

**IndusInd Bank** POSSESSION NOTICE (FOR IMMOVABLE PROPERTY) RULE 8(1)

Whereas the undersigned being the Authorized Officer of the INDUSIND BANK LTD under the Securitization 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 9 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 30.10.2023 calling upon the borrowers (1) M/S. DARPAN TRADERS, (2) MR. VIPUL INDIAL SHAH, (3) MRS. SHAH DIPABEN VIPULBHAI, (A/C # GRM00042N & GRM00154N) to repay the amount mentioned in the notice i.e. As On Date: 30/09/2023 of Rs. 57,48,537.22/- within 60 days from the date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken physical possession of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with Rule 9 of the said Rules on this 08th day of December of the year 2024.

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the INDUSIND BANK LTD for an amount of Rs. 64,24,103.57/- (Rs. 57,54,914.87/- on Loan A/C# GRM00042N & Rs. 6,69,188.70/- on Loan A/C # GRM00154N) as on 05th day of December of the year 2024 and interest thereon.

**Description of the Immovable Property**

All That Piece And Parcel Constructed Commercial Property Measuring 31.95 Sq. Mtrs. Situated At City Survey Ward No. 3 P Sheet No. 159 City Survey No. 620 P Rameshwar Complex P Shop No. 02 On The First Floor At Morbi (GJ) Which Is Bounded As Follows. North: Others Office, Stairs, South: Shop No.1, East: Balcony Then Road, West: Common Stairs & Shop No. 3.

**Place :** Morbi **Authorized Officer IndusInd Bank Ltd.**  
**Date :** 08/12/2024 **Mr. Abhishek Biswas**

**IDFC FIRST Bank Limited** POSSESSION NOTICE (For immovable property)

Whereas the undersigned being the Authorized Officer of the IDFC FIRST Bank Limited (erstwhile IDFC FIRST Limited and amalgamated with IDFC Bank Limited) under the Securitization 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 issued a demand notice dated 14.09.2023 calling upon the borrower, co-borrowers and guarantors 1. SHAIKH MOHAMMED ZAKIR, 2. SHEKH SHABNAM, to repay the amount mentioned in the notice being Rs. 6,48,748.72/- (Rupees Six Lac Forty Eight Thousand Seven Hundred Forty Eight And Seventy Two Paise Only) as on 14.09.2024, within 60 days from the date of receipt of the said Demand Notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken Symbolic Possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 6 of the Security Interest (Enforcement) Rules, 2002 on this 05<sup>th</sup> day of Dec 2024.

The borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the IDFC FIRST Bank Limited (erstwhile IDFC FIRST Limited and amalgamated with IDFC Bank Limited) for an amount of Rs. 6,48,748.72/- (Rupees Six Lac Forty Eight Thousand Seven Hundred Forty Eight And Seventy Two Paise Only) and interest thereon.

The borrower's attention is invited to provisions of sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

**DESCRIPTION OF THE IMMOVABLE PROPERTIES.**

All That Piece And Parcel of Immovable Property Bearing Plot No. 34 (As Per New Revenue Survey No/Block No. 327) Admeasuring 40.00 Sq. Mts., Along With 25.54 Sq. Mts. Undivided Share In The Land Of Road & Cop Top Admeasuring 65.54 Sq. Mts. in 'Namrata Park', Situated at Old Revenue Survey No. 9, 5/A & 5, Block No. 251, 252 & 247/1, As Per Block No. 247/1, of Moje Village Anand, Tal: Hansot, Dist: Bharuch, Gujarat-392110, And Bounded As: East: Plot No. 43, West: Society Road North: Plot No. 33 South: Plot No. 35

**Date :** 05-12-2024 **Sd/- Authorized Officer**  
**Place :** GUJARAT **IDFC FIRST Bank Limited**  
**Loan Account No:** 40109571 **(erstwhile IDFC FIRST Limited and amalgamated with IDFC Bank Limited)**

**IDFC FIRST Bank Limited** POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

Whereas the undersigned being the Authorized Officer of the IDFC FIRST Bank Ltd has taken the Possession u/s 13(4) of the Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (The SARFAESI Act, 2002) of the property being All That Piece And Parcel Of An Immovable Property Bearing F-Type, Plot No. 42, Admeasuring 42.63 Sq. Mtrs., Along With 34.83 Sq. Mtrs. Undivided Share In The Land Of Road & C.O.P., in "Radhe Residency Part-2", Situated At Revenue Survey No. 285/1, 2 Paiki 284/1+2, Block No. 417, 418 (New Bloc No. 417) Of Moje Village Mulad, Taluk: Olpad, District: Surat, Gujarat-394110, And Bounded As-East: Plot No. 43, West: Plot No. 41, North: Plot No. 54 & South: Society Road (The "Secured Asset") with respect to Loan Account No. 75994928 of Arvindbhai Mangalbhai Parmar & Kallabhai Arvindbhai Parmar, (Borrowers). The Authorized Officer has received an expression of interest from a prospective purchaser towards purchase of the above mentioned Secured Asset under the SARFAESI Act. Now, the Authorized Officer is hereby giving the Notice to Sale of the aforesaid property by Private Treaty in terms of rule 8 and 9 of the Security Interest (Enforcement) Rules 2002. The Sale will be in "AS IS WHERE IS BASIS AND AS IS WHAT IS BASIS".

**Mortgaged Property Address** All That Piece And Parcel Of An Immovable Property Bearing F-Type, Plot No. 42, Admeasuring 42.63 Sq. Mtrs., Along With 34.83 Sq. Mtrs. Undivided Share In The Land Of Road & C.O.P., in "Radhe Residency Part-2", Situated At Revenue Survey No. 285/1, 2 Paiki 284/1+2, Block No. 417, 418 (New Bloc No. 417) Of Moje Village Mulad, Taluk: Olpad, District: Surat, Gujarat-394110, And Bounded As-East: Plot No. 43, West: Plot No. 41, North: Plot No. 54 & South: Society Road

**Reserve Price** Rs. 730000.00/- (Rupees Seven Lakhs Thirty Thousand)

**Auction date of Private Treaty** 27-December-2024

The Borrower and Co Borrower are hereby notified to pay the sum as mentioned in the demand notice i.e. Rs. 1302908.09/- (Rupees Thirteen Lakhs Two Thousand Nine Hundred Eight and Paise Nine Only) along with interest and ancillary expenses before 27-December-2024, failing which the property will be sold by Private Treaty.

**Date :** 11-12-2024 **Sd/- Authorized Officer**  
**Place :** Surat **IDFC FIRST Bank Limited**

**Bank of Baroda** POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

Whereas, the undersigned being the Authorized Officer of Bank of Baroda, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred upon me under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice dated 23.09.2024 calling upon the Borrowers / Guarantors / Mortgagees Mrs. Jyotika Hardik Valand to repay the amount mentioned in the notice being Rs. 23,41,615.30 (Rupees Twenty Three Lac Forty One Thousand Six Hundred Fifteen and Thirty Paise Only) as on 23.09.2024 payable with further interest and expenses within 60 days from the date of receipt of the said notice.

The Borrowers / Guarantors / Mortgagees having failed to repay the amount, notice is hereby given to the Borrowers / Guarantors / Mortgagees and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on me under Section 13(4) of the said Act read with Rule 8 of the said rules on this 07<sup>th</sup> Day of December of the year 2024.

The Borrower's attention is invited to provision of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

The Borrowers / Guarantors / Mortgagees in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Bank of Baroda, for an amount of being Rs. 24,43,136/- (Rupees Twenty Four Lac Forty Three Thousand One Hundred and Thirty Six Only) as on 07.12.2024 plus interest and charges thereon.

**DESCRIPTION OF THE IMMOVABLE PROPERTY**

All Piece and Parcel of Mortgaged Residential Property Flat No. 32, Third Floor, "Pushpak Apartment", Adm. 61.98 Sq. mtr. i.e. 667 Sq.ft. undivided Land Adm. 37.47 Sq. Mtr. i.e. 414 Sq. Ft., R.S. No. 291/2, T.P. Scheme No. 1, FF No. 10, Total Adm. 1560 Sq. mtr., Mouje - Sama, Registration District and Sub District - Vadodra, Gujarat, in the name of Jyotika Hardik Valand and said property bounded as under - East : Common Passage, West : Open Space of Apartment, North : Flat No. 33, South : Flat No. 31.

**Date :** 07.12.2024, **Place :** Vadodra **Authorized Officer, Bank of Baroda**

**Utkarsh Small Finance Bank** (A Scheduled Commercial Bank)

**Zonal Office:** Rupa Sapphire, 17st Floor, Plot No.12, Sector 18, Opp. Sanpada Rly. Station, Vashi, Navi Mumbai-400 705. **Registered Office:** Utkarsh Tower, NH - 31 (Airport Road), Sehmalpur, Kazi Sarai, Harhua, Varanasi, UP-221 105.

**POSSESSION NOTICE FOR IMMOVABLE PROPERTY**

Notice is hereby given under the Securitization and Reconstruction of Financial Assets and Enforcement (Security) Interest Act, 2002 and in exercise of powers conferred under Section 13(12) read with Rule 3 of Security Interest (Enforcement) Rule, 2002, the Authorized Officer issued Demand Notices on the dates mentioned against each account calling upon the borrowers to repay the amounts within 60 days from the date of receipt of the said notices.

The borrowers having failed to repay the amounts, notices are hereby given to the under-noted borrowers and the public in general that the undersigned has taken possession of the properties described hereinbelow in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on the dates mentioned against each account.

The borrowers in particular and the public in general are hereby cautioned not to deal with the properties and any dealing with the properties will be subject to the charge of **UTKARSH SMALL FINANCE BANK LIMITED** for the amounts and interests thereon mentioned against each account hereinbelow.

The attention of the borrowers detailed hereunder is invited to the provisions of subsection (8) of the Section 13 of the Act, in respect of time available, to redeem the secured assets.

Sr. No.	Name of the Branch	Name of the Account	Name of the Borrower/ Guarantor (Owner of the Property)	Date of Demand Notice	Date of Possession Notice	Amount Outstanding as on the date of Demand Notice
1	Surat, Gujarat	Mr. Gulam Husain S Khan	Mr. Gulam Husain S Khan (Borrower/Mortgagor) & Mrs. Khan Abdul Kadir (Co-Borrower & Mortgagor)	17/08/2024	06/12/2024	₹ 27,32,175.03/-

**Description of Property/ies:** All that piece & parcel of Non-Agricultural plot of land in Mouje Ubiyadara lying bearing land bearing Block No 118, admeasuring 15884.00 Sq Mts, Known as "SHEELALEKH RESIDENCY" Paiki Plot No 88, admeasuring 58.74 Sq Mts, Open Plot & Road Undivided Share of Land admeasuring 11.26 Sq Mts, Total admeasuring 70.00 Sq Mts at Registration District & Sub District Ankleshwar, District-Bharuch Boundaries bounded by - East: Soc Road, West: Plot No 89 North: Plot No 87, South: Soc Road.

**Date:** 11/12/2024 **Sd/- (Authorized Officer)**  
**Place:** Surat **Utkarsh Small Finance Bank Ltd.**

**TYGER HOME FINANCE** DEMAND NOTICE UNDER SECTION 13(2) OF THE SARFAESI ACT, 2002

You the below mentioned Borrower, Co-borrower(s) / Guarantor have availed loan's facility(ies) have availed loan's facility(ies) from **Tyger Home Finance Private Limited** (formerly known as M/s. Adani Housing Finance Pvt Ltd vide Certificate of Incorporation dated 6th June 2024, issued by the Office of the Registrar of Companies, Ministry of Corporate Affairs, herein after refer to "THFPL") by mortgaging your immovable properties (Securities). Consequent to your defaults your loans were classified as non-performing assets. **Tyger Home Finance Private Limited** for the recovery of the outstanding dues, issued demand notice under Section 13(2) of The Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 (The Act), the contents of which are being published herewith as per Section 13(2) of the Act read with rule 3(1) of the Security Interest (Enforcement) Rules, 2002

Name of the Borrower / Co-Borrower / Guarantor / Loan Account No. / Old Loan Account No.	Mortgage Property Address	Demand Notice Date / O/s Amount / O/s Date
<b>Bharat Kumar Laxmanbhai Khan / Hetal Ben Khan/ Monaben Rajput / 800HL001113234</b>	All that piece and parcel of land along with structure standing there on being the Residential Property of Mouje Davi Property No. 339 situated at Davi within the limits of Davi Group Gram Panchayat, Ta. Modasa, Dist. Aravalli, State - Gujarat (Total Admeasuring 45 x 100 Approximate, i.e) Which is bounded as under - East- Road West- House of Bhihkhavai Ravabhai Prajapati North- Agree land of Ajitbhai Jansvanbhai Makwana South- Road	14-Nov-24 Rs. 1099973/- As on Date 14-Nov-24
<b>Manubhai Karshnbhai Khambhala / Minaben M Khambhala / 801HL001061756/801 HL_001071631</b>	All that piece and parcel of the Property of Plot No. 18 Paiki, North side land admeasuring 88.19 Sq. mtr with house there on bearing Wadhwan revenue Survey No. 2002 Paiki of Surendranagar T.P Scheme no. 2, O.P No. 12 and Final Plot No. 40, situated at area known as Anand Baug society near Desai Bhagata's Vav at Surendranagar, Ta - Wadhwan, Dist - Surendranagar within municipal limits of Surendranagar Dudhrej Wadhwan Municipality. Which is bounded as under - East- Road West- Plot No. 17 North- Plot No. 15 South- This Plot Paiki other Property	14-Nov-24 Rs. 1752510 (874663 + 877847)/- As on Date 14-Nov-24
<b>Prakashbhai Damibhai Gondaliya / Sohamb Prakashbhai Gondaliya/ Bhavanaben Prakashbhai Gondaliya / 801HL L001129380/8010 HL001129363</b>	All that piece and Parcel of Immovable Property Comprising of Flat bearing No. 103, having Built up area Collectively admeasuring 31.585 Sq. mt on the 1st Floor of Wing-C, of the Low rise residential building Named Sagr Residency Constructed on N.A Land Collectively admeasuring 984.13 Sq. mtr of PlotNo.10, 1 to 13 lying and Situated at Revenue Survey No. 70 of Village Mavdi of Rajkot District. Which is bounded as under - East- Flat Number 102 West- Margin Then Road North- Margin Space then Road South- Main Entrance stair then Common Passage	14-Nov-24 Rs. 1528429 (650855 + 967853)/- As on Date 14-Nov-24

You the Borrower/s and Co-borrowers/Guarantor are therefore called upon to make payment of the above mentioned demanded amount with further interest as mentioned herein above in full within 60 days of this notice failing which the undersigned shall be constrained to take action under the act to enforce the above-mentioned securities. Your attention is invited to provisions of sub-section (8) of section 13 of the act by virtue of which you are at liberty to redeem the secured asset within period stipulated in the aforesaid provision. Please note that as per section 13(13) of the said act, you are restrained from transferring the above-referred securities by way of sale, lease or otherwise without our consent.

**Place :** Gujarat **For Tyger Home Finance Pvt. Ltd.**  
**Date :** 11/12/2024 **Sd/- Authorized Officer**

**ICICI Home Finance** Corporate Office: ICICI Home Finance Company Limited ICICI HFC Tower, Andheri - Kuria Road, Andheri (East), Mumbai - 400059, India

**Branch Office:** Shop No.106, 1st Floor, Shree Ram Shikhar, New Station Road, Anand - 388001

**Branch Office:** ICICI Home Finance, Second Floor, 205, K. Tower, Hanuman Tekri, Above ICICI Bank, Palanpur - 385001

**Branch Office:** 4th Floor, 410, Old Apple Hospital, Udhna Darwaja, Surat - 395022

**Branch Office:** 4th Floor, Office No.436-443 Emerald One, Vinward Business Park, Jetpur Road, Vadodra, Gujarat - 390020

**Notice for sale of immovable assets**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso 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 described immovable property mortgaged/charged to the Secured Creditor, the Possession of which has been taken by the Authorized Officer of ICICI Home Finance Company Ltd., will be sold on "As is where is", "As is what is", and "Whatever there is", as per the brief particulars given hereunder:

Sr. No.	Name of Borrower(s) / Co-Borrower(s) / Guarantor(s) / Legal Heirs. / Loan Account No.	Details of the Secured asset(s) with known encumbrances, if any	Amount Outstanding	Reserve Price / Earnest Money Deposit	Date and Time of Property Inspection	Date and Time of Auction	One Day Before Auction Date	SARFAESI Stage
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
1.	Harjani Pravinbhai (Borrower) Kapilaben (Co-Borrower) / Loan Account No. LHAND00001367935 & LHAND00001367940	House No. 64, Nishant Residency, Revenue survey No. 117/2/A, SP No. 64, Village, Hadgaod, Tal: Anand, Dist: Anand - 388001	Rs. 18,00,807/-	Rs. 17,59,806/-	December 20, 2024 11:00 AM to 03:00 PM	December 27, 2024 02:00 PM to 03:00 PM	December 26, 2024 before 05:00 PM	Physical Possession
2.	Padhnyar Eshan Himanshu Padhnyar (Borrower) Himanshu Bhikhabhai Padhnyar (Co-Borrower) Sonal Himanshubhai Padhnyar (Co-Borrower) / Loan Account No. LHMEH00001423112 & LHMEH00001423115	Plot No. 09 paiki North side, C.S. NO-9781. (As per site Property No. 15), Near Mansarovar Society, Near Mansarovar Residency, Mansarovar Lake road, Palanpur-385001	Rs. 16,99,908/-	Rs. 16,50,132/-	December 20, 2024 11:00 AM to 03:00 PM	December 27, 2024 02:00 PM to 03:00 PM	December 26, 2024 before 05:00 PM	Physical Possession
3.	Keshav Tejira Divekar (Borrower) Mangal Keshav Divekar (Co-Borrower) Loan Account No. LHSUR00001415380	Block No. 247, Aaradhna Green Land, paiki plot No. 279, as per KJP Block No. 247/279, Moje Jalva, Poisana, Surat, Gujarat	Rs. 15,36,320/-	Rs. 8,96,404/-	December 20, 2024 11:00 AM to 03:00 PM	December 27, 2024 02:00 PM to 03:00 PM	December 26, 2024 before 05:00 PM	Physical Possession
4.	Ronak Bhatt (Borrower) Parulben Bhatt (Co-Borrower) / Loan Account No. LHAND00001358003	House No. 130, R S No. 1081/Paiki 3/ Paiki 1 + 1082/2/ Paiki 1 + 1081/3/ Paiki 3 + 1082/1 + 1082/2, Triveni Sangam Residency, Mouje Bakrol, Registration Sub-District Anand & District Anand, Gujarat	Rs. 22,62,123/-	Rs. 25,83,981/-	December 20, 2024 11:00 AM to 03:00 PM	December 27, 2024 02:00 PM to 03:00 PM	December 26, 2024 before 05:00 PM	Physical Possession
5.	Ravi Thakur (Borrower) Urmi Devi (Co-Borrower) Sanjaykumar N Sharma (Guarantor) / Loan Account No. LHSUR00001302328	Plot No. 203, 2nd floor, Nikanth Avenue, Block No. 295, Sakrapur Housing Society, Paiki Northside Plot No. 32, 33, 37, 38, Mouje Kareli, Surat	Rs. 162,54,140/-	Rs. 54,140/-	December 20, 2024 03:00 PM	December 27, 2024 03:00 PM	December 26, 2024 before 05:00 PM	Physical Possession
6.	Satishbhai Gopalbhai Rothod (Borrower) Mayoben Satishbhai Rothod (Co-Borrower) / Loan Account No. LHBRD00001500478 & LHBRD00001506119	Flat No. B-5/404, 4th floor of Tower B-5, Sun Classic, R S No. 531, Block No. 355/1, R P Scheme No. 2, Old Block No. 354 Paiki, R S No. 533, Block No. 355/1, Mouje uprara, Vadodra, Gujarat	Rs. 19,83,162/-	Rs. 18,83,250/-	December 20, 2024 03:00 PM	December 27, 2024 02:00 PM to 03:00 PM	December 26, 2024 before 05:00 PM	Physical Possession
7.	Harishbhai Vinubhai Patel (Borrower) Falguniben Patel (Co-Borrower) / Loan Account No. LHAND00001464184	Flat No.401, 4th Floor, Avdhut A Tower, Gyananand Greens, R S No. 570 Paiki 2, R P Scheme No. 2, Old F. P. No. 12, New No. 14 Paiki Mouje Soyajipura, Dist. Vadodra, Gujarat 390019.	Rs. 13,16,889/-	Rs. 10,82,889/-	December 20, 2024 11:00 AM to 03:00 PM	December 27, 2024 02:00 PM to 03:00 PM	December 26, 2024 before 05:00 PM	Physical Possession

The online auction will be conducted on website (URL Link-auctions.saml.in) of our auction agency Shiram Automall India Ltd. The Mortgagor's notice are given a last chance to pay the total dues with further interest till December 26, 2024 before 05:00 PM else these secured assets will be sold as per above schedule.

The Prospective Bidder(s) must submit the Earnest Money Deposit (EMD) RTGS/ Demand Draft (DD) (Refer Column E) at ICICI Home Finance Company Limited Branch Office Address mentioned on top of the article on or before December 26, 2024 before 04:00 PM. The Prospective Bidder(s) must also submit signed copy of Registration Form & Bid Terms and Conditions form at ICICI Home Finance Company Limited Branch Office Address mentioned on top of the article on or before December 26, 2024 before 05:00 PM. Earnest Money Deposit Demand Draft (DD) should be from a Nationalized/Scheduled Bank in favor of ICICI Home Finance Company Ltd. - Auction payable at the branch office address mentioned on top of the article.

For any further clarifications with regards to inspection, terms and conditions of the auction or submission of tenders, kindly contact ICICI Home Finance Company Limited on 9920807300.

The Authorized Officer reserves the right to reject any or all the bids without furnishing any further reasons.

For detailed terms and conditions of the sale, please visit <https://www.icicifin.com>

**Date:** December 11, 2024 **Authorized Officer, ICICI Home Finance Company Limited,**  
**Place:** Anand, Palanpur, Surat, Vadodra **CIN Number:- U65922MH1999PLC120106**

**CFM ASSET RECONSTRUCTION PRIVATE LIMITED** REGISTERED OFFICE : Block no. A/1003, West Gate, Near YMCA Club, Sur No. 835/1+3, S. G. Highway, Makbara, Ahmedabad - 380051, Gujarat.

**CORPORATE OFFICE :** 1ST FLOOR, WAKEFIELD HOUSE, SPROTT ROAD, BALLAROD ESTATE, MUMBAI - 400038.

**E-MAIL :** info@cfmarc.in, sweta\_rana@cfmarc.in, anil\_mishra@cfmarc.in

**CONTACT :** 022 - 40055282.

**CFM** thoughtful regeneration

**APPENDIX IV-A** [See proviso to rule 8 (6)]  
**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY**

E-auction Sale Notice for the sale of immovable assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso 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 described immovable property (Secured Asset) mortgaged / charged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of CFM Asset Reconstruction Pvt. Ltd. (acting in its capacity as a Trustee of CFMARC Trust - 1 IHFL "The Secured Creditor") will be sold on "As is where is basis", "As is what is basis", "Whatever there is basis", and "No recourse basis" on 13.01.2025 for recovery of Rs. 35,59,804/- (Rupees Thirty Five Lakh Fifty Nine Thousand Eight Hundred Four only) i.e. Rs. 1,77,502/- (Rupees One Lakh Seventy Seven Thousand Five Hundred Two only) pending towards Loan Account No. HHEBAR00324908, and Rs. 33,82,302/- (Rupees Three Lakh Eighty Two Thousand Three Hundred Two only) pending towards Loan Account No. HHLBAR00287963, by way of outstanding principal, arrears (including accrued late charges) and interest till 19.11.2024 with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. 20.11.2024 along with legal expenses and other charges due to the Secured Creditor from PRAKASHKUMAR M. PRAJAPATI @ ALIAS PRAKASHKUMAR MOHANBHAI PRAJAPATI and PRAJAPATISONALBEN PRAKASHBHAI.

The reserve price of the properties and the earnest money deposit is given below -

DESCRIPTION OF SECURED PROPERTY :	REGISTRATION DISTRICT VADODARA, SUB-DIST. VADODARA, MOUJE GAM UNDERA, BEARING R. S. NO. - 364, ADMEASURING 10421 SQ. MTRS. OF LAND AFTER GETTING PERMISSION FROM URBAN DEVELOPMENT AUTHORITY, UNDER SCHEME KNOWN AS "ESHANYA FLORENZA", TOWER - D, FLAT NO. D - 302 ON THE THIRD FLOOR, HAVING BUILT-UP AREA 77.2 SQ. MTRS. THE PROPERTY IS BOUNDED AS FOLLOWS : EAST : FLAT NO. D-303 NORTH : REVENUE SURVEY No. 366 WEST : FLAT NO. E-303 SOUTH : FLAT NO. D-301
<b>SECURED DEBT :</b>	Rs. 35,59,804/- (Rupees Thirty Five Lakh Fifty Nine Thousand Eight Hundred Four only) i.e. Rs. 1,77,502/- (Rupees One Lakh Seventy Seven Thousand Five Hundred Two only) pending towards Loan Account No. HHEBAR00324908, and Rs. 33,82,302/- (Rupees Three Lakh Eighty Two Thousand Three Hundred Two only) pending towards Loan Account No. HHLBAR00287963 as on 19.11.2024 together with further interest, other costs, and expenses thereon due and payable till the final payment.
<b>RESERVE PRICE (RP) :</b>	Rs. 18,00,000/- (Rupees Eighteen Lakh only)
<b>INSPECTION :</b>	Visit on request
<b>TIME :</b>	Time : 04.00 P.M. to 05.00 P.M.
<b>DATE :</b>	Date : 13.01.2025
<b>PLACE :</b>	E-Auction / Bidding through website ( <a href="http://www.auctionfocus.in">www.auctionfocus.in</a> )
<b>LAST DATE AND TIME FOR BID SUBMISSION :</b>	On or before 5:00 P.M. on 12.01.2025
<b>EMD :</b>	Rs. 1,80,000/- (Rupees One Lakh Eighty Thousand only)
<b>CONTACT :</b>	0124-6910910, +91 7065451024

**Encumbrances if any :** Not known to the secured creditor

For detailed terms & conditions of the sale, please refer to the link provided in Secured Creditors website i.e. <https://www.cfmarc.in> for detailed terms & conditions of e-auction / sale of respective properties and other details before submitting their bids for taking part in the e-auction. Bidders may also visit the website to [www.auctionfocus.in](http://www.auctionfocus.in) in contact No. 0124-6910910, +91 7065451024. E-mail id: [auctionhelpline@sammanacapital.com](mailto:auctionhelpline@sammanacapital.com).

**Date :** 04.12.2024 **Sd/- Authorized Officer**  
**Place :** VADODARA **CFM Asset Reconstruction Pvt. Ltd. Acting as trustee of CFMARC Trust - 1 IHFL.**

**Kotak Mahindra Bank** PUBLIC NOTICE FOR E-AUCTION CUM SALE

Registered Office : 27 BKC, C-27, G Block, Bandra Kuria Complex, Bandra (E), Mumbai - 400051. (Corporate Identity No. L65110M1195P1C038137) Regional Office: Kotak Mahindra Bank Ltd. 9th Floor, B-Wing, Vivan Square, Jodhpur Cross Road, Satellite, Ahmedabad, Gujarat - 380015. Contact No. +91 9429919816. Email ID - [punit.mkh@kotak.com](mailto:punit.mkh@kotak.com)

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 Authorized Officer of Kotak Mahindra Bank Ltd., the Physical Possession of which has been taken by the Authorized 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 e-Auction Service Partner, M/s. C1 India Pvt Ltd ([www.c1india.com](http://www.c1india.com)) i.e. <https://www.bankauctions.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	Earliest Money Deposit (EMD)	Date / Time of e-Auction
1. Sheetal Kiranbhai (Borrower)	Rs. 19,53,857.14/- (Rupees Nineteen Lakh Fifty Three Thousand Eight Hundred Fifty Seven and Fourteen Paise only)	Flat No A2-503, 5th Floor, Panchal Kiranbhai Panchal (Co Borrower) (Loan Account No.) HF38053528	Rs. 14,98,500/- (Rupees Fourteen Lakh Ninety Eight Thousand Five Hundred Only)	10% of Bid Amount / Rs. 1,49,850/- (Rupees One Lakh Forty Nine Thousand Eight Hundred Fifty Only)	01.01.2025 From 11:00 AM to 12:00 PM
2. Panchal Kiranbhai Panchal (Co Borrower)	Rs. 19,53,857.14/- (Rupees Nineteen Lakh Fifty Three Thousand Eight Hundred Fifty Seven and Fourteen Paise only)	Flat No A2-503, 5th Floor, Panchal Kiranbhai Panchal (Co Borrower) (Loan Account No.) HF38053528	Rs. 14,98,500/- (Rupees Fourteen Lakh Ninety Eight Thousand Five Hundred Only)	10% of Bid Amount / Rs. 1,49,850/- (Rupees One Lakh Forty Nine Thousand Eight Hundred Fifty Only)	01.01.2025 From 11:00 AM to 12:00 PM

**Type of Possession:- Physical**

**Date of Inspection of Immovable Properties :** 21.12.2024, 11:00 A.M. to 01:00 P.M. **Last Date for Submission of Offers / EMD :** 30.12.2024, till 04.00 P.M.

**IMPORTANT TERMS & CONDITIONS OF SALE -**

- The Auction is conducted as per the 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 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 Dharani Krishna, through [csd@disposalhub.com](mailto:csd@disposalhub.com) Tel. No. : +91 7291971124,25,26, Mobile No.: 99481 8222 & E-mail ID: [andhra@c1india.com](mailto:andhra@c1india.com) & support@bankauctions.com
- To the best of knowledge and information of the Authorized 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 Authorized 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, Aadhaar Card, Residence Address Proof, Board Resolutions in case of company and Address Proof as specified above.

The Borrower(s) / Mortgagee(s) / Guarantor(s) are hereby given STATUTORY 30 DAYS NOTICE UNDER RULE (6), (8) & (9) 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.