

SALE NOTICE (15 DAYS) FOR SALE OF IMMOVABLE PROPERTIES
APPENDIX-IV-A [See proviso to Rule 6(2) & 8 (6)]

Gomtipur Branch
 Near Gomtipur Darwaja, Gomtipur, Ahmedabad-380021
 Tele: 079-22941378
 Email: dkgomtipur@bankofbaroda.com

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 6(2) & 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)/Mortgagor(s)/Guarantor(s) that the below described Immovable property mortgaged / charged to the Secured Creditor, 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 basis on recovery of below mentioned accounts. The details of Borrower(s)/Mortgagor(s)/Secured Assets/Dues/Reserve Prices/Auction date & Time, EMD and Bid Increase Amount are mentioned below:-

Name & Address of Borrower(s) / Mortgagor(s)	Give short description of the immovable property with known encumbrances, if any	Total dues (As per Demand notice)	Reserve Price EMD & Bid Increase Amount
1. Mr. Navabhai Bababhai Rathod 2. Mrs. Vimalaben Navabhai Rathod 3. Mr. Manojbhai Bababhai Rathod	All the piece and parcel of the property 176A located at Plot No. 97/101/106/2/1051/1 Flat No P/404 / Door No / House / Nearest Door, adm. land Sq Meter, Built-up Area 71.95, Carpet Area 71.95, which is situated at FLAT NO.404, BLOCK NO. P/ON 4TH FLOOR, CARPET AREA ADM 71.95 SQ MTS., BUILT UP AREA ADM 2.17 SQ MTS., ADM 108.69 SQ MTS SUPER BUILT UP AREA, AND ALSO HAVING RIGHT OF UNDIVIDED SHARE IN LAND 36.50 SQ MTS. IN THE SCHEME KNOWN AS ADITYA CONSTRUCTED ON A LAND BEARING BLOCK NO 176A (OLD BLOCK NO. 176/1, 177, 179 AND 196) OF DRAFT TOWN PLANNING SCHEME NO. 76 (HATHIJAN), ALLOTTED FINAL PLOT NO. 97 + 101 + 106/2, SUB PLOT NO. 3, BLOCK NO. 176A DRAFT TOWN PLANNING SCHEME NO. 76 (HATHIJAN) ALLOTTED FINAL PLOT NO. 1051 IN PLOT NO 4 ADM 7328 SQ MTS., SITUATE AT MOUJE HATHIJAN TALUKA, VATVA AND DISTRICT AHMEDABAD SUB DISTRICT OF AHMEDABAD- 11 (ASLAK). City: Ahmedabad City, District: AHMEDABAD, State/Region: GUJARAT, Country: INDIA, PIN Code: 382445. Bounded as follows: North: Other Complex South: Flat no P 401 East: Block No 0 West: Flat no P 403	Rs. 21,03,540.54 (Rupees Twenty one lakh three thousand five hundred forty and fifty four paise only) + legal charges + unapplied interest - less recovery thereafter	1. Reserve Price Rs. 23.99 Lacs EMD Rs. 2.40 lakhs Bid Inc. Rs. 10,000

a. Property is in Symbolic Possession and Bidder is purchasing the property in symbolic possession at his own risk & responsibility.
 b. Bank will hand over the possession of property symbolically only and Successful Auction bidder/purchaser will not claim physical possession from the Bank.
 c. Bank will not be responsible or duty bound for handing over of physical possession.
 d. Successful Auction Purchaser will not be entitled to claim any interest, in any case of return of money.
 e. Successful Auction Purchaser has to submit the Declaration Cum Undertaking confirming the above terms & condition immediately after e-Auction.
 f. Subsequent to sale if successful bidder fails to submit Declaration Cum Undertaking, the bid EMD amount will be forfeited.
 g. 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://t.me/bkrayin>. Also, prospective bidders may contact the Branch head **Abdullah Iqbal: 9839462090** (G/S/TDS as per Government Rules applicable shall be payable by purchaser on sale of Movable/Immovable Assets).

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

The above mentioned borrower is/are hereby notified to pay the sum as mentioned in section 13(2) Notice in full before the date of auction, failing which property will be auctioned / 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

Kotak Mahindra Bank
 Registered Office : 27 BKC, C-27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400051. (Corporate Identity No. 110481985/203313)
 Regional Office : Kotak Mahindra Bank Ltd. | Consumer Bank Assets (Secured), 9th Floor, B-9 Wing, Vivaan Square, Jodhpur Cross Road, Satellite, Ahmedabad, Gujarat - 380015, Contact No. : +91 9429919818, Email ID - puni.makhecha@kotak.com

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.bankauctions.com> by the undersigned for sale of the immovable property of which particulars are given below:-

Sr. No.	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.	Diya Vijaykumar Panjwani (Borrower)	Dt. 31.07.2021 Rs. 33,86,210.97 (Rupees Thirty Three Lakh Eighty Six Thousand Two Hundred Ten and Ninety Seven Paise only)	103, Golden Residency, Nr. Lilasha Hall, Warasiya, Vadodara-390006 Type of Possession: Physical	Rs. 28,21,500/- (Rupees Twenty Eight Lakh Twenty One Thousand Five Hundred Only)	10% of Bid Amount Rs. 2,82,150/- (Rupees Two Lakh Eighty Two Thousand One Hundred Fifty Only)	28.10.2024 Time - 11.00 AM to 12.00 PM.

Date of Inspection of Immovable Properties : 18.10.2024 Time 11.00 AM. 01.00 PM.
 Last Date for Submission of Offers / EMD : 25.10.2024 till 4.00 PM.

IMPORTANT TERMS & CONDITIONS OF SALE:-

- 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.bankauctions.com> for bid documents, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online;
- All the intending purchasers/bidders are required to register their name in the Web Portal mentioned above as <https://www.bankauctions.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;
- 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. Dhruvi Krishna, through csd@disposalhub.com Tel. No. : +91 7291971124, 25.26, Mobile No. : 99481 82222 & e-mail ID: andhra@c1india.com and support@bankauctions.com;
- To the best of knowledge and information of the Authorised Officer, there is no encumbrance in the properties. 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/rights/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;
- For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (<https://www.bankauctions.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, Aadhar Card, Residence Address Proof, Board Resolutions in case of company and Address Proof as specified above. The Borrower(s)/Mortgagor(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 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. If the borrower/guarantors/mortgagors 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 : 09.10.2024, Place : Vadodara Sd/- Authorised Officer, Kotak Mahindra Bank Ltd.

Indian Bank
 3rd Floor, 391-311, Nestlark Avenue-1, Opp. Gujarat Vidyapeeth, C.U. Shah College Street, Income Tax Cross Road, Ashram Road, Ahmedabad-380014. Email: zoahmedabad@indianbank.co.in

E-AUCTION ON 28.10.2024 AT 11.00 A.M. TO 03.00 P.M.
UNDER SARFAESI ACT 2002 "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" BASIS through e-auction platform provided at the website <https://www.ebkray.in>

M/s. Sunlight Pulp & Papers Pvt. Ltd.
Property-2 Symbolic Possession

Property - 1 : (A) Land & Building
 All that piece and parcels of the of immovable property of R. S. No. 255/9, Block No. 383, Mauje/Village-Karachiyan, Taluka- Savli District-Vadodara-391520, Gujarat, Admeasuring at 23686.00 Sq. Meter and Bounded as under: North : Agriculture Land R. S. No. 255/4/P-5, South : Agriculture Land R. S. No. 255/4/P-7, East : Agriculture Land R. S. No. 255/4/P-6, West : Approach Road to Raj Industrial Park R. S. No. 255/4/P-2

(B) Plant & Machinery

Sr.No.	Description	Qty
1	Boiler Section - including Chimney, Alu. cladding piping, Hopper, Conveyor Belt etc.	1 set
2	Pulping Equipment	1 set
3	Vacuum Pump	1 no.
4	Stock & Pulp	1 no.
5	Centi Cleaning System	1 no.
6	ETP System (RCC & MS Tank)	1 no.
7	Coal Handling System	1 no.
8	Rotary System	1 no.
9	Deccker Thickner	1 no.
10	Steam Condensate System	1 no.
11	Feed Water Tank	1 no.
12	Machinery Tool Fittings	1 no.
13	Press Roll	4 nos.
14	Rewind Section	1 set
15	POP Reel Section	1 set
16	Conveyor Systems with Belt - RCC & MS supporting stru.	1 set
17	POP Reel Section with Wire Stretcher	1 set
18	Machinery equipments universal, coupling, showers, gearbox	-
19	Dewatering Boxes	1 set
20	Chest Agitator with 5 nos. loose fan & motor pulley	5 nos.
21	Couch Pit Agitator with 1 no. loose motor pulley	1 no.
22	EOT Crane - 15 ton cap. with SS pipe 2 nos. color flange	1 no.
23	Sole Plate	70 nos.
24	Foundation Bolt	420 nos.
25	Felt Roll	70 nos.
26	Dryer Cylinder	10 nos.
27	Dryer Cylinder with 10 nos. Bearing Housing	2 nos.
28	Dryer Cylinder with 16 nos. Dryer Housing	1 no.
29	Dryer Cylinder with Dryer Frame Tie Pipe - 8 nos., Press Tie Pipe - 4 nos.	1 set
30	Dryer Cylinder with Felt Roll Deflector - 115 nos.	1 set
31	Dryer Cylinder with Felt Roll Mounting Plates	1 no.
32	Felt Roll	5 nos.
33	Gear Box Assembly, Couch 1st Press, 2nd Press, Dryer - 6 nos., POP Reel	10 nos.
34	Hydraulic Power Pack with 4 nos. HYD Cylinder	1 no.
35	Felt Roll Housing	75 nos.
36	Bearings	lot
37	Sleeve for Bearings	1 set
38	Washer, MB 17 - 124 nos.	1 kg.
39	T Bolt	150 nos.
40	Bearing Housing, Felt Roll Bearing Housing	93 nos.
41	Dryer Framing, Bottom Vertical LEG - 20 nos., TOP Vertical LEG - 18 nos.	1 set
42	Dryer Framing - Middle Tree Type LEG - 18 nos.	1 set
43	Bearing Housing, Press Roll Housing	8 nos.
44	Dryer Cylinder	1 no.
45	Vibrating Screen	1 no.
46	Dryer Framing	1 no.
47	Press Framing	1 no.
48	Dryer Drive Roll	6 nos.
49	Wire Return Roll	8 nos.
50	Press Framing	1 no.
51	Couch Roll	1 no.
52	Breast Roll	1 no.
53	Wire Return Roll	1 no.
54	Tambour Roll	10 nos.
55	Popreel Drum	1 no.
56	Press Framing, alu distance piece - 18 nos. & all SS stud press & wire doctor holder - 8 nos.	1 set
57	Paper Roll with its Plummer block - 6 nos.	3 nos.
58	Bearing Housing breast roll	2 nos.
59	Wire Part Framing - 10 nos. leg	1 no.
60	Bearing Housing, Tambour Roll Bearing Housing - 20 nos., Ring - 20 nos., End Covers - 40 nos.	20 sets

Property - 2 : R.S.No. 599/1, Near Bajaj Healthcare Ltd, Savli-Jarod Highway, At-Gohriya, Tal-Savli, Dist - Vadodara - 391775, Gujarat Admeasuring at 7891.00 Sq. Meter and bounded as under : North : Remaining Land of R. S. No. 599/1, South : Savli-Jarod Highway/Road, East : R. S. No. 600, West : R. S. No. 598

Detail of encumbrance, Outstanding Dues: There is no encumbrance on the property described herein to the best of knowledge Municipal Tax, etc. if any known to the Bank & information of the Authorized Officer.

Name of the Borrower (s) : M/s Sunlight Pulp & Papers Pvt. Ltd. (Borrower & Mortgagor)
 Name of Guarantor/Mortgagor (s) : 1. M/s. Sunlight Pulp & Papers Pvt. Ltd. (Borrower and Mortgagor), 2. Mr. Vasanbhai Laxmanbhai Patel (Director and Guarantor), 3. Mr. Jagdish Patel (Director and Guarantor), 4. Mr. Dhiraj Shantilal Patel (Director and Guarantor), 5. Mr. Amrit Lal Patel (Director cum Guarantor and Mortgagor), 6. Mr. Harilal Patel (Director cum Guarantor and Mortgagor), 7. Mr. Bhavanji Meghaji Patel (Director and Guarantor), 8. Mr. Babulal Dahyabhai Patel (Guarantor and Mortgagor), 9. Mr. Dayabhai Bhanjibhai Patel (Guarantor), 10. Mr. Chhaganlal Virji Patel (Guarantor), 11. Mr. Suresh Popatlal Limbani (Guarantor), 12. Mr. Jitendra Nagjibhai Limbani (Guarantor), 13. Mr. Piyush Manilal Patel (Guarantor), 14. M/s. Jagruti Industries (through its partners) (Guarantor and Mortgagor)
 Mortgagor : 1. M/s. Sunlight Pulp & Papers Pvt. Ltd. (Property -1), 2. M/s. Jagruti Industries (through its partners) (Property-2)

Amount of Secured debt : Rs. 19,00,99,592/- demand notice dated 15.04.2024 Plus interest till the date of realization & cost, charges & other expenses.
 Reserve Price : Property : 1 : Rs. 2272.00 lakhs (Total Unit Reserve price including Plant & Machinery)
 Property : 2 : Rs. 324.00 lakhs
 Earnest Money Deposit : 10% of Reserve Price
 Last Date & time for Submission of Process compliance Form with EMD amount : On 27.10.2024 up to 4.00 P.M. E-auction through <https://www.ebkray.in>
 Registration should be completed by Intending bidder on or before EMD Date and there should be EMD balance in global wallet.
 Date and Time of e-Auction : On 28.10.2024 Between 11.00 A.M to 03.00 P.M. with unlimited extension. Bid Incremental Value is Rs. 5,00,000/-

For further details and Terms & Conditions, contact : Mr. Hitesh Ruhela, Chief Manager
 Mo. : 9099037878/9427616336/8999910549
 E-mail : nadiad@indianbank.co.in

Important note for the prospective bidders
 Bidder has to complete following formalities well in advance :
Step 1 : Bidder / Purchaser Registration : Bidder to register on e-Auctionportal (link given above) <https://www.ebkray.in> using his mobile number and email-id.
Step 2 : KYC Verification : Bidder to upload requisite KYC documents. KYC documents shall be verified by e-auction service provider (may take 2 working days).
Step 3 : Transfer of EMD amount to his Global EMD Wallet : Online/off-line 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 EMD date.
 Date : 07.10.2024 Authorized Officer
 Place : Ahmedabad Indian Bank

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.

IDFC First Bank Limited
 (Formerly known as IDFC Bank Ltd) | CIN : L65110TN2014NPLC097792
 Registered Office - KRM Towers, 7th Floor, Harrington Road, Chelpet, 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 6(2) & 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 (i) 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	(ii) Agreement ID	(iii) Name of Borrower (s), Co-Borrower (s) and Guarantor (s)	(iv) Reserve Price Amount	(v) EMD Amount	(vi) Date and Time of Auction	(vii) Date and Time of EMD Auction	(viii) Date and Time of Inspection	(ix) Date and Time of Inspection	(x) Authorized Officer Name & Contact Number
2	INR 16188762.02/- Demand Notice dated: 26-Jul-2023	58918811	Shakti Infrastructure, Dilip Bhagvanbhai Patel & Yaminiben Dilip Patel	INR 15912612.00/-	1591261.20/-	25-Oct-2024 11:00 AM to 1:00 PM	24-Oct-2024 10:00 AM to 5:00 PM	19-Oct-2024 10:00 AM to 4:00 PM	19-Oct-2024 10:00 AM to 4:00 PM	Name- Dipesh Mukherjee Contact Number- 9583956305 Name- Chinmay Acharya 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-Agricultural 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-Agricultural 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: 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-Agricultural 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-Agricultural 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. 222, 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 132.32 Sq. Meters, In The Scheme Known As "Sureel Business House" Constructed On Non-Agricultural 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, present at the immovable property.

Sd/-
 Authorised Officer
 IDFC FIRST Bank Limited
 (Formerly known as IDFC Bank Ltd)

Date: 09.10.2024

shubham
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 indicated 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. Application No.	Name & Address of Applicant	Date of Notice w/sec13(2)	Demand Notice Amount	Property Detail	Current due Amt (As on 04-10-2024)	Date & Type of Possession	Reserve Price	EMD (Rs.) (10% of RP)	Date, Time & Place of Auction
1	Jayeshbhai Bachubhai Vaghela, Parulben Jayeshbhai Vaghela, Ashok Nagar - 2, Near Shivam Park Yogi Nagar Road, Madhuram, Junagadh, Gujarat -362001	20-05-2023	₹ 4,52,408/- & ₹ 16,51,906	S.P. No: 46/C, Shivam Park, Re. Survey No. 127/Paiki Plot No. 46 Paiki, Sub Plot No. 46/C Mouje: Timbavadi, Ta & Dist: Junagadh, Gujarat -362001	₹ 5,76,770/- & ₹ 20,87,242/-	27-04-2024, Physical Possession	₹ 14,92,899/-	₹ 1,49,289/-	26-10-2024 10:00 AM to 4:00 PM Shop No. 403/404, Time Square, Opp Silver Plaza, Zanzarada Road, Junagadh, Gujarat
2	Mukeshbhai Jivrajbhai Parmar, Sangitaben Mukeshbhai Parmar, Jaiyas Niwas Dubdi Plot Datar Metro Services Station Nisame Ni Gali, Junagadh, Gujarat 362001	19-10-2023	₹ 6,70,315/- & ₹ 4,18,847/-	Residential Building Situated in Junagadh, Dubdi Plot R.S. No.371, Tikka No.1, Zone No.5/T-1/9, Plot No.29, Junagadh, Gujarat-362001	₹ 8,02,840/- & ₹ 5,01,777/-	14-02-2024, Physical Possession	₹ 8,65,296/-	₹ 86,529/-	12-11-2024 10:00 AM to 4:00 PM Shop No. 403/404, Time Square, Opp Silver Plaza, Zanzarada Road, Junagadh, Gujarat
3	Ayaz Huseenbhai Lakhani, Sajidaben Huseenbhai Lakhani, Huseenbhai Nurmahmoodbhai Lakhani, Block No 305 Arfat Palace Sabrin Society Nr Agrvat Chowk Junghad 738 -362001	26-06-2021	₹ 5,74,840/-	Flat 305, 3Rd Floor, Arfat Palace, Rev S No. 63/3 And 63/4, Plot No 1, Sabarin Society, Nr Agrvat Chowk, Josphipura, Junagadh, Gujarat, 362001	₹ 10,73,889/-	09-06-2024, Physical Possession	₹ 5,12,000/-	₹ 51,200/-	12-11-2024 10:00 AM to 4:00 PM Shop No. 403/404, Time Square, Opp Silver Plaza, Zanzarada Road, Junagadh, Gujarat
4	Vijaybhai Laddani, Prakash S Laddani, 58, Digvijay Plot No. Near Water Tank, Valdas Nagar Apartment Flat No. 11 Jammnagar, Gujarat -361005	25-01-2023	₹ 4,41,726/-	Flat No. 11 Of Part Of Building Knows As "Valdasnagar Apartment" Which is Bearing City Survey No. Ward No. 15, Sheet No. 401, City Survey No. 3791, Situated At Digvijay Plot, Street No. 58, Jammnagar, Gujarat -361005	₹ 7,10,168/-	19-05-2024, Physical Possession	₹ 5,32,000/-	₹ 53,200/-	12-11-2024 10:00 AM to 4:00 PM Shop No. FF 101 & 120 First Floor, City Centre Arcade Krishna Nagar Naroda Highways S.R.P Camps Naroda Ahmedabad-382345
5	Mayur Radadiya, Lilaaben Radadiya, 4 Dwarshubham Soc-2, T. B. Nagar Road Thakarnagar Bhagyodaya Hotel Ahmedabad Gujarat -382350	20-07-2024	₹ 31,65,699/-	Hall No 1, 1st Floor, Plot No 4, Dwarshubham Society-2, Sur No 1054 1064 Mouje Naroda, Taluka City, Ahmedabad Gujarat -382445	₹ 33,06,079/-	23-08-2024, Physical Possession	₹ 37,96,800/-	₹ 3,79,680/-	12-11-2024 10:00 AM to 4:00 PM
6	Sureshkumar Ishwarlal Sathvara, Manishaben Sureshkumar Sathvara, Sathvara, At-Ganeshpura Savala Ta & Dist-Mehsana Gujarat -384002	20-06-2023	₹ 4,60,702/-	Property Bearing Property 248 Which is Situated in Ganeshpura Pudgam Sim Tahsil & District Mehsana Gujarat -384001	₹ 6,36				