

**KOTAK MAHINDRA BANK LIMITED**  
 Registered Office: 27, 28C, C-27 Block, Sector-29, Connaught Place, New Delhi-110029  
 Branch Office: Kotak Mahindra Bank Limited - 1st Floor, Santal Pore, Near Panch House, Udhana, Gandhinagar, Ring Road, Sector-29, Gandhinagar

**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 under rule 8(5) read with provision to rule 9(1) of the security interest (enforcement) rule, 2002.

Subsequent to the assignment of debt in favour of Kotak Mahindra Bank Limited by "Official Assignee Consumer Finance India Limited" (hereinafter referred to as "CFLI") the authorised officer of Kotak Mahindra Bank Limited (hereinafter referred to as "the Bank") has taken possession of the physical possession of the secured assets under sale, bidder may contact the secured creditor (hereinafter called the secured asset) mortgagee charged to the secured creditor on 03.06.2024.

Notice is hereby given to the borrower (s) and co-borrower (s) in particular and public in general that the bank has decided to take the secured asset through E-auction under the provisions of the Securities Act, 2002 on "As is where is", "As is what is", and "Whatever there is" basis for recovery of Rs. 6,86,467/- (Rupees Eight Lakh Eighty Six Thousand Four Hundred and Sixty Seven only) outstanding as on 07.02.2025 along with future applicable interest till realization, under the loan account no. 15794073; loan availed by Mr. Ashoklal Valabhikhai Vasoya & Mrs. Nayanaben Ashoklal Vasoya as per below details.

Particular	DETAIL
Date of Auction	04.03.2025
Time of Auction	Between 12.00 Pm To 1.00 Pm With Unlimited Extension Of 5 Minutes
Reserve Price	Rs. 7,00,000/- (Rupees Seven Lakh Only)
Earnest Money Deposit (EMD)	Rs. 70,000/- (Rupees Seventy Thousand Only)
Last Date For Submission Of EMD With KYC	03.03.2025 UP TO 6.00 P.M. (IST)

**Description Of The Secured Asset:** All that piece and parcel of property bearing Flat No. B-503, measuring 678 sq. ft. Super built up, building No. "B" under Nagar Co-Operative Housing Society, Limited "B" Reg. No. CH-12248 of 1988 dated 27/04/1988 developed upon land situated in state: Gujarat, District: Surat, Sub-District: Taluka: Chojas, Moje: Bhestan bearing Revenue Survey No. 18/1/B, T.P. Scheme No. 21 Final Plot No. 3.

**Known Encumbrances:** Nil

The borrower's attention is invited to the provisions of sub-section 8 of section 13, of the act, in respect of the time available, to redeem the secured asset.

Borrowers in particular and public in general may please take notice that in case auction scheduled herein fails for any reason whatsoever then secured creditor may enforce security interest by way of sale through private trustee.

In case of any clarification regarding secured assets under sale, bidder may contact the bank's IPR No. (+91-9152219751) for clarifications. Bidder may also contact Mr. Kishore Arora (Mob No. +91722953457) & Mr. Akshai Solanki (Mob No. +91730211930) for clarifications.

For detailed terms and conditions of the sale, please refer to the link <https://www.kotak.com/bank/auktions.html> provided in the bank's website i.e. [WWW.KOTAK.COM/BANK/AUKTIONS.HTML](http://www.kotak.com/bank/auktions.html)

Place/Surat, Date:13.02.2025 For Kotak Mahindra Bank Limited, Authorized Officer

## Advait Energy Transitions Limited

(Formerly known as Advait Infratech Limited)  
 CIN : L45201GJ2010PLC059878

Registered Office : 1st Floor, KIFS Corporate House Ison Ambali Road, Beside Hotel Planet Landmark, Near Ashok Vatika Ahmedabad City, Ahmedabad 380054, Gujarat. • Tel No. : +91 79 48956677 • E-mail:- info@advaitgroup.co.in • Website : www.advaitgroup.co.in

### Statement of Un-audited Financial Results for the Quarter and Nine months ended December 31, 2024 (₹ in Lakhs)

S. No.	Particulars	Standalone						Consolidated					
		For the Quarter Ended			Nine Month Ended			For the Quarter Ended			Nine Month Ended		
		December, 31, 2024 (Unaudited)	September, 30, 2024 (Unaudited)	December, 31, 2023 (Unaudited)	December, 31, 2024 (Unaudited)	December, 31, 2023 (Unaudited)	March, 31, 2024 (Audited)	December, 31, 2024 (Unaudited)	September, 30, 2024 (Unaudited)	December, 31, 2023 (Unaudited)	December, 31, 2024 (Unaudited)	December, 31, 2023 (Unaudited)	March, 31, 2024 (Audited)
1.	Total Income from Operations	9,436.29	4,759.15	7,250.90	20,010.41	14,772.92	20,743.95	9,844.58	4,618.70	7,261.04	20,444.21	14,902.02	20,884.61
2.	Profit/ (Loss) before exceptional and extraordinary items and taxes	1,410.15	710.62	1,032.17	2,883.73	1,908.99	2,875.21	1,349.54	557.66	1,029.24	2,623.98	1,958.23	2,946.20
3.	Profit/(Loss) before taxes (after exceptional and extraordinary items)	1,410.15	710.62	1,032.17	2,883.73	1,908.99	2,875.21	1,349.54	557.66	1,029.24	2,623.98	1,958.23	2,946.20
4.	Profit / (Loss) after taxes(after exceptional and extraordinary items)	1,038.51	557.68	773.01	2,179.35	1,471.21	2,133.46	979.15	402.54	770.08	1,917.10	1,520.45	2,187.99
5.	Total Comprehensive Profit/ (Loss) for the period	941.22	540.94	771.27	2,064.33	1,469.51	2,132.61	882.51	385.80	768.34	1,802.55	1,518.75	2,187.55
6.	Equity Share Capital [Face value of Rs. 10/- each]	1,080.06	1,080.06	1,020.00	1,080.06	1,020.00	1,020.00	1,080.06	1,080.06	1,020.00	1,080.06	1,020.00	1,020.00
7.	Reserve [Excluding revaluation reserve]	-	-	-	-	-	6,426.18	-	-	-	-	-	6,323.70
8.	Basic Earning per share ( In Rs. )	9.80	5.31	7.58	20.56	14.42	20.92	9.23	4.25	7.55	18.47	14.91	21.45
9.	Diluted Earning per share ( In Rs. )	9.74	5.31	7.58	20.44	14.42	20.92	9.17	4.25	7.55	18.36	14.91	21.45

**Notes:**

- The above is an extract of the details format of quarterly and nine months ended financial results as of 31st December 2024 filed with the Stock Exchange under regulation 33 of the SEBI (LODR) Regulations, 2015. The full format of the Financial Results are available on the Stock Exchange website [www.bseindia.com] and on the company website [www.advaitgroup.co.in].
- Figures have been re-grouped/classified to make them comparable to the figures wherever necessary.
- The above unaudited results were reviewed by the Audit Committee and approved by the Board of Directors in the meeting held on 12<sup>th</sup> February, 2025.

**For and on behalf of the Board of Directors of Advait Energy Transitions Limited**  
 Sd/-  
**Shalin Sheth**  
 Managing Director  
 DIN: 02911544

Place : Ahmedabad.  
 Date : 12<sup>th</sup> February, 2025

**Possession Notice (For Immovable Property) Rule 8-(1)**

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

Name of the Borrower(s)/Co-Borrower(s)	Description of the Secured Asset (Immovable Property)	Total Outstanding Dues (Rs.)	Date of Demand Notice	Date of Possession
Mr. Hardikumar Anilbhai Moradia, Mrs. Rupalben Hardikumar Moradia, Prospect No. IL10255154	All that piece and parcel of Residential Unit Located At Pravej Park, Street No. A, Plot No. 82 Pakaj, Ne Bahuchar Park, Opp. Bajrang Hall, Off. Mahendrasing Hal, Village : Trapar, Tal. : Morbi, Dist. : Morbi, 363642, Area Admeasuring (IN SQ FT) : Property Type: Land Area, Built Up Area Carpet Area, Property Area: 712.00, 530.70, 461.50	₹ 2,005,362.00/- (Rupees Twenty Lakh Five Thousand Three Hundred and Sixty Two Only)	18/11/2024	10/02/2025

For further details please contact to Authorized Officer at Branch Office: 407, 4th Floor, The Imperia, Opp. Shashtri Maidan, Above Federal Bank, Nr Axis Bank, Rajkot-360001 or Corporate Office: IIFL Tower, Plot No. 98, Udyog Vihar, Ph-IV Gurgaon, Haryana  
 Place : Morbi ; Date : 13.02.2025 Sd/- Authorized Officer, For IIFL Home Finance Ltd.

**Union Bank of India** Asset Recovery Branch, Ahmedabad, 1st Floor, Rangoli Complex, Opp. V S Hospital, Ashram Road, Ellisbridge, Ahmedabad-380006

**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 provision to Rule 8(6) / 9(1) of the Security Interest (Enforcement) Rule, 2002

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor (s) that the below described immovable property mortgaged / charged to the Secured Creditor, the Physical/Symbolic possession of which has been taken by the Authorized Officer of Union Bank of India (Secured Creditor), will be sold on "As is where is", "As is what is" and "Whatever there is" on the date mentioned below, for recovery of dues as mentioned hereunder to Union Bank of India from the below-mentioned Borrower(s) & Guarantor(s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder.

**DATE AND TIME OF E-AUCTION - 28.02.2025 (Friday) from 12:00 p.m. to 05:00 p.m.**

Sr.No.	Branch Name, Address & Contact No.	Name of the Borrower & Guarantor/s	Amount due	Reserve Price and EMD & Bid Increase Amount
1	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex, Opp. V S Hospital, Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person : Mr. Amit Kumar Sinha at Mobile No. 7800221183	M/S. MD Oils, Mr. Mukendra Dhasrathal Modi, Mrs. Jyotsnaben Mukendra Modi	Rs. 1,02,99,464.29 (Rupees One Crore Two Lakhs Ninety Nine Thousand Four Hundred Sixty Four and Paise Twenty One Only) as on 30.09.2024 and further interest at contractual rate & cost from 01.10.2024.	Property No. 1: Reserve Price : Rs. 21,70,000/- (Rupees Twenty One Lakh Seventy Thousand Only) EMD : 2,17,000/- (Rupees Two Lakh Seventy Thousand Only), Bid. In. : Rs. 21,700/-
2	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex, Opp. V S Hospital, Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person : Amit Kumar Sinha at Mobile Number - 7800221183	Sh. Dilipkumar Kaniyalal Sharma	Rs. 35,93,622.96 (Rupees Thirty Five Lakhs Ninety Three Thousand Six Hundred Twenty Two and Paise Ninety Six Only) as on 30.06.2024 and further interest at contractual rate & cost from 01.07.2024	Property No. 2: Reserve Price : Rs. 13,19,000/- (Rupees Thirteen Lakhs Nineteen Thousand Only) EMD : 1,31,900/- (Rupees One Lakh Thirty One Thousand Nine Hundred Only) Bid. In. : Rs. 13,200/-
3	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex, Opp. V S Hospital, Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person : Amit Kumar Sinha at Mobile Number - 7800221183	Sh. Subhashchandra Kailashbhai Kansara Ms. Pujaben Subhashchandra Kansara	Rs. 34,82,705.48 (Rupees Thirty Four Lakhs Eighty Two Thousand Seven Hundred Five and Paise Forty Eight Only) as on 30.09.2024 and further interest at contractual rate & cost from 01.10.2024	Property No. 3: Reserve Price : Rs. 11,63,000/- (Rupees Eleven Lakhs Sixty Three Thousand Only) EMD : Rs. 1,16,300/- (Rupees One Lakh Sixteen Thousand Three Hundred Only), Bid. In. : Rs. 11,630/-
4	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex, Opp. V S Hospital, Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person : Mr. Amit Kumar Sinha at Mobile No. 7800221183	M/s Gotiz Healthcare Limited (Borrower), Ms. Roshni Rajendra Goti (Guarantor), Ms. Kailashben Rameshbhai Goti (Guarantor), Mr. Amit Vinubhai Goti (Guarantor), Mr. Rajendra Mayjibhai Goti (Guarantor),	Rs. 4,78,25,501.33 (Rupees Four Crores Seventy Eight Lacs Twenty Five Thousand Five Hundred One and Paise Thirty Three Only) as on 30.09.2024 and further interest at contractual rate & cost from 01.10.2024.	Property No. 4: Reserve Price : 80,01,000/- (Rupees Eighty Lacs One Thousand Only) EMD : Rs. 8,00,100/- (Rupees Eight Lacs One Hundred Only), Bid. In. : Rs. 80,010/-
5	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex, Opp. V S Hospital, Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person : Mr. Amit Kumar Sinha at Mobile No. 7800221183	M/s. Star Enterprise (Borrower), Mr. Moiz Kadarbhai Rupawala (Proprietor), Mr. Mohammed Arif J. Chhaviwala (Guarantor), Mrs. Shafurabanu Y. Imamwala (Guarantor)	Rs. 1,58,33,455.61 (Rupees One Crore Fifty Eight Lacs Thirty Three Thousand Four Hundred Fifty Five and paise Sixty One Only) as on 31.09.2024 and further interest at contractual rate & cost from 01.10.2024.	Property No. 5: Reserve Price : 54,83,700/- (Rupees Fifty Four Lacs Eighty Three Thousand Seven Hundred Only) EMD : Rs. 5,48,370/- (Rupees Five Lacs Forty Eight Thousand Three Hundred Seventy Only), Bid. In. : Rs. 54,840/-
6	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex, Opp. V S Hospital, Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person : Mr. Ranjan Kumar Mishra, Mo: 7897819229	M/s. Space International, Prop. Mr. Jay Chandrakant Mehta	Rs. 80,22,472.22 (Rupees Eighty Lakhs Twenty Two Thousand Four Hundred Seventy Two and Paise Twenty Two) as on 30.09.2024 and further interest at contractual rate & cost from 01.10.2024	Property No. 6: Reserve Price : Rs. 5,75,000/- (Rs. Five Lakhs Seventy Five Thousand Only) EMD : 57,500/- (Rupees Fifty Seven Thousand Five Hundred Only) Bid. In. : Rs. 5750/- Property No. 7: Reserve Price : Rs. 5,75,000/- (Rs. Five Lakhs Seventy Five Thousand Only) EMD : 57,500/- (Rupees Fifty Seven Thousand Five Hundred Only) Bid. In. : Rs. 5750/-
7	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex, Opp. V S Hospital, Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person : Mr. Amit Kumar Sinha at Mobile No. 7800221183	M/s Manoj Builders Proprietor/Partner/Guarantor : Shri Manojsinh Vijaysinh Parmar, Shri Kiransinh Vijaysinh Parmar	Rs. 2,85,92,662.16 (Rupees Two Crores Eighty Five Lakhs Ninety Two Thousand Six Hundred Sixty Two and Paise Sixteen Only) as on 30.09.2024 and further interest at contractual rate & cost from 01.10.2024.	Property No. 8: Reserve Price : Rs. 37,50,000.00 (Rs. Thirty Seven Lakhs Fifty Thousand Only) EMD : Rs. 3,75,000.00 (Rs. Three Lakhs Seventy Five Thousand Only) Bid. In. : Rs. 37,500.00 Property No. 9: Reserve Price : 42,90,000.00 (Rs. Forty Two Lakhs Ninety Thousand Only) EMD : Rs. 4,29,000.00 (Rs. Four Lakhs Twenty Nine Thousand Only) Bid. In. : Rs. 43,000.00
8	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex, Opp. V S Hospital, Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person : Mr. Amit Kumar Sinha at Mobile No. 7800221183	M/s. Jaigath Enterprise Shri Komil Modi	Rs. 23,78,711.12 (Rupees Twenty Three Lakhs Seventy Eight Thousand Seven Hundred Eleven and Paise Twelve) as on 30.09.2024 and further interest at contractual rate & cost from 01.10.2024.	Property No. 10: Reserve Price : Rs. 1,77,000.00 (Rs. Seventeen Lakhs Seventy Thousand Only) EMD : Rs. 1,77,000.00 (Rupees One Lakh Seventy Seven Thousand Only) Bid. In. : Rs. 17,700.00
9	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex, Opp. V S Hospital, Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person : Mr. Amit Kumar Sinha at Mobile No. 7800221183	Smt. Nishaben Nijalkumar Patel Sh. Nijalkumar Hamukhbhai Patel	Rs. 37,54,791.38/- (Thirty Seven Lakhs Fifty Four Thousand Seven Hundred Ninety One and Paise Thirty Eight Only) as on 30.09.2024 and further interest at contractual rate & cost from 01.10.2024	Property No. 11: Reserve Price : Rs. 13,04,400/- (Rupees Thirteen Lakhs Four Thousand Four Hundred Only) EMD : Rs. 1,30,440/- (Rupees One Lakh Thirty Thousand Four Hundred Forty Only) Bid. In. : Rs. 13,050/-
10	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex, Opp. V S Hospital, Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person : Amit Kumar Sinha at Mobile Number - 7800221183	Smt. Nishaben Patel Sh. Laxmikant Govindbhai Patel	Rs. 39,86,794.61/- (Rupees Thirty Nine Lakhs Eighty Six Thousand Seven Hundred Ninety Four and Paise Sixty One Only) as on 30.09.2024 and further interest at contractual rate & cost from 01.10.2024	Property No. 12: Reserve Price : Rs. 21,80,600/- (Rupees Twenty One Lakhs Eighty Thousand Six Hundred Only) EMD : Rs. 2,18,060/- (Rupees Two Lakh Eighteen Thousand Sixty Only) Bid. In. : Rs. 21,810/-
11	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex, Opp. V S Hospital, Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person : Mr. Amit Kumar Sinha at Mobile No. 7800221183	Sh. Ramchandra Kailashbhai Shah Sh. KailashprasadKishanbhai Shah	Rs. 34,32,567.46 (Rupees Thirty Four Lakhs Thirty Two Thousand Five Hundred SixtySeven and Paise FourtySix) as on 30.09.2024 and further interest at contractual rate & cost from 01.10.2024	Property No. 13 Reserve Price : Rs. 11,63,000/- (Rupees ElevenLakhs Sixty Three Thousand Only) EMD : Rs. 1,16,300/- (Rupees One Lakh Sixteen Thousand Three Hundred Only) Bid. In. : Rs. 11,630/-

**Contact Details : Amit Kumar Sinha at Mobile Number - 7800221183**

This may also be treated as statutory 15 days sale notice u/r 8(6) / 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower(s) and guarantor(s) of the above said loan, about the holding of E-Auction Sale on the above mentioned date.

**Date and Time of inspection for properties : as per consultation with Branch Manager.**

For detailed terms and condition of the sale, please refer to the link provided in <https://www.unionbankofindia.co.in> and <https://baanknet.com> For Registration and Login and Bidding Rules visit <https://baanknet.com>

**Date : 10.02.2025, Place : Ahmedabad** **Authorised Officer, Union Bank of India**