, Chetpet, Chennai- 600031. Tel: +91 44 4564 4000 | Fax: +91 44 4564 4022



APPENDIX- IV-A [See proviso to rule 8 (6) & 9 (1)] 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) & 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), Co-Borrower (s) and Guarantor (s) as per column (iii) that the below described immovable properties as per column (iv) mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Formerly known as IDFC Bank Ltd, will be sold on "As is where is", "As is what is", and "Whatever there is" as described hereunder, for the recovery of amount due to IDFC FIRST Bank Limited (Formerly known as IDFC Bank Ltd) from Borrower (s) and Co-Borrower (s) as per column (i).

For detailed terms and conditions of the sale, please refer to the link provided on IDFC FIRST Bank website i.e. www.idfcfirstbank.com

S. NO	(i) Demand Notice Amount	Agreement ID	(iii) Name of Borrower (s), Co-Borrower (s) and Guarantor (s)	(v) Reserve Price Amount	(vi) EMD Amount	(vii) Date and Time of Auction	(viii) Date and Time of EMD Auction	(ix) Date and Time of Inspection	(x) Authorized Officer Name & Contact Number
31	INR 1916097.76/- Demand Notice dated: 07-Feb-2024	31638834 & 86439956	Ravrani Bhaveshbhai Chandubhai & Ravrani Jalpaben Bhaveshbhai	INR 2535500.00/-	INR 253550.00/-		06-Nov-2024 10.00 AM to 5.00 PM	29-Oct-2024 10:00 AM To 4:00 PM	

Known As "Arham Residency" Constructed On Land Of Plot No. 163+164 Of R.S No. 28 Paikee (P/1 P/2) Of Village Ghanteshwar, District Rajkot In The State Of Gujarat-360006, And

Bounded As:- East: Ots, West: Passage & Flat No. 104, North: Flat No. 106 & South: Ots 2 INR 5080473.83/- 2713030 Lifecare Multispeciality Hospital. 07-Nov-2024 | 06-Nov-2024 | 29-Oct-2024 Name- Divyarajsinh Zala Demand Notice Shyam H Rajani, Karishma A | 19616000.00/- 1961600.00/- 11.00 AM to 10.00 AM to | 10:00 AM To | Contact Number- 9274207909 Gandhi, Bhartiben H Rajani & 1.00 PM 5.00 PM 4:00 PM Name- Chinmay Acharya dated: Contact Number- 9574448844 05-Mar-2019 Hemntbhai D Rajani

(iv) MORTGAGED PROPERTY ADDRESS: All the piece and parcel of the property consisting Lifecare Hospital, Revenue Survey no. 123, City S. Ward No.12 Sheet no. 159, City Survey No. 1010p T. P. No. 8 F. P. No. 55 Kuvadva Road Opp Reliance Pump Kvadva Road Raikot-360003

Disclaimer: Please note that the said notice is issued for sale of immovable property only and IDFC FIRST Bank Limited has no right to sale of

Authorised Officer the movable assets, if any, present at the immovable property, **IDFC FIRST Bank Limited** Date: 05.10.2024 (Formerly known as IDFC Bank Ltd)

SMFG India Home Finance Co. Ltd.

SMFG (Formerly Fullerton India Home Finance Co. Ltd.) Grihashakti Corporate Off.: 503 & 504, 5th Floor, G-Block, Insipre BKC, BKC Main Road, Bandra Kurla Complex, Bandra (E), Mumbai - 400051. Regd. Off.: Megh Towers, 3rd Floor, Old No. 307, New No. 165, Poonamallee High Road Maduravoyal, Chennal - 600 095. SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-AUCTION SALE NOTICE OF 30 DAYS FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISION TO RULE 8 (6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002. Notice is hereby given to the Public in General and in particular to the Borrower(s) and Guarantor(s) that the below listed immovable properties ("Secured Assets") mortgaged / charged to the Secured Creditor, the Possession of which has been taken by the Authorised Officer of SMFG India Home Finance Co. Ltd. (Formerly Fullerton India Home Finance Co. Ltd.) (hereinafter referred to as SMHFC) ("Secured Creditor"), will be sold on "As is where is", "As is what is" and "Whatever there is" on the date and time mentioned herein below, for recovery of the dues mentioned herein below and further interest and other expenses thereon till date of realization, due to SMHFC Secured Creditor from the Borrower(s) and Guarantor(s) mentioned herein below.

	SI. No.	Name of the Borrower(s) / Guarantor(s) LAN	Description of the Properties	Earnest Money Deposit:	Date & Time of E-Auction	Date of EMD Submission
	1.	(1) Pawan Kumar	All that piece and parcel of immovable property plot no.110 Of the society known as "swastik residency" situated at kareli bearing block no.16,17,23,24,25,26,27,31, As per consolidation new block no.16 Total admeasuring about 17718.00 Square meters of village :kareli, taluka: palsana, district:surat total admeasuring plot area 40.15 Square meters along with undivided	Rs. 9,40,000/-	12.11.2024 at 11.00 AM	11.11.2024
$\ $		(2) Kunta Devi	proportionate share in cop & road land admeasuring 22.87 Square meters bounded as east:society road,west:plot no.118, North :plot no.109,South :plot no.111		to 01.00 PM	
	_	(2) Amrutaben Santkumar Vishvkarma,	All That Piece And Parcels Of Land Bearing Plot No. 232 Admeasuring About 52.12 Sq.mts Together With Undived Proportionate Share In Road And Cop Admeasuring About 38.14 Sq.mt. (After Kjp Block No. 504/232 (Admeasuring About 49.20 Sq.mts) Of Vastu Puja Residency Organized On Land Bearing Revenue Survey No. 354 And Its Block No.504 (Old	Rs. 12,20,000/-	12.11.2024 at 11.00 AM to 01.00 PM	11.11.2024
I		(3) Kamal Jagatbahadur Vishvakarma, (4) Suraj Jagatbhai Vishvakarma	Block No.449) Of Haldharu Sub District Kamrej, District Surat Bouded As North: Adj. Vado, South: Society Road, East: Plot No. 233, West: Plot No.231	Rs. 12,20,00/-	10 01.00 PW	
	3.	Lan No. 600239210827883 (1) Jignesh Valjibhai Puraniya (2) Shilpaben Jigneshbhai Puraniya	The Property Bearing Plot No.79 Admeasuring 40.19 Sq.Mts Along With 28.89 Sq.Mts Undivided Share In The Land Of Road & Cop Totally Admeasuring 69.08 Sq.Mts.,In Ramdut Residency," Situated At Block No.182/Paiki, Khata No.43 Totally Admeasuring He 2-27-64 Aare/Sq.Mts Paiki 1-13-82 Sq.Mts Of Moje Village Sayadla,Ta Olpad Dist:Surat Bounded As	Rs. 7,60,000/-	12.11.2024 at 11.00 AM to 01.00 PM	11.11.2024
اا		, , ,	East: Plot No.87, West: Society Road, North :Plot No.77, South: Plot No.75	Rs. 76,000/-		

Details terms and conditions of the sale are as below and the details are also provided in our/secured creditor's website at the following link website address (https://disposalhub.com and https://www.grihashakti.com/pdf/E-Auction.pdf) The Intending Bidders can also contact Abhishek Awasthi on his Mob. No. 9825097367, E-mail: Abhishek.Awasthi@grihashakti.com and Mr. Niloy Dey, on his Mob. 9920697801, E-mail: Niloy.Dey@grihashakti.com

Sd/-Authorized Officer, Place: Gujarat SMFG INDIA HOME FINANCE COMPANY LIMITED

Date : 01.10.2024

(Formerly Fullerton India Home Finance Co. Ltd.)

C+NTRUM

(Surety-2)/ Surat

Corporate & Registered Office: Unit No. 801, Centrum House, CST Road, Vidyanagri Marg, DEMAND NOTICE Kalina Santacruz (East), Mumbai - 400098, CIN No. U65922MH2016PLC273826

Under Section 13(2) of the Securitisation And Reconstruction of Financial Assets And Enforcement Of Security Interest Act, 2002 read with Rule 3 (1) of the Security Interest (Enforcement) Rules, 2002.

The undersigned is the Authorised Officer of Centrum Housing Finance Ltd under Securitisation And Reconstruction Of Financial Assets And Enforcement of Security Interest Act, 2002 (the said Act). In exercise of powers conferred under Section 13(12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, the Authorised Officer has issued Demand Notices under section 13(2) of the said Act, calling upon the following Borrower/s (the "said Borrower"), to repay the amounts mentioned in the respective Demand Notice/s issued to them that are also given below.

In connection with above, Notice is hereby given, once again, to the said Borrower to pay to Centrum Housing Finance Ltd, within 60 days from the publication of this Notice, the amounts indicated herein below, together with further interest and other charges till date of repayment of the dues in full. as detailed in the said Demand Notices, from the dates mentioned below till the date of payment and/or realization, payable under the loan agreement read with other documents/writings, if any, executed by the said Borrowers. As security for due repayment of the loan, the following assets have been mortgaged to Centrum Housing Finance Ltd by the said Borrowers respectively.

	11 11 17		The state of the s						
Sr.	Loan Account	Total Outstanding	NPA Date	Description of secured asset					
No.	No./ Name of the	Dues (Rs.)	Sec.13(2)	(immovable property)					
	Borrower(s)/		Notice						
	Co-Borrower(s)/		Date						
	Guarantor(s) /Branch	1	FCL Date						
		0.00	FCL Date						
1	STVST22009530/	Rs.6,72,140/-	09-07-2024	In The Rights, Piece and Parcel Of Immovable Property flat bearing no.208 on the 2 nd floor adm.325 sq.					
ll l	SATENDRA KUMAR/	(Rupees Six	31-08-2024	Feet i.e. 30.20 sq. mtrs. Built up area & 591 sq.feet i.e 54.92 sq. mts Super built up area along with 7.11 sq.					
ll l	LAXMINA DEVI/	lakh seventy-two	13-09-2024	mts. Undivided share in the land of "Marutinandan Residency , Building No.A of Bansi Park "situate ar R.S					
ll .	SURAT	thousand one		No.73, block no.91 Paiki plot no.89 to 92 of moje village Bagumara , Ta. Palsana ,Dist.: Surat ,394309 Gujarat.					
		hundred forty only)		Boundaries- East: Flat no. A-209, West: Road, North: Passage & Flat no. A-207, South: Building no. B					
2	STVST23011040/	Rs.9,26,184/-	09-07-2024	In The Rights, Piece and Parcel of Immovable Property bearing flat no.307, on the 3rd floor adm.784 sq.ft.					
ll l	Akash Omkar Bhatt/	(Rupees Nine lakh	31-08-2024	super built up area and 431 sq. feet ie. 40.06 sq. mtrs built up area along with undivided share in the land					
ll l	Umila Omkar Bhatt/	twenty-six thousand	13-09-2024	of road and C.O.P in Shiv Sai Residency situate at block /survey no.113/paiki 1and 113/paiki ,plot no.12 of					
ll l	Surat	one hundred		Moje Village Bagumara, Ta :Palsana , Dist: Surat,395010, Gujarat. Boundaries: East: applicable passages					
		eighty-four only)		and flat no.308, West: Applicable open plot, South: Applicable flat no. 306, North: Applicable road.					
3	STV51333070002/	Rs.24,47,088/-	12-02-2024	In The Rights, Piece and Parcel of Immovable Property Flat no.E/604,6 th floor, Veer Savarkar Heights adm					
ll l	Sanjeeda I Kapadia/	(Rupees Twenty four	11-09-2024	about 80.53 sq mt. carpet area and 90.84 sq.mt built up area situated on the 6 th floor of MIG-2 on site the					
ll l	Mr.Intekhabalam	lakhs forty seven	14-09-2024	said building is known as Kaveri of Vir Savarkar Heights constructed on the land bearing revenue survey					
ll l	Mohamed Iqbal	thousand and eighty		no.21/2, 21/1 and 117 and its block no. 40,41 and 43 of Jahangirabad within district surat 380060 together					
ll l	Kapadia (Surety-1)/	eight only		with proportionate share in the said land belongs to Gujarat Housing Board. Boundaries:East:. Society Road					
II .	Mrs. Parulben	,		and open plot ,West:. Flat no.603,North: Society road,South: Passage and flat no. E/601					
II .	Rakeshkumar Tailor								

f the said Borrowers shall fail to make payment to Centrum Housing Finance Ltd as aforesaid, Centrum Housing Finance Ltd shall proceed against the above secured assets under Section 13(4) of the Act and the applicable Rules, entirely at the risks of the said Borrowers as to the costs and consequences.

The said Borrowers are prohibited under the Act from transferring the aforesaid assets, whether by way of sale, lease or otherwise without the prior written consent of Centrum Housing Finance Ltd. Any person who contravenes or abets contravention of the provisions of the said Act or Rules made thereunder, shall be liable for mprisonment and/or penalty as provided under the Act.

Sd/- Authorised Officer For Centrum Housing Finance Ltd Place: Gujarat Date: 05.10.2024

Registered & Corporate Office: Yes Bank Limited, Yes Bank House, Off Western Express Highway, Santacruz East, Mumbai - 400055. Branch Office: YES BANK Limited, Retail Legal (RL), WS No. 0155 to 0157, Second Floor, Unit No. G/3, 102-103, C.G.Centre, C.G.Road, Ahmedabad - 380 009 Branch Office: Yes Bank Limited, 1st Floor, Orbit Tower, Opp. Krushi Bazar, Sahara Darwaja, Ring Road, Surat - 395003. CIN: L65190MH2003PLC143249, Email: communications@yesbank.in, Website: www.yesbank.in

PUBLICATION OF NOTICE U/S 13 (2) OF THE SARFAESI ACT

the B		been classified as Noi	n Performing Assets (NPA). The	notices were is	the repayment of principal and interest of the loan facility obtained by them from sued to them under Section 13(2) of the Securitization and Re-construction of his public notice.
S. No.	Name of Borrowers, Co-borrowers, Mortgagors	Agreement No. & Type of Loan	O/s. As Per 13(2) Notice	Date of 13(2) Notice	Details of Secured Asset
1.	1. Vaghela Bakulsinh Dharmendrasinh ("borrower & Mortgagor"), 2. Vaghela Bhartiba Bakulsinh ("co-borrower")	AFH000701836901 AFHL	Rs. 592900.16/- (Rupees Five Lakh(s) Ninety Two Thousand Nine Hundred And Paise Sixteen Only) as on 30-07-2024	30.07.2024 NPA Date: 13.07.2024	Plot no. 6 (as per sanad Nagarpalika property no. 3125/61/6) admeasuring 131 sq.mtrs.i.e. 156.67 sq.yards with construction of 170 sq.yards Ground floor + first floor (super built up area) along with undivided share in the scheme known as "AAGAM BUNGALOWS" Which is situated lying and being over the N.A. land of the Survey no. 1215 paiki 1 in the sim of Moji Village Sanand Taluka Sanand Dist Ahmedabad. and bounded as under. East-House no. 05, West – House no. 07, North – Aangam Skims Road, South-Survey no. 1215 Paiki 2.
2.	1. M/s Anglomonto Resource Pvt Ltd. ("Borrower"), 2. Mr. Utkarsh Ravikumar Agrawal ("Director & Guarantor), Mr. Ravikumar V Agrawal ("Guarantor & Mortgagor"), 3. Mrs. Gayatridevi Ravikumar Agrawal ("Director, Guarantor & Mortgagor"), 4. Mrs. Shital Kumari ("Guarantor & Mortgagor")	1188900001192 LAP DOD	Rs. 64,58,422.11/- (Rupees Sixty Four Lakhs Fifty Eight Thousand Four Hundred Twenty Two and Eleven Paisa Only) as on 14-08-2024	27.08.2024 NPA Date: 02.06.2024	Property 1: "Immovable property of Office No. 715 carpet area admeasuring 31.69 Sq Mtr, 7th Floor, SNS Arista, Mouje Vesu, Rev Survey No. 30/B/2, TPS No. 29 (Vesu-Rundh-Magdalla), FP No. 94/2, Village Rundh Dist Surat Bounded By: North: Passage, South: Open Space, East: Adj Office, West: Ad Office. Mrs. Shital Kumari". Property 2: Immovable property of Office No. 516 carpet area admeasuring about 31.69 Sq Mtrs, 5th Floor, SNS Arista, Mouje Vesu, Rev Survey No. 30/B/2, TPS No. 29 (Vesu-Rundh-Magdalla), FP No. 94/2, Village Rundh Dis Surat. Bounded By: North: Passage, South: Open Space, East: Adj Office West: Open Space. Mr. Ravikumar Agarwal & Mrs. Gayatridevi Agarwal.
3.	1. Sanjay Patil ("borrower & Mortgagor"), 2. Pratibha Sanjay Patil ("co-borrower & Mortgagor")	AFH001100347136 AFHL	Rs. 906342.42/- (Rupees Nine Lakh(s) Six Thousand Three Hundred Forty Two And Paise Forty Two Only) as on 10-09-2024	10.09.2024 NPA Date: 15.05.2024	All that piece and parcel of the Plot no. 412 admeasuring 61.23 sq.yard.i.e 51.20 sq.mtrs. (K.J.P. Block no. 85/412 admeasuring 45.85 sq.mtrs.) in "Sa Angan Residency" Undivided land of the Society & COP admeasuring to 24.36 sq.mts. Constituting of the N.A. Land bearing Revenue Survey no. 100 & 101 Block no. 85 admeasuring He 3-99-56 sq.mtrs. Of Moje Village Jolwa Ta Palsana Dist: Surat. and bounded as under. East — Block no. 88/B, West - Society Internal Road, North — Plot no. 411, South — Plot no. 413.
4.	1. Bharatbhai C Patel (borrower & Mortgagor), 2. Manishaben Bharatbhain Patel (co-borrower & Mortgagor), 3. Rasikbhai Dhirubhai Kachhadiya (guarantor)	AFH001100237182 AFHL	Rs. 838933.98/- (Rupees Eight Lakh(s) Thirty Eight Thousand Nine Hundred Thirty Three And Paise Ninety Eight Only) as on 10-09-2024	10.09.2024 NPA Date: 01.04.2024	All that piece and parcel of the Flat no. 102, 1st Floor on Building no. G/2 admeasuring 43.56 sq.mtrs. Undivided road and COP admeasuring 33.93 sq.mtrs. On "SHIVPARK RESIDENCY" situated at Block no. 45 and 47 Moje Village: Umra Sub District: Olpad District: Surat. and bounded as under. East Society Road, West: Building No. G/3, North: Building No.G/1, South: Society Road.
5.	1. Hitesh Rameshbhai Satani (borrower & Mortgagor), 2. Shailesh Rameshbhai Satani (co-borrower & Mortgagor)	AFH001100403709 & AFH001100418788 AFHL	Rs. 1842013.83/- (Rupees Eighteen Lakh(s) Forty Two Thousand Thirteen And Paise Eighty Three Only) as on 10-09-2024	10.09.2024 NPA Date: 15.05.2024	All that piece and parcel of thePlot No. 27 of the Vibhag- 2 of the Society Known as "Opera Homes" of which the area of admeasuring as per revenue record about 44.61 sq.mts. and Part in the Undivided land of the Society admeasuring to 20.85 sq.mts. & COP admeasuring to 7.14 sq.mts Constituting of the N.A. Land bearing Revenue Block no. 384/2/27 (Block no 384, Survey. No. 394), Sub Plot no. 2 Paiki, Situated in Mouje Village: Kamrej

Homes Division -2, Plot No. 30 Land. The above borrowers and /or their guarantor(s)/mortgagor(s) (whenever applicable) are hereby called upon to make payment of outstanding amount within 60 days from the date of

publication of this notice, failing which further steps will be taken after expiry of said 60 days under sub-section (4) of Section 13 of SARFAESI Act.

Furthermore, this is to bring to your attention that under Section 13 (8) of the SARFAESI Act, in case our dues together with all costs, charges and expenses incurred by us are tendered at any time before the date fixed for sale or transfer, the secured asset shall not be sold or transferred by us, and no further step shall be taken by us for transfer or sale of that secured asset. Date: 05.10.2024, Place: Ahmedabad & Surat Sd/- Kalpesh Rawal, Sd/- Authorised Officer, Yes Bank Limited **IDFC First Bank Limited**

(Formerly known as IDFC Bank Ltd) | CIN : L65110TN2014PLC097792 Registered Office: - KRM Towers, 7th Floor, Harrington Road, Chetpet, Chennal-600031. Tel: +91 44 4564 4000 | Fax: +91 44 4564 4022 IDFC FIRST

APPENDIX- IV-A [See proviso to rule 8 (6) & 9 (1)] 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) & 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), Co-Borrower (s) and Guarantor (s) as per column (iii) that the below described immovable properties as per column (iv) mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Formerly known as IDFC Bank Ltd, will be sold on "As is where is", "As is what is", and "Whatever there is" as described hereunder, for the recovery of amount due to IDFC FIRST Bank Limited (Formerly known as IDFC Bank Ltd) from Borrower (s) and Co-Borrower (s) as per column (i).

For detailed terms and conditions of the safe, please refer to the link provided on IDFC FIRST Bank website i.e. www.idfcfirstbank.com.

S. NO	(i) Demand Notice Amount	(ii) Agreement ID	(iii) Name of Borrower (s), Co-Borrower (s) and Guarantor (s)	(v) Reserve Price Amount	(vi) EMD Amount	(vii) Date and Time of Auction	(viii) Date and Time of EMD Auction	(ix) Date and Time of Inspection	(x) Authorized Officer Name & Contact Number
1	INR 636762.95/- Demand Notice dated: 25-Jan-2024	41012628	Mr. Ansari Niyaj Ali & Mrs. Naziyakhatun Niyaz Ansari	INR 921600.00/-	INR 92160.00/-	07-Nov-2024 11.00 AM to 1.00 PM			Name- Abhishek Gauswami Contact Number- 8200328389 Name- Chinmay Acharya Contact Number- 9574448844

(iv) MORTGAGED PROPERTY ADDRESS: All That Piece And Parcel of Immovable Property Bearing Plot No. 59, Admeasuring 44.65 Sq. Mts. i.e. 53.40 Sq. Yard, Along With 28.57 Sq. Mts. i.e. 34.17 Sq. Yard Undivided Share In The Land of Road Margin, Total Admeasuring 73.22 Sq. Mts. i.e. 87.57 Sq. Yard In "Royal Residency", Sitaute A Survey No. 158/2, Block No. 153/A Admeasuring He. Are 3-15-13 Sq. Mts., Of Moje Village Kothwa, Ta: Mangrol, Dist: Surat, Gujarat-394210, And, Bounded As:- East: Plot No. 32, West: Society Road, North: Plot No. 60 & South: Plot No. 58

HI0	t No. 32, West: 500	ery Road, No	orth: Plot No. 60 & South: Plo	1 NO. 58		 		
2	INR 518122.11/- Demand Notice dated: 27-Jan-2024	5419119	Shailesh L Vagadiya Proprietorship Firm of Shaileshbhai L Vagadiya, Heenaben S Vagadiya & Shaileshbhai L Vagadiya	INR 945000.00/-	To be a second property of the second of the		10:00 AM To 4:00 PM	Name- Satyendra Maurya Contact Number- 8306001848 Name- Chinmay Acharya Contact Number- 9574448844

(iv) MORTGAGED PROPERTY ADDRESS: All That Piece And Parcel of Immovable Property Bearing Shop No 3, on The Ground Floor, Admeasuring 9 X 14 Fts. i.e. 11.70 Sq. Mtrs., Along With 2.15 Sq. Mtrs., Undivided Share in The Land of "Pavan Apartment of Ashanagar Housing Society", Situated at Revenue Survey No. 513 & 514, Block No. 546, T.P. Scheme No. 11 & Final Plot No. 69/A, of Moje Puna, City of Surat, Gujrat-394211, And, Bounded As:- East: Soc. Road, West: Adj. Plot No., North: Adj. Plot No. & South: Internal Road

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3	INR 1617887.14/- Demand Notice dated: 23-Nov-2022	18450592 & 34588923	Gulamfarid Hajibasir, N F Creation & Nabila Gulfamfarid Badiwala	INR 2290000.00/-	INR 229000.00/-		Name- Satyendra Maurya Contact Number- 8306001848 Name- Chinmay Acharya Contact Number- 9574448844

(iv) MORTGAGED PROPERTY ADDRESS: All That Piece And Parcel of Immovable Property, Bearing Office No. 301 on 3rd Floor, Admeasuring 21.28 Sq. Mtrs. (Carpet Area), Along With Undivided Share in The Land of "Sai Maya", Situated At Nondh No. 692-A & 694 of Ward No. 2, Having Tenement No. 02A-13-2255 of Udhna, City of Surat, Gujarat, And Bounded As:- East: Road, West: Nondh No. 692-B, North: Road Then Nondh No. 695-A & South: Road

Disclaimer: Please note that the said notice is issued for sale of immovable property only and IDFC FIRST Bank Limited has no right to sale of the movable assets, if any, present at the immovable property.

> Sd **Authorised Officer** IDFC FIRST Bank Limited (Formerly known as IDFC Bank Ltd)

(Corporate Identity No. L65110MH1985PLC038137) kotak

Registered Office: 27 BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400051. Kotak Mahindra Bank Regional Office: Kotak Mahindra Bank Ltd., 4th Floor, Sidhhi Vinayak Complex, Near Shiv Ranjani Cross Road, Satellite, Ahmedabad - 380015.

PUBLIC NOTICE FOR AUCTION **CUM SALE**

Notice is hereby given to the public in general and in particular to the Borrower/Co-Borrower/Guarantor that the below described immovable property mortgaged to the Authorised Officer of Kotak Mahindra Bank Ltd, the Physical Possession of which has been taken by the Authorised Officer of Kotak Mahindra Bank Ltd, will be sold on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis, offers are invited to submit online through the Web Portal of our e-Auction Service Partner, M/s.C1 India Pvt Ltd www.c1india.com i.e https://www.bankeauctions.com by the undersigned for sale of the immovable property of which particulars are given below:-

	Name of the Borrower(s) / Guarantor(s) / Mortgagor(s)	Demand Notice Date and Amount	Description of the Immovable properties	Reserve Price	Earnest Money Deposit (EMD)	Date / Time of e-Auction
	1. Bhavna Maheshbhai Chandnani (Borrower) 2. Mahesh Bhugromal Chandnani (Co Borrower) (Loan Account No .) LAP17585956 & LAP17586450	Dt. 31.07.2021 Rs. 48,03,631.69 /- (Rupees Forty Eight Lakh Three Thousand Six Hundred Thirty One and Sixty Nine Paisa only)	Shop No. 40, Fortune The Shopping Island,Nr Galaxy Circle, Green City Road, Pal,Adajan, Surat-395009. Type of Possession:- Physical	(Rupees Forty Six	10% of Bid Amount Rs. 4,64,227.2/- (Rupees Four Lakh Sixty Four Thousand Two Hundred Twenty Seven and Two Paisa Only)	25.10.2024, Time – 11.00 A.M. to 12.00 P.M.
1	Date of Inspection	of Immovable Properties :		Last Date for Submissio	n of Offers / EMD :	

15.10.2024 Time 11.00 A.M. 01. 00 P.M. 23.10.2024 till 4.00 P.M.

IMPORTANT TERMS & CONDITIONS OF SALE:-1) The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may go through the website of our E-Auction Service Provider, M/s. C1 India Pvt. Ltd. i.e. https://www.bankeauctions.com for bid documents, the details of the secured asset put up for e-Auction and the Bid Form which will be

2) All the intending purchasers/ bidders are required to register their name in the Web Portal mentioned above as https://www.bankeauctions.com and generate their User ID and Password in free of cost of their own to participate in the e-Auction on the date and time aforesaid;

3) For any enquiry, information, support, procedure and online training on e-Auction, the prospective bidders may contact the M/s. C1 India Pvt. Ltd. Department of our e-Auction Service Partner P Dharani Krishna, through csd@disposalhub.com Tel. No.: +91 7291971124, 25, 26, Mobile No.: 99481 82222 & E-mail ID: andhra@c1india.com & 4) To the best of knowledge and information of the Authorised officer, there is no encumbrance in the property/ies. However, the intending bidders may inspect the property and its

documents as mentioned above or any other date & time with prior appointment and they should make their own independent inquiries regarding the encumbrance, title of property/ies put on e-Auction and claims/ right/ dues/ affecting the property prior to submitting their bid. The e-Auction advertisement does not constitute any commitment or any representation of KMBL. The property is being sold with all the existing and future encumbrances whether known or unknown to KMBL. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues; 5) For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.bankeauctions.com) the details of payment of interest-

with self-attested copies of the PAN Card, Aadhaar Card, Residence Address Proof, Board Resolutions in case of company and Address Proof as specified above. The Borrower(s) / Mortgager(s) / Guarantor(s) are hereby given STATUTORY 30 DAYS NOTICE UNDER RULE 6(2), 8(6) & 9(1) OF THE SARFAESI ACT to discharge the liability in full and pay the dues as mentioned above along with upto date interest and expenses with in fifteen days from the date of this notice failing which the Secured Asset will be sold as per the terms

free refundable Earnest Money Deposit (EMD) of the secured asset as mentioned above by way of Demand Draft in favour of 'Kotak Mahindra Bank Limited' payable at Rajkot along

and conditions mentioned above. In case there is any discrepancy between the publications of sale notice in English and Vernacular newspaper, then in such case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final copy, thus removing the ambiguity. If the borrower/guarantors/mortgagers pays the amount due to Bank, in full before the date of sale, auction is liable to be stopped. For detailed terms and conditions of the sale, kindly visit our official website https://www.kotak.com/en/bank-auctions.html or contact the Authorised Officer Mr. Prashant Satpute on @9724433999 / Mr. Ashok Motwani on @9873737351 at above mentioned Regional office of Bank.

Special Instruction: e-Auction shall be conducted by our Service Provider, M/s. C1 India Pvt. Ltd. on behalf of Kotak Mahindra Bank Limited (KMBL), on pre-specified date, while the bidders shall be quoting from their own home/offices/place of their Bid as per their choice above the Reserve Price. Internet connectivity and other paraphernalia requirements shall have to be ensured by bidders themselves. Please note that failure of Internet connectivity (due to any reason whatsoever it may be) shall be sole responsibility of bidders and neither KMBL nor C1 India Pvt. Ltd. shall be responsible for these unforeseen circumstances. In order to ward-off such contingent situation, bidders are requested to make all the necessary arrangements/

alternatives whatever required so that they are able to circumvent such situation and still be able to participate in the e-Auction successfully. However, it is requested to the Bidder(s) not

to wait till the last moment to quote/improve his/her Bid to avoid any such complex situations. Date: 05.10.2024, Place: Surat Authorised Officer, Kotak Mahindra Bank Ltd.



Date: 05.10.2024

BHARAT CO-OPERATIVE BANK (MUMBAI) LTD.

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

AUCTION NOTICE

AUCTION SALE OF IMMOVABLE PROPERTY/IES

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

Sr. NAME OF TH No MORTGAGOR BORROWERS BRANCH	R / DEMAND NOTICE	PROPERTY DESCRIPTION & ENCUMBRANCES KNOWN TO THE BANK	i. RESERVE PRICE, ii. EARNEST MONEY DEPOSIT (EMD) iii. BID INCREMENT	i. DATE & TIME OF INSPECTION ii. LAST DATE & TIME OF	DATE AND TIME OF OPENING THE
BIXANOII			AMOUNT (Over & Above Highest Bid Amount)	SUBMISSION OF TENDERS /	TENDERS
1 Mr. Sureshkumar Bhagvandas Manganani Joint/Co-borrowe Mrs. Soniya Sureshkumar Mar [Ahmedabad Bran [1st Auction Noti	annum + penal interest @ 2% per annum thereon with effect from 01.02.2023. (Less amount paid if any thereafter)		ii. Rs.2,40,000/- iii. Rs.20,000/-	i. 11.11.2024 from 11.00 a.m. to 05.00 p.m. ii. 14.11.2024 upto 05.00 p.m	16.11.2024 at 11.30 a.m.

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

1) Auction is being held on "AS IS WHERE IS BASIS AND AS IS WHAT IS BASIS" with all the existing and future encumbrances / Society Dues / Builders dues / Property Tax / Utility Service provider outstanding dues etc. and same shall be borne by bidders whether known or unknown to the Bank. The Bank is not responsible for encumbrances unknown to the Bank. The Authorised Officer / Secured Creditor shall not be held responsible in any way for any third-party claims / rights / dues received after date of opening the bid. The purchaser should conduct due diligence on all aspects related to the property to his / her satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer / Secured Creditor in this regard at a later date.

Tenders quoted below the "Reserve Price" will not be considered & same is liable to be rejected. The Bidder shall submit bid / offers alongwith their KYC documents and 10% of EMD amount by Pay Order / D.D. drawn in favour of "Bharat Co-operative Bank (Mumbai)

Ltd." [Envelope containing the Bids / offer should superscribed as Bid for "Flat / Shop No._____"]. Place of Submission and opening of Tenders/Offers: Bharat Co-operative Bank (Mumbai) Ltd., Ahmedabad Branch – Ground Floor No 1, Abhishree Adriot, Judges Bungalow Road, Near Mansi Circle, Vastrapur, Ahmedabad, Gujarat – 380015.

Outstanding Builder / Society dues, Property Tax, Utility Bills etc. and Charges for documentations, transfer fees of Society / Builders / Revenue Department, Conveyance, Stamp Duty, Registration Charges with the Joint Sub-Registrar of Assurances as applicable and other statutory dues if any, shall be borne by the purchaser and the Bidder purchaser above should complete all the transfer formalities & the Bank will not be responsible in any manner whatsoever, in this regard. In case of more than one bid is received for above Reserve Price, the Bidders present during the opening of the Tenders may participate in the Oral Bidding / Inter-se Bidding.

The Authorised Officer of the Bank have discretion in the manner of conduct of sale including decision with regard to inter-se bidding / negotiations amongst the bidders to realize highest sale value for the said property/ies. Bidders are, therefore advised to remain themselves or through their duly authorized representative(s) well before time, who can take the decision for them.

The Authorised Officer reserves the right to reject any or all tenders and/or postpone the date and time of opening of tender or sale confirmation without giving any reason

Mortgagor/borrower/joint-borrower/surety/guarantor may bring maximum bid /offers to realize a good value. The successful bidders should deposit 25% (including 10% EMD) of the bid amount immediately on the same day or not later than next working day, as the case may be, of opening of bids and balance 75% within 15 days from the date of opening the tenders. In case, successful bidder failed to pay the remaining 15% of the bid amount as aforesaid then the EMD amount shall stand forfeited automatically without any further notice.

10) If the successful bidders fail to pay the balance 75% of the bid amount within 15 days from date of opening the offers, the deposited amount shall stand forfeited. 11) In case of non-acceptance of offer of purchaser by the Secured Creditor / Authorised officer, the EMD amount of 10% paid along with the application will be refunded / returned

without any interest to the unsuccessful bidders. 12) The Principal Borrower / Joint-Borrower / Guarantor / Mortgagor is hereby informed in their own interest to take away all the movables, personal belongings, office documents / equipments / papers, articles, etc. which are not hypothecated to the Bank, if any lying in the above said premises with prior intimation in writing to the Authorised Officer, failing

which the same shall be removed / disposed-off as scrap without any realizable, value without giving any further notice to you Borrower / Joint-Borrower / Guarantor / Mortgagor to enable us to handover the vacant and peaceful possession of said assets to the successful bidders on receipt of entire sale amount, which please take note. Note: 1) This is also a 15 days notice as the case may be to the Borrower / Joint-Borrower / Guarantor / Mortgagor of the above loan accounts under Rule 8[6] of the SARFAESI Act, 2002 about holding of sale by inviting sealed tenders from the public in general for the sale of the above said secured assets on abovementioned date if

your dues are not cleared in full. 2) The Bank will not be responsible for payment or any arrears or taxes or assessment taxes or maintenance etc. 3) Notice is hereby given to you Mortgagors / Borrowers / Joint-Borrowers / Sureties / Guarantors u/s.13(8) of the SARFAESI Act, 2002 to pay the sum as mentioned above before the date fixed for sale failing which the property will be sold in Auction Sale and you shall be liable for balance outstanding dues remains, if any with interest, charges, expenses, costs etc. after adjusting the Net Sale proceeds i.e. Sale Price less incidental expenses & TDS as applicable. 4) Conditions Apply. Date: 05.10.2024

Ahmedabad

AUTHORISED OFFICER

BHARAT CO-OPERATIVE BANK (MUMBAI) LTD

financialexp.epapr.in

Place: Gujarat

Taluka: Kamrej, Sub-District: Kamrej, District: Surat and bounded as under: East: Opera Homes Division -2, Plot No. 28 Land, West: Opera Homes

Division -2, Plot No. 26 Land, North: Society Internal Road, South: Opera