## **FINANCIAL EXPRESS**

🎖 वैक ऑफ बड़ीदा Bank of Baroda Tele:079-22941378

Email: dbgomt@bankofbaroda.com

Near Gomtipur Darwaja, Gomtipur, Ahmedabad-380021

SALE NOTICE (15 DAYS) FOR SALE OF **IMMOVABLE PROPERTIES** 

APPENDIX-IV-A [See proviso to Rule 6(2) & 8 (6)]

-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 6(2) & 8 (6) of the Security Interest (Enforcement) Rules, 2002. lotice is hereby given to the public in general and in particular to the Borrower/s/Mortgagor/Guarantor/s that the below described Immovable property mortgaged / charged to the Secured Creditor

asis on for recovery of below mentioned account/s. The details of Borrowerls/Mortgagor/Guarantoris/Secured/Asset/s Dues/Reserve Priceie-Auction date & Time. EMD and Bid increase Amount are mentioned below Give short description of the immovable property with known encumbrances, if any Reserve Price EMD & Total dues (As per Bid Increase Amoun All the piece and parcel of the property 176/A located at Plot No. 97 101 106/2 105/1 / Flat No P/404 / Door No /House / Mr. Natvarbhai 1. Reserve Price Rs. 21.03,540.54 Bababhai Rathod Nearest Door, adm. land Sq Meter, Build up Area 71.95, Carpet Area 71.95, which is situated at FLAT NO.404, BLOCK NO. (Rupees Twenty one Rs.23.99 Lacs P ON 4TH FLOOR, CARPET AREA ADM 65.06 SQ MTS., BUILT UP AREA ADM 71.95 SQ MTS., WASH AREA ADM 2.17 Mrs. Vimalaben lakh three thousand SQ MTS., ADM 108,69 SQ MTS SUPER BUILT UP AREA, AND ALSO HAVING RIGHT OF UNDIVIDED SHARE IN LAND **EMD** Natvarbhai Rathod five hundred forty and 36 SQ MTS, IN THE SCHEME KNOWN AS ADITYA CONSTRUCTED ON N A LAND BEARING BLOCK NO 176/A (OLD Rs. 2.40 lakhs Mr Manojbhai BLOCK NO: 176/1, 177, 179 AND 196) OF DRAFT TOWN PLANNING SCHEME NO: 76 (HATHIJAN), ALLOTTED FINAL fifty four paisa only) Bababhai Rathod Bid Inc. PLOT NO. 97 + 101 +108/2, SUB PLOT NO. 3, BLOCK NO. 176/A DRAFT TOWN PLANNING SCHEME NO. 76 + legal charges (HATHUAN) ALLOTTED FINAL PLOT NO. 105/1 SUB PLOT NO 4 ADM 7328 SQ MTS. SITUATE AT MOUJE HATHUAN Rs. 10,000 + unapplied interest TALUKA: VATVA AND DISTRICT: AHMEDABAD ABD REGISTRATION SUB DISTRICT OF AHMEDABAD - 11 (ASLALI) less recovery City-Ahmadabad City, District - AHMEDABAD, State/Region - GUJARAT, Country - INDIA, PIN Code - 382445 Bounded as thereafter follows: North: Other Complex South: Flat no P 401 East: Block No O West; Flat no P 403

Symbolic possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" without recourse

Property is in Symbolic Possession and Bidder is purchasing the property in symbolic possession at his/own risk & responsibility. Bank will hand over the possession of property symbolically only and Successful Auction bidder/purchaser will not claim physical possession from the Bank.

Bank will not be responsible or duty bound for handing over of physical possession.

Successful Auction Purchaser will not be entitled to claim any interest, in any case of return of money.

punit.makhecha@kotak.com

Successful Auction Purchaser has to submit the Declaration Cum Undertaking confirming the above terms & condition immediately after e-Auction.

Subsequent to sale if successful bidder fails to submit Declaration Cum Undertaking, the bid EMD amount will be forfeited The intending purchaser has to produce an Undertaking duly Stamped and Notarised as per Bank Format(in case of Sale on the basis of Symbolic Possession):

E-Auction Date: 30.10.2024 and E-Auction Time: 02:00 PM to 06:00 PM (unlimited extension of 10 minutes) Inspection Date & Time: 18/10/2024 from 11:00 AM to 02:00 PM (BY TAKING PRIOR APPOINTMENT)

For detailed terms and conditions of sale, please refer to the link provided in https://www.bankofbaroda.in/e-auction.htm and https://ebikray.in. Also, prospective bidders may contact the Branch head Abdullah lobal: 9839462090(GST/TDS as per Government Rules applicable shall be payable by purchaser on sale of Moyable/Immoyable Assets.

AS PER SARFAESI Act, STATUTORY -15- DAYS SALE NOTICE TO THE BORROWER /GUARANTOR/ MORTGAGOR

The above mentioned borrower is is/ are hereby noticed to pay the sum as mentioned in section 13(2) Notice in full before the date of auction, failing which property will be auctioned i sold and balance dues if any will be recovered with Interest and cost from borrowers/ guarantors /mortgagor.

Date: 07.10.2024 | Place: Ahmedabad Authorized Officer, BANK OF BARODA

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Registered Office: 27 BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400051. (Corporate Identity No L65110MH1985PLC038137) Regional Office: Kotak Mahindra Bank Ltd. | Consumer Bank Assets (Secured), 9th Floor, B-Wing, Vivaan Square, Kotak Mahindra Bank Jodhpur Croos Road, Satellite, Ahmedabad, Gujarat – 380015, Contact No : +91 9429919818. Email ID –

**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:-

| L | Sr.<br>No. |   | Demand Notice Date and Amount   | Description of the<br>Immovable properties | Reserve<br>Price | Earnest Money<br>Deposit (EMD)  | Date / Time<br>of e-Auction |
|---|------------|---|---|--|------------------|---|-----------------------------|
|   |            | <ol> <li>Divya Vijaykumar Panjwani (Borrower)</li> <li>Vijaykumar Sanmukhdas Panjwani (Co-Borrower)</li> <li>(Loan Account No.) HF37670867</li> </ol> | Dt. 31.07.2021 Rs.33,86,210.97/- (Rupees Thirty Three Lakh Eighty Six Thousand Two Hundred Ten and Ninety Seven Paisa only) |  |                  | 10% of Bid Amount<br>Rs.2,82,150/-(Rupees<br>Two Lakh Eighty Two<br>Thousand One<br>Hundred Fifty Only) |                             |

**Date of Inspection of Immovable Properties:** 18.10.2024 Time 11.00 A.M. 01. 00 P.M. Last Date for Submission of Offers / EMD : 25.10.2024 till 4.00 P.M.

**IMPORTANT TERMS & CONDITIONS OF SALE:-**

wire doctor holder - 6 nos.

59 Wire Part Framing - 10 nos. leg

58 Bearing Housing breast roll

57 Paper Roll with its Plummer block - 6 nos.

Ring - 20 nos., End Covers - 40 nos.

Bearing Housing, Tambour Roll Bearing Housing - 20 nos.,

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 submitted online:

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 & support@bankeauctions.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

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-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 Ahmedabad along 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

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

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

on @9724433999/Mr. Ashok Motwani on @9873737351at 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: 09.10.2024. Place: Vadodara

Sd/- Authorised Officer, Kotak Mahindra Bank Ltd.

## 3rd Floor, 301-311, Neelkanth Avenue-1, Description Qty इंडियन बैंक 🛵 Indian Bank Opp. Gujarat Vidyapeeth, C.U. Shah College Street, 61 Dryer Framing, Doctor Stand - 36 nos., Frame - 10 nos., come Tax Cross Road, Ashram Road, Ahmedabad-38001 1 set Dryer Balance Plate - 800 KG. Email: zoahmedabad@indianbank.co.in. E-AUCTION ON 28.10.2024 AT 11.00 A.M. to 03.00 P.M. 62 Wire Part Framing, rider beam, cantilever beam - 6 nos. 1 set UNDER SARFAESI ACT 2002 "AS IS WHERE IS, AS IS WHAT IS & WHATEVER THERE IS" 63 Wire Part Framing with wire & press tray 1 set BASIS through e-auction platform provided at the website https://www.ebkray.in Wire Part Framing with all balance frame wire part & press dryer & M/s. Sunlight Pulp & Papers Pvt. Ltd. 1 set Details of the Immovable property (Property-1 Physical Possession & Property-2 Symbolic Possession) pop reel ms coupling - 14 nos. 65 SS Pipe fittings 1 set Property - 1: (A) Land & Buildin 66 IBR Pipe line 1 no. All that piece and parcels of the of immovable property of R. S. No. 255/9, Block No. 383 67 Compressor Mauje/Village-Karachiyan, Taluka- Savli District-Vadodara-391520, Gujarat. Admeasuring 1 no. at 23686.00 Sq. Meter and Bounded as under: North: Agriculture Land R.S. No. 255/4/P-68 Pulp & Water Valves 1 no. South: Agriculture Land R. S. No. 255/4/P-7, East: Agriculture Land R. S. No. 255/4/P-69 Condensate Tank, S. R. Box 1 no. West: Approach Road to Raj Industrial Park R. S. No. 255/4/P-2. Weigh Bridge Structure 70 1 no. (B) Plant & Machinery 71 Motors 1 no. Description Qty 72 VFD Boiler Section - Including Chimney, Alu. cladding piping, Hopper, 1 no. 1 set Conveyor Belt etc. 73 Storage Tank 1 no. 2 Pulping Equipment 1 set 74 Pollution Control ETP 1 no. Vacuum Pump 75 Fan/Pulp/Water Pumps 3 1 no. 4 Stock & Pulp 1 no. Walk Way Structure 76 1 no. 5 Centi Cleaning System 1 no. 77 Electrical Material - Cables, Distribution Bus Pane, Buzz Bar, Fuses, 6 ETP System (RCC & MS Tank) Wires, Switches, MCBs, MCCBs, Main Ele, Panel - 1500 KVA, 1 set 1 no. Nakoda make Transformer - 2300 KVA, Other Accessories & Install 7 Coal Handling System 1 no. 78 Paper Testing Lab equ. 1 no. 8 Rotary System 1 no. 79 VCB 1 no. 9 Deccker Thickner 1 no. 80 Weigh Bridge - 80 TON Cap. 1 no. 10 Steam Condensate System 1 no. Property - 2 : R.S No. 599/1, Near Bajaj Healthcare Ltd, Savli-Jarod Highway, At-Gothda. 11 Feed Water Tank 1 no. Tal-Savli, Dist - Vadodara - 391775, Gujarat Admeasuring at 7891.00 Sq. Meter and 12 Machinery Tool Fittings 1 no. bounded as under: North: Remaining Land of R. S. No. 599/1, South: Savli-Jarod 13 Press Roll 4 nos. Highway/Road, East: R. S. No. 600, West: R. S. No. 598 14 Rewinder Section Detail of encumbrance, Outstanding Dues There is no encumbrance on the property 1 set of Local Govt, Electricity, Property tax, described herein to the best of knowledge 15 POP Reel Section 1 set Municipal Tax, etc. if any known to the Bank & information of the Authorized Officer. 16 Conveyor Systems with Belt - RCC & MS supporting stru. 1 set M/s Sunlight Pulp & Papers Pvt. Ltd. Name of the Borrower (s) 17 POP Reel Section with Wire Stretcher 1 set (Borrower & Mortgagor) 18 Machinery equipments universal, coupling, showers, gearbox . Name of Guarantor/Mortgagor (s) M/s. Sunlight Pulp & Papers Pvt. Ltd. 19 Dewatering Boxes 1 set (Borrower and Mortgagor), 2. Mr. 20 Chest Agitator with 5 nos. loose fan & motor pulley 5 nos. Vasantbhai Laxmanbhai Patel (Director and Guarantor), 3. Mr. Jagdish Patel 21 | Couch Pit Agitator with 1 no. loose motor pulley 1 no. (Director and Guarantor), 4. Mr. Dhiraj Shantilal Patel (Director and Guarantor). 22 EOT Crane - 15 ton cap. with SS pipe 2 nos. color/ flange 1 no. 5. Mr. Amrit Lai Patel (Director cum Guarantor and Mortgagor), 6. Mr. Harilai Patel 70 nos. 23 | Sole Plate (Director cum Guarantor and Mortgagor), 7, Mr. Bhavanji Meghaji Patel (Director 24 Foundation Bolt 420 nos. and Guarantor), 8. Mr. Babulal Dahyabhai Patel (Guarantor and Mortgagor), 9. Mr. 25 Felt Roll Dayabhai Bhanjibhai Patel (Guarantor), 10. Mr. Chhaganlal Virji Patel (Guarantor), 70 nos. 11. Mr. Suresh Popatlal Limbani (Guarantor), 12. Mr. Jitendra Nagjibhai Limbani 26 Dryer Cylinder 10 nos. (Guarantor), 13. Mr. Piyush Manilal Patel (Guarantor), 14. M/s Jagruti Industries 27 Dryer Cylinder with 10 nos. Bearing Housing 2 nos. (through its partners) (Guarantor and Mortgagor) 28 Dryer Cylinder with 16 nos. Dryer Housing 1 no. Mortgagor: 1. M/s. Sunlight Pulp & Papers Pvt. Ltd. (Property -1), 2. M/s. Jagruti 29 Dryer Cylinder with Dryer Frame Tie Pipe - 8 nos., Press Tie Pipe - 4 nos 1 set Industries (through its partners) (Property-2) 30 Dryer Cylinder with Felt Roll Deflector - 115 nos. 1 set Amount of Secured debt Rs. 19,00,99,592/- demand notice dated 31 Dryer Cylinder with Felt Roll Mounting Plates 1 no. 15.04.2024 Plus interest till the date of 32 Felt Roll 5 nos. realization & cost, charges & other expenses. 33 Gear Box Assembly, Couch 1st Press, 2nd Press, Dryer - 6 nos., POP Reel 10 nos. Property: 1: Rs. 2272.00 lakhs Reserve Price 34 Hydraulic Power Pack with 4 nos. HYD Cylinder 1 no. (Total Unit Reserve price including 35 Felt Roll Housing 75 nos. Plant & Machinery) 36 Bearings lot Property: 2: Rs. 324.00 lakhs 37 Sleeve for Bearings 1 set Earnest Money Deposit 10% of Reserve Price 38 Washer, MB 17 - 124 nos. 1 kg. Last Date & time for Submission of Process On 27,10,2024 up to 4,00 P.M. 39 T Bolt 150 nos. compliance Form with EMD amount E-auction through 40 Bearing Housing, Felt Roll Bearing Housing 93 nos. https://www.ebkray.in Registration should be completed by 41 Dryer Framing, Bottom Vertical LEG - 20 nos., TOP Vertical LEG - 18 nos. 1 set Intending bidder on or before EMD Date and 42 Dryer Framing - Middle Tree Type LEG - 18 nos. 1 set there should be EMD balance in global wallet. 43 Bearing Housing, Press Roll Housing 8 nos. Date and Time of e-Auction On 28.10.2024 Between 11.00 A.M to 44 Dryer Cylinder 1 no. 03.00 P.M. with unlimited extension. 45 Vibrating Screen Bid Incremental Value is Rs. 5.00.000/-1 no. For further details and Terms & For downloading further details and 46 Dryer Framing 1 no. Terms & Conditions, please visit: Conditions, contact: 47 Press Framing 1 no. https://www.indianbank.in Mr. Hitesh Ruhela, Chief Manager 48 Dryer Drive Roll 6 nos. Mo.: 9099037878/9427616336/8999910549 II. https://www.ebkray.in 49 Wire Return Roll 8 nos. E-mail: nadiad@indianbank.co.in 50 Press Framing 1 no. Important note for the prospective bidders 51 | Couch Roll 1 no. Bidder has to complete following formalities well in advance: 52 Breast Roll 1 no. Step 1 : Bidder / Purchaser Registration : Bidder to register on e-Auctionportal 53 Wire Return Roll 1 no. (link given above) https://www.ebkray.in\_using his mobile number and email-id. 54 Tambour Roll Step 2 : KYC Verification: Bidder to upload requisite KYC documents, KYC 10 nos. documents shall be verified by e-auction service provider (may take 2 working days). 55 Popreel Drum 1 no. Step 3: Transfer of EMD amount to his Global EMD Wallet: Online/off-line Press Framing, alu distance piece - 18 nos. & all SS stud press & 1 set

3 nos.

2 nos.

1 no.

20 sets

EMD date.

Date: 07.10.2024

Place: Ahmedabad

## 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

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 t

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 or '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.<br>NO | (i)<br>Demand Notice<br>Amount                              | (ii)<br>Agreement<br>ID | (iii) Name of Borrower (s), Co-Borrower (s) and Guarantor (s)                | (v)<br>Reserve<br>Price<br>Amount | (vi)<br>EMD<br>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  |
|----------|---|-------------------------|--|-----------------------------------|-----------------------|---------------------------------------|---------------------------------------|----------------------------------|---|
| 2        | INR 16188762.02/-<br>Demand Notice<br>dated:<br>26-Jul-2023 | 58918811                | Shakti Infrastructure,<br>Dilip Bhagvanbhai Patel &<br>Yaminiben Dilip Patel | INR<br>15912612,00/-              | INR<br>1591261,20/-   | 25-Oct-2024<br>11.00 AM to<br>1.00 PM | 24-Oct-2024<br>10.00 AM to<br>5.00 PM | 4:00 PM                          | Name- Dipesh Mukherjee<br>Contact Number- 9583956305<br>Name- Chinmay Acharya<br>Contact Number- 9574448844 |

(iv) MORTGAGED PROPERTY ADDRESS: Item-1: - All That Piece And Parcel Of The Immovable Commercial Property Being A Shop/Office No. 218, On Second Floor, Admeasuring 23.86 Sq. Meters (Built-Up Area As Per Rera) And Carpet Area Admeasuring 22,20 Sq. Meters, In The Scheme Known As "Sureel Business House" Constructed On Non-Agricultura4L Land Bearing Revenue Survey No. 568/1 Paiki Of T. P. Scheme No. 39 (Naroda 01), Final Plot No. 448, Situate, Being And Lying At Mouje Naroda Taluka Asarva, In The Registration District Ahmedabad And Sub District Ahmedabad-6 (Naroda), And Bounded As:- East: Open Terrace. West: Common

Passage, North: Office/Shop No. 219 & South: Office/ Shop No. 217 Item-2:- All That Piece And Parcel Of The Immovable Commercial Property Being A Shop/Office No. 219, On Second Floor, Admeasuring 18.79 Sq. Meters (Built-Up Area As Per Rera) And Carpet Area Admeasuring 17.08 Sq. Meters, In The Scheme Known As "Sureel Business House" Constructed On Non-Agricultura4L Land Bearing Revenue Survey No. 568/1 Paiki Of T. P. Scheme No. 39 (Naroda 01), Final Plot No. 448, Situate, Being And Lying At Mouje Naroda Taluka Asarva, In The Registration District Ahmedabad And Sub District Ahmedabad-6 (Naroda), And Bounded As:-East: Open Terrrace, West: Common Passage, North: Common Passage & South: Office/Shop No. 218

Item-3:- All That Piece And Parcel Of The Immovable Commercial Property Being A Shop/Office No. 220, On Second Floor, Admeasuring 33.23 Sq. Meters (Built-Up Area As Per Rera) And Carpet Area Admeasuring 17.08 Sq. Meters, In The Scheme Known As "Sureel Business House" Constructed On Non-Agricultura4L Land Bearing Revenue Survey No. 568/1 Paiki Of T. P. Scheme No. 39 (Naroda 01), Final Plot No. 448, Situate, Being And Lying At Mouje Naroda Taluka Asarva, In The Registration District Ahmedabad And Sub District Ahmedabad-6 (Naroda), And Bounded As:-East: Office/Shop No. 221, West: Ladder, North: Margin & South: Common Passage

Item-4:- All That Piece And Parcel Of The Immovable Commercial Property Being A Shop/Office No. 221, On Second Floor, Admeasuring 26.01 Sq. Meters (Built-Up Area As Per Rera) And Carpet Area Admeasuring 24.41 Sq. Meters, In The Scheme Known As "Sureel Business House" Constructed On Non-Agricultura4L Land Bearing Revenue Survey No. 568/1 Paiki Of T. P. Scheme No. 39 (Naroda 01), Final Plot No. 448, Situate, Being And Lying At Mouje Naroda Taluka Asarva, In The Registration District Ahmedabad And Sub District Ahmedabad-6 (Naroda), And Bounded As:-East: Office/Shop No. 222, West: Office/Shop No. 220, North: Margin & South: Common Passage

Item-5: - All That Piece And Parcel Of The Immovable Commercial Property Being A Shop/Office No. 222, On Second Floor, Admeasuring 136.75 Sq. Meters (Built-Up Area As Per Rera) And Carpet Area Admeasuring 132 Sq. Meters, In The Scheme Known As "Sureel Business House" Constructed On Non-Agricultura4L Land Bearing Revenue Survey No. 568/1 Paiki Of T. P. Scheme No. 39 (Naroda 01), Final Plot No. 448, Situate, Being And Lying At Mouje Naroda Taluka Asarva, In The Registration District Ahmedabad And Sub District

Ahmedabad-6 (Naroda), And Bounded As:-East: Office/Shop No. 223, West: Common Passage And Shop No. 221, North: Margin & South: Common Passage And Lift 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, presen at the immovable property.

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

Date: 09.10.2024



## SHUBHAM HOUSING DEVELOPMENT FINANCE CO. LTD. Corporate Office: 425, Udyog Vihar Phase IV, Gurugram-122015 (Haryana) Ph.: 0124-4212530/31/32, E-Mail: customercare@shubham.co Website: www.shubham.co

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTY(IES)

Sale Notice for sale of immovable properties as per proviso to Rule 8(6) / 9(1) and Appendix-IV-A) (Under Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002)

Whereas the undersigned being one of the Authorized Officer of the Shubham Housing Development Finance Company Limited (hereinafter called the Company) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (The Act) and in exercise of powers conferred under Section 13(2) read with rule 9 of the Security interest (Enforcement) Rules, 2002 (The Rules) issued demand notices calling upon the borrowers, whose names have been Indicated In column (C) below on dates specified in column (D) written against each of them, calling upon them to repay the outstanding amount ndicated in column (E) below with 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken voluntary surrendered/possession of the property mortgaged with the company, described column (F) herein below, to recover the said outstanding amount, in exercise of powers conferred on me under section 13(4) of the Act read with Rule 9 of the Rules on the date mentioned in column (H).

The Borrower In particular and the public in general be hereby cautioned not to deal with the properties mentioned in column (F) below and any dealings with these

properties will be subject to the charge of the Shubham Housing Development Finance Company Limited for an amount mentioned in column (G)

Now, the borrower and the public in general is hereby also informed that the said properties would be sold by public auction on date, time and venue as specified in column (K) against each of the property by inviting bids in the sealed envelopes as per the procedure and terms and conditions stated below:

| S.<br>No. | Application<br>Number   | Name & Address<br>of Applicant   | Date of<br>Notice<br>u/sec13(2)          | Demand<br>Notice<br>Amount         | Property<br>Detail   | Current due<br>Amt (As on<br>84-18-2024) | Date & Type<br>of<br>Possession       | Reserve<br>Price | EMD (Rs.)<br>(10%<br>of RP) | Date, Time<br>& Place of<br>Auction   |  |
|-----------|---|--|--|------------------------------------|--|--|---------------------------------------|------------------|-----------------------------|---|--|
| A         | В   | C  | D  | E                                  | F .  | G  | н                                     | - 1              | J                           | К   |  |
| 1         | 0JUN20<br>0900000<br>5029815<br>&<br>0JUN20<br>0900000<br>5029788 | Jayeshbhai Bachubhai<br>Vaghela, Parulben<br>Jayeshbhai Vaghela,<br>Ashok Nagar - 2, Near Shivam<br>Park Yogi Nagar Road, Madhuram,<br>Junagadh, Gujarat -362001                     | 20-05-2023                               | 4,52,408/-<br>&                    | S.P. No: 46/C, Shivam Park,<br>Re. Survey No: 127/Paiki<br>Plot No. 46 Paiki, Sub Plot<br>No. 46/C Mouje: Timbavadi,<br>Ta & Dist: Junagadh, Gujarat<br>-362001  | 5,76,770/-<br>&<br>₹<br>20,87,242/-      | 27-04-2024,<br>Physical<br>Possession | ₹<br>14,92,899/- | ₹<br>1,49,289/-             | 26-10-2024<br>10:00 AM<br>to 4:00 PM<br>Shop No.  |  |
| 2         | 0JUN22<br>0700000<br>5049408<br>&<br>0JUN22<br>0700000<br>5049497 | Mukeshbhai Jivrajbhai<br>Parmar, Sangitaben<br>Mukeshbhai Parmar,<br>Jaya Niwas Dubadi<br>Plot Datar Road Metro Services<br>Station Nisarne Ni Gali,<br>Junagadh, Gujarat 362001     | 19-10-2023                               | 6,70,315/-<br>&<br>₹<br>4,18,847/- | Residential Building<br>Situated In Junagadh,<br>Dubdi Plot R.S. No.371,<br>Tikka No.1, Zone No.5/T-<br>1/9, Plot No.29, Junagadh,<br>Gujarat-362001   | ₹<br>8,02,840/-<br>&<br>₹<br>5,01,777/-  | 14-02-2024,<br>Physical<br>Possession | ₹<br>8,65,296/-  | ₹<br>86,529/-               | 403/404, Time<br>Squre, Opp Slive<br>Plaza, Zanzarada<br>Road, Junagad,<br>Gujarat                        |  |
| 3         | 0JUN18<br>0900000<br>5015067                                      | Ayaz Husenbhai Lakhani,<br>Sajidaben Husenbhai<br>Lakhani, Husenbhai<br>Nurmahmadbhai Lakhani,<br>Block No 305 Arfat Palace<br>Sabrin Society Nr Agrvat<br>Chowk Jungadh 738 -362001 | 26-06-2021                               | ₹<br>5,74,840/-                    | Flat 305, 3Rd Floor, Arfat<br>Palace, Rev S No.<br>63/3 And 63/4, Plot No 1,<br>Sabarin Society, Nr. Agravat<br>Chowk, Joshipura,<br>Junagadh, Gujarat, 362001   | ₹<br>10,73,889/-                         | 09-06-2024,<br>Physical<br>Possession | ₹<br>5,12,000/-  | ₹<br>51,200/-               | 12-11-2024<br>10:00 AM<br>to 4:00 PM<br>Shop No.  |  |
| 4         | 0JAM18<br>0900000<br>5014900                                      | Vijaybhai Ladkani,<br>Prakash S Ladkani,<br>58, Digvijay Plot No. Near<br>Water Tank, Valdas Nagar<br>Appartment Flat No. 11,<br>Jamnagar, Gujarat -361005                           | 25-01-2023                               | ₹<br>4,41,726/-                    | Flat No. 11 Of Part Of Building<br>Knows As 'Valdasnagar<br>Appartment' Which Is<br>Bearing City Survey No. Ward<br>No. 15, Sheet No. 401, City<br>Survey No. 3791, Situated At<br>Digvijay Plot, Street No. 58,<br>Jamnagar, Gujarat - 361005 | 7,10,168/-                               | 19-05-2024,<br>Physical<br>Possession | 5,32,000/-       | ₹<br>53,200/-               | 403/404, Time<br>Squre, Opp Slive<br>Plaza, Zanzarada<br>Road, Junagad,<br>Gujarat                        |  |
| 5         | 0ARL23<br>0500000<br>5063586                                      | Mayur Radadaiya, Lilaben<br>Radadaiya,<br>4, Dwarkeshdham Soc-2, T. B.<br>Nagar Road Thakkarnagar<br>Bhagyoday Hotel Ahmedabad<br>Gujarat -382350                                    | 20-07-2024                               | ₹<br>31,65,699/-                   | Hall No 1, 1St Floor, Plot No 4,<br>Dwarkadish Society-2, Sur No<br>1054 1064 Mouje Naroda,<br>Taluka City, Ahmedabad<br>Gujarat -382445   | ₹<br>33,06,079/-                         | 23-08-2024,<br>Physical<br>Possession | ₹<br>37,96,800/- | ₹<br>3,79,680/-             | 12-11-2024<br>10:00 AM<br>to 4:00 PM  |  |
| 6         | MEH_15<br>11_04<br>7700   | Sureshkumar Ishwarlal<br>Sathvara, Manishaben<br>Sureshkumar Sathvara,<br>Sutharvas<br>At-Ganeshpura Savala Ta &<br>Dist-Mehsana Gujarat 384002                                      | 20-06-2023                               | ₹<br>4,60,702/-                    | Property Bearing Property 248<br>Which Is Situated in<br>Ganeshpura Pudgam Sim Tahsil<br>& District Mehsana Gujarat -<br>384001  | ₹<br>6,36,350/-                          | 19-05-2024,<br>Physical<br>Possession | 13,26,000/-      | ₹<br>1,32,600/-             | Shop No . FF 101<br>& 120 First Floor,<br>City Centre<br>Arcade Krishna<br>Nagar Naroda<br>Highways S.R.P |  |
| 7         | 0SRT22<br>0700000<br>5049822                                      | Vinubhai Vallabhbhai<br>Vadodariya, Bindu Dohar,<br>409, Krishna Residency, Near Hp<br>Petrol Pump, Tantithaya Kadodara<br>Road Surat Behind Sahyog Hotel                            | 0.000.0000.0000.0000.0000.0000.0000.0000 | 5,24,668/-                         | Flat No. 301, 3Rd Floor, Krishna<br>Residency, Block No. 124 - A,<br>124 A/Paikee A, Plot No. A/7,<br>Moje Tatithaiya, Tal. Palsana,<br>Surat Gujarat - 394310   | ₹<br>5,90,453/-                          | 31-07-2024,<br>Physical<br>Possession | 5,91,600/-       | ₹<br>59,160/-               | Camps Naroda<br>Ahmedabad-<br>382345  |  |

Note: To the knowledge of the company, there is no encumbrance on the above property. Terms and conditions of auction sale notice

PROCEDURE AND TERMS & CONDITIONS OF PUBLIC AUCTION BY INVITING BIDS:

Surat Gujarat - 394327

The property can be inspected For Sr. No. 1 & 2 on 22-10-2024, and For Sr. No. 3 to 7 on 08-11-2024, 10:00 AM to 4:00 PM.

2. Sale is subject to the conditions prescribed in SARFAESI Act/Rules 2002 and the terms and conditions mentioned hereunder as also subject to conditions in the offer/bid documents to be submitted by the intending/participating bidders.

Surat Gujarat -394310

3. The bids shall be submitted in a sealed envelope to the office of undersigned along with a Demand Draft/Pay Order towards the Earnest Money Deposit favouring Shubham Housing Development Finance Company Limited, payable locally. The Earnest money deposit shall not carry any Interest. Along with Bid form the proposed bidder shall also attach his/her identity proof/ KYC norms and proof of residence such as copy of the passport, Aadhar Card, election commission card, ration card, driving license etc, and a copy of the PAN card issued by the Income tax department.

 Last date to submit the bid along with Earnest Money Deposit is For Sr. No. 1 & 2 on or before 25-10-2024, and For Sr. No. 3 & 7 on or before 11-11-2024, 10 AM to 4 PM In no eventually the property would be sold below the reserve price indicated against each of the property

On the date of sale all the, bids so received would be opened and the bid of the highest bidder, provided it is above the reserve price, may be accepted by the company. However the bidders personally present at the auction site shall have the right to further enhance their bid price, subject to a minimum of Rs. 5,000/- (Rupees Five Thousand Only) and in the event of higher bid price being offered the company shall have the right to accept the same. Thereafter, the Purchaser will be required to pay deposit of 25% (Twenty-Five percent) of the sale price, after adjusting the earnest money deposit, immediately at the fall of hammer with the undersigned upon receipt of said amount the company will confirm the acceptance of the bid. The request for extension of time may be allowed by the Authorised officer at his sole discretion subject to such terms and conditions as may be deemed fit and proper by him. In the event the highest bidder fails to tender 25% of the bid amount immediately at the fall of hammer then the earnest money deposited by the highest bidder will be forfeited and the property would be offered to the second highest bidder. The balance amount of the purchase price shall be paid by the Purchaser to the undersigned on or before the fifteenth day of confirmation of the sale of the said property or such extended period as maybe agreed upon in writing by the parties. In default of payment & within the time as mentioned above, the company shall be at liberty to forfeit the Earnest Money Deposit and/or any other deposit made by the purchaser and proceed with re-auction of the Property. That defaulting purchaser shall forfeit all claims to the property or to any part of the sum for

which may be subsequently sold. All the payments shall be made by the purchaser by means of the Demand Draft/Pay Order favouring Shubham Housing Development Finance Company Limited.

8. On receipt of the sale in full, the company shall be issuing a Sale Certificate in favour of the Purchaser and would hand-over the possession of the property to the Purchaser. 9. The said Immovable Property described in the Schedule shall remain and be at the sole risk of the Purchaser in all respects including loss or damage by fire or theft or other accidents, and other risk from the date of the Confirmation of the sale by the undersigned authorised officer. The Purchaser shall not be entitled to annul the sale on any ground whatsoever.

The Demand Draft/Pay Order deposited towards the earnest money shall be returned to the unsuccessful bidders.

11. For all the purposes sale of these Properties Is strictly on 'AS IS WHERE IS BASIS' and "AS IS WHAT IS BASISAND WITHOUT ANY RECOURSE BASIS". The company is not aware of any encumbrances of any nature whatsoever on the aforesaid properties.

12. All expenses relating to Stamp Duty, Registration Charges, Transfer Charges, Mutation charges and any other charges in respect of the above referred property shall be borne by the Purchaser only.

13. The Authorised officer is not bound to accept the highest offer or any or all offers/bid(s) and the company reserves its right to reject any or all bid(s) without assignment any

14. No person other than the bidders themselves or their duly authorised representative shall be allowed to participate in the sale proceedings on presentation of authority letter. 15. In case all the dues together with all cost charges and expenses incurred by the company are tendered or settled by the above named borrowers at any time before the date fixed for sale for the property, under Sec13(8) of the Act, then the property will not be sold and all the bids received from the prospective bidders shall be returned to them

without any liability /claim against the company. 16. This notice is also a notice to above said Borrowers under Rule 8(6) and APPENDIX IV A of the security Interest Enforcement Rules 2002 to the Customer at their respective

address as mentioned in column "C" & "F". For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. www.shubham.co.

18. For further information, clarity or any assistance, same can be approached to Authorised Officer - Kundan Singh at Mob. No. 8882900626 & Sanjay Patel at Mob No. 9374792758

Date: 08.10.2024 Authorised Officer Place: Gurgaon Shubham Housing Development Finance Company Limited

financialexp.epapr.in

**Authorized Officer** 

Indian Bank

transfer of fund using NEFT/Transfer, using challan generated on e-Auction portal.

Step 1 to Step 3 should be completed by bidder well in advance, on or before

Note: This is also a notice to the borrower/guarantors/mortgagors of the above said

loan about holding of this sale on the above mentioned date and other details.