

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

NOTICE TO THE BORROWER INFORMING ABOUT SALE (30 DAYS NOTICE) RULE 6 (2)&(8) (6) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002

To:
Mr. Harishbhai Nagindas Thakkar (Borrower/s)
 B/301, Ishwarcharan Complex, Opp. Lotus School, Jodhpur, Satellite, Ahmedabad 380015
Mr. Harishbhai Nagindas Thakkar (Borrower/s)
 Flat No. A-202, Devkrupa Crystal, Opp. Ayojannagar, Nr. Hathijan Circle, Off-SP Ring Road, Ahmedabad

Sub - Sale of property belonging to Mr. Harishbhai Nagindas Thakkar for realization of amount due to Bank under the SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

Union Bank of India, Asset Recovery Branch, Ahmedabad at First Floor, Rangoli Complex, Opp. V.S Hospital, Ellisbridge, Ahmedabad the secured creditor, caused a demand notice dated 15.03.2024 under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, calling upon you to pay the dues within the time stipulated therein. Since you failed to comply the said notice within the period stipulated, the Authorised Officer, has taken possession of the secured assets under Section 13(4) of the Act read with Rule 6/8 of Security Interest (Enforcement) Rules, 2002 on 30.07.2024.

Even after taking possession of the secured asset, you have not paid the amount due to bank. As such, it has become necessary to sell the below mentioned property by holding public-auction after 30 days from the date of receipt of this notice through online mode. The date and time of e-auction along with the Reserve Price of the property and the details of the service provider, in which the e-auction to be conducted, shall be informed to you separately.

Therefore, if you pay the amount due to the bank along with subsequent interest, costs, charges and expenses incurred by bank before the date of publication of sale notice, no further action shall be taken for sale of the property and you can redeem your property as stipulated in sec. 13(8) of the Act.

SCHEDULE OF PROPERTY

(For immovable property mention full description of the property furnishing flat No./Plot No./Survey No./Door No. with boundaries and measurements)

All the piece and parcel of immovable property bearing Flat No. A-202, admeasuring 160 Sq Yards i.e. 133.78 Sq. mtrs. in Block No. A together with undivided proportionate share in the land of the said scheme known as "Devkrupa Crystal" which is constructed on the N.A. land of bearing Revenue Survey No.57/2 of TP Scheme No.73 (Vinzol-1) and Final plot No.26/2 admeasuring 6817 Sq. mtrs. situated at Mouje Vinzol, Taluka Dasroli in the Registration District Ahmedabad and Sub District Ahmedabad-11 (Aslaji) Bounded by: East: Margin & Block B, West: Adjoining Flat No. A/201, North: Margin & Other property, South: Passage, Staircase & Flat No. A/203

Date : 12.12.2024
 Place : Ahmedabad
 Authorized Officer
 Union Bank of India

Kotak Mahindra Bank
 Registered Office : 27 BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400051.
 Regional Office : Kotak Mahindra Bank Ltd. 9th Floor, B-Wing, Vivaan Square, Jodhpur Cross Road, Satellite, Ahmedabad, Gujarat - 380015, Contact No. +91 9428919818, Email ID - punim.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 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 "WHATSOEVER 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. (<https://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	Earnest Money Deposit (EMD)	Date / Time of e-Auction
1. Golden Star Designer Pvt Ltd (Borrower)	24.03.2023	Unit/Offices No. 701-706, Block B, 7th Floor, Siddhi Vinayak Arcade, Vasna, Ahmedabad-382460.	Rs. 1,03,62,735/- (Rupees One Crore Three Lakh Sixty Two Thousand Seven Hundred Thirty Five Only)	10% of Bid Amount Rs. 10,36,273.5/- (Rupees Ten Lakh Thirty Six Thousand Two Hundred Seventy Three and Five Paise Only)	03.01.2025 From 11:00 AM to 12:00 PM
2. Ina Sandeep Chokshi (Director/Guarantor/Mortgagor)	Rs. 86,32,793.06/- (Rupees Eighty Six Lakh Thirty Two Thousand Seven Hundred Ninety Three and Six Paise Only)				
3. Ghanshyam Pankaj Patel (Loan A/c No. HF38023155)					

Date of Inspection of Immovable Properties : 23.12.2024, 11:00 A.M. to 01:00 P.M.
 Last Date for Submission of Offers / EMD : 01.01.2025, till 04.00 P.M.

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 Dharani Krishna, through csd@disposalhub.com Tel. No. : +91 7291971124, 26, Mobile No. : 99481 82222 E-mail ID: andhra@c1india.com & support@bankauctions.com
- To the best of knowledge and information of the Authorized officer, there is no encumbrance in the properties/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 the property/ies put up on e-Auction and claims/ rights/ 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, 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 within 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, thus removing the ambiguity. 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 Authorized Officer Mr. Prashant Satpute on @9724439999 / Mr. Ashok Motwani on @9873737511 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 be 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 untoward situation, bidders are requested to make all the necessary arrangements/alternatives whatsoever 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 : 14.12.2024, Place : Ahmedabad
 Sd/- Authorized Officer, Kotak Mahindra Bank Ltd.

BAJAJ FINANCE LIMITED
 Registered Office: Off Pune-Ahmednagar Road, Viman Nagar, Pune 411014
 Branch Office : 3rd Floor, Torquise Building, Panchvatpanch Rasta Off CG Road, Ahmedabad-380006
 Branch Office: No 266 to 270, 1st Floor, Dwarikh Bldg, SH 19, Patdi, Surendranagar, Gujarat 382765

Demand Notice Under Section 13(2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

Undersigned being the Authorized Officer of M/s Bajaj Finance Limited, hereby gives the following notice to the Borrower(s) Co-Borrower(s) who have failed to discharge their liability i.e., defaulted in the repayment of principal as well as the interest and other charges accrued there on for Home loan(s)/Loan(s) Against Property advanced to them by Bajaj Finance Limited and as consequence the loan(s) have become Non Performing Assets (N.P.A's). Accordingly, notices were issued to them under section 13(2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and rules there to for their last known addresses, however the same have been returned un-served/undelivered, as such the Borrower(s)/Co-Borrower(s) are hereby intimated/informed by way of this publication notice to clear their outstanding dues under the loan facilities availed by them from time to time.

Loan Account No./ Name of the Borrower(s)/ Guarantor(s) & Addresses	Description of Secured Immovable Property	Demand Notice Date and Amount
LAN : 4185HL49378418 Brahama Dividedi (Borrower)	All That Piece And Parcel of The Property Bearing Flat No.7 On 2nd Floor Admeasuring Area 75.sq. Yards. i.e., 63 Sq. Mtrs. Super Built-up Area In Sakal (sahayog) Co-operative Housing Society Ltd. Sector-1-A Known As "Sahayog" Situated At Hissa No.23 of Survey No. 502/a/1 Paiki Sub Plot No.1 of Mouje Vejalpur Taluka Vejalpur in The District of Ahmedabad And Registration Sub District of Ahmedabad-10 (Vejalpur). Bounded As: East: Passage And Flat No.8, West: T.P. Road, North: Flat No.9, South: Sanjivani Hospital of Flat	14/11/2024 Rs.22,61,818/-
LAN : 5C2RLP37014769 Hardikkumar M Chittaiya (Borrower) Manubhai Sundarlalbah (Co-borrower)	All That Piece And Parcel of The Property Bearing Shop Tika No.6 Situated In City Survey No.659 of Viramgam Sim And District Ahmedabad Admeasuring Area 33.44 Sq. Mtrs. i.e., 360 Sq. Ft And Construction Area 100.32 Sq. Mtrs. i.e., 1080 Sq. Ft. Bounded As: North: Shangar Kangan Store, South: Part Portion of Rasranjan Sweet Mart, East: House of Gandabhai, West: Golwadi Road.	14/11/2024 Rs.28,75,468/-

This step is being taken for substituted service of notice. The above Borrowers / Co-Borrowers, Guarantors are advised to make the payments of outstanding along with future interest within 60 days from the date of publication of this notice, failing which (without prejudice to any other right remedy available with Bajaj Finance Limited) further steps for taking possession of the Secured Assets / Mortgage Property will be initiated as per provisions of Sec.13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The parties named above are also advised not to alienate, create third party interest in the above-mentioned properties. On which Bajaj Finance Limited has the charge.

Sd/-
 Authorized Officer
 Bajaj Finance Limited
 Date : 14.12.2024

MUTHOOT HOUSING FINANCE COMPANY LIMITED
 Registered Office: TC NO.14/2074-7, Muthoot Centre, Punnen Road, Thiruvananthapuram - 695 034,
 CIN No. - U65922KL2010PLC025624, Corporate Office: 12/A 01, 13th Floor, Parinee Crescenzo, Plot No. C38 & C39, Bandra Kurla Complex-G Block (East), Mumbai-400051 TEL. NO: 022-62728517
 Email id: authorised.officer@muthoot.com

APPENDIX -IV[Rule 8(1)] Possession Notice (For Immovable Property)

Whereas the undersigned being the Authorized Officer of the Muthoot Housing Finance Company Ltd., under the Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (ACT NO.54 OF 2002) and in exercise of powers conferred under section 13(2) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice to below mentioned Borrower/s / Guarantor/s. After completion of 60 days from date of receipt of the said notice, the Borrower/s / Guarantor/s having failed to repay the amount, notice is hereby given to the Borrower/s / Guarantor/s and the public in general that the undersigned has taken Symbolic Possession of the property described herein below in exercise of powers conferred on them under section 13(4) of the said Act read with Rule 8 of the said Rules on this.

SR. NO	Name of Borrower / Co-Borrower / Guarantor	Date of Demand Notice	Total O/s Amount (Rs.) Future Interest Applicable	Date of Possession
1	LAN No. 10100120993 1. Niraj Kumar Rameshbhai Patel Alias Patel Niraj Kumar 2. Taraben Rameshbhai Patel	26-September-2024	Rs.56,084.59/- as on 06-September-2024	10-December-2024
Description of Secured Asset(s) / Immoveable Property (ies) :- ALL THAT PIECE AND PARCEL OF BEARING NON - AGRICULTURAL PLOT OF LAND IN MAJJE MANJUSAR GRAM PANCHAYAT HOUSE NO.910, PARAVALLI KHADI, NEAR PRATHMIK SHALA, MANJUSAR, TA. SAVLI, DIST.VADODARA PLOT ADMEASURING 53.88 SQ. MTRS & TOTAL CONSTRUCTION ADMEASURING 68.63 SQ.MTR I.E.157.9 SQ.FT. AT REGISTRATION DISTRICT & SUB DISTRICT SAVLI DISTRICT VADODARA BOUNDED BY: EAST: HOUSE OF NITINBHAI NATYARBHAI PATEL WEST: HOUSE OF GIRISHBHAI KHUSHALBHAI PATEL NORTH: R.C.C ROAD SOUTH: R.C.C ROAD				
2	LAN No. 12100077992 1. Dinesh Vijaybhay Galyel Alias Galyel Dinesh Vijaybhay Alias Dineshkumar V Galyel, 2. Ritaben Kantilal Valodara Alias Valodara Rita, 3. Sudhir Vijaybhay Galyel Alias Galyel Sudhir Vijaybhay	26-September-2024	Rs.11,39,370.87/- as on 06-September-2024	12-December-2024
Description of Secured Asset(s) / Immoveable Property (ies) :- ALL THE PIECE AND PARCEL OF THE IMMOVABLE PROPERTY BEARING NON-AGRICULTURE LAND, FLAT NO B/309 ON 3RD FLOOR, ADMEASURING ABOUT 49 SQ.MTRS IN THE SCHEME OF SHRI BHUACHAR OWNERS ASSOCIATION KNOWN AS "SATYAM VIHANG - 2", SITUATED AT MOJJE VEJALPUR, TAL.VEJALPUR, DIST.AHMEDABAD ON THE LAND BEARING FINAL PLOT NO.193 PAIKI OF P.C.SCHEME NO.1 OF SURVEY NO.687/2 PAIKI IN THE REGISTRATION SUB-DISTRICT AHMEDABAD AND DISTRICT OF AHMEDABAD - 10 (VEJALPUR) BOUNDED BY: EAST BY : VINODAVAN FLATS NORTH BY : COMMON STAIR SOUTH BY : JIGNASA SOCIETY				
3	LAN No. 16100081208 1. Rubabhai Ismailbhai Sheikh Alias Sheikh Rubabhai 2. Saibabhai Ismailbhai Shaikh Alias Shaikh Saibabhai Sheikh Saibabhai, 3. Sajidbhai Rubab Sheikh Alias Shaikh Sajidbhai, 4. Rahibhai Ismailbhai Sheikh Alias Shaikh Rahibhai (Guarantor)	26-September-2024	Rs.10,49,289.67/- as on 06-September-2024	11-December-2024
Description of Secured Asset(s) / Immoveable Property (ies) :- ALL THAT PIECE AND PARCEL OF THE IMMOVABLE PROPERTY BEARING FLAT NO. 204 ON THE 2ND FLOOR ADMEASURING SUPER BUILT UP 732 SQ.FEET AND 439 BUILT UP AREA I.E.40.80 SQ.MT TOGETHER WITH UNDIVIDED PROPORTIONAL SHARE ADMEASURING 110 SQ.FEET IN THE LAND UNDERNEATH THE BUILDING KNOWN AS "BALAJI PARK", OF SUDA HOUSING PROJECT (SACHIN) SECTOR - 3, CONSTRUCTED AND SITUATED ON THE PLOT NOS 3/161 OF THE LAND BEARING REVENUE SURVEY NOS : 105 PAIKEE, 107, 108, 111, 102/3/3, 102/3/1, 115, 116, 117, 114, 109, 110, 112/13, 122/1, 122/2, 120/2, 118+163/2, 105 PAIKEE, 106, 123 BLOCK NOS 130 PAIKEE, 135 PAIKEE, 136 PAIKEE, 136 PAIKEE, 140 PAIKEE, 142, 143 PAIKEE, 144 PAIKEE, 145 PAIKEE, 147 + 141 PAIKEE, 157 PAIKEE & 117 - 129 PAIKEE OF MOJJE VILLAGGE SACHIN, TALUKA CHORYASHI, DISTRICT SURAT BOUNDED BY: EAST: 7.50 MTR ROAD WEST: PLOT NO 178 NORTH: 18 MTR ROAD SOUTH: PLOT NO 162				
4	LAN No. 1610007689 1. Vijaykumar Thakurprasad Sharma 2. Simabehn Vijaybhai Sharma, 3. Sharma Thakurprasad Surajmani	28-September-2024	Rs.5,79,881.49/- as on 06-September-2024	11-December-2024
Description of Secured Asset(s) / Immoveable Property (ies) :- ALL THE PIECE AND PARCEL OF THE IMMOVABLE PROPERTY BEARING FLAT NO. 108 ON THE 1ST FLOOR ADMEASURING 591 SQ FEET SUPER BUILT UP AREA AND 325 SQ FEET I.E.30.19 SQ.MTS BUILT UP AREA ALONG WITH UNDIVIDED SHARE IN THE LAND OF "VAIHAV RESIDENCY", SITUATE AT REVENUE SURVEY NO.133, BLOCK NO.137/1, HISSA NO.3 ADMEASURING 30001.47 SQ.MTS PAIKI ADMEASURING 12081.72 SQ.MTS. IN " HARIHARI PARK SOCIETY LTD.-2" PAIKI PLOT NO. A/41 & A/42 OF MOJJE KADODARA, TA. PALSANA, DIST: SURAT BOUNDED BY: EAST: BUILDING WEST: PASSAGE NORTH: FLAT NO 107 SOUTH: FLAT NO 101				
5	LAN No. 11155086241 1. Ramtiji Ataji Thakor, 2. Laxmibehn Ramtiji Thakor Alias Thakor Lakhuben	28-September-2024	Rs.1,41,810.50/- as on 06-September-2024	12-December-2024
Description of Secured Asset(s) / Immoveable Property (ies) :- ALL THE PIECE AND PARCEL OF THE IMMOVABLE PROPERTY BEARING PROPERTY NO 7/107, GRAM PANCHAYAT OF THAKOR VAS WHICH IS SITUATED IN BORU SIM, TA. MANSA & DIST.GANDHINAGAR AND ADMEASURING 50.717, 450.00 SQ.FT BOUNDED BY: NORTH BY : ROAD SOUTH BY : PROPERTY OF THAKOR BHIKHAI KHODAJI EAST BY : PROPERTY OF BHIKHAI KALAJI WEST BY: PROPERTY OF BHIKHAI KADWAJI				
6	LAN No. 11155078089 1. Sushilaben Pralhadbhai Raval Alias Raval Sushilaben Pralhadbhai, 2. Pralhadbhai Shambhubhai Raval Alias Pralhadbhai Raval Alias Raval Pralhadbhai	28-September-2024	Rs.1,09,790.05/- as on 06-September-2024	12-December-2024
Description of Secured Asset(s) / Immoveable Property (ies) :- ALL THE PIECE AND PARCEL OF THE IMMOVABLE PROPERTY BEARING EASTERN PART OF PLOT NO.1, PLOT NO.105 AND ON THE LAND A RESIDENTIAL BUILDING WITH GROUND FLOOR CONSTRUCTION OF SHREEJI HOMES SOCIETY BUILDING NO.140 (ONE HUNDRED FORTY) WHICH IS SITUATED IN SURVEY NO.480 OF MEHSANA SIM.TA.& DIST.MEHSANA,ADMEASURING 61.24 SQ.MTRS. BOUNDED BY: NORTH: HOUSE NO.121 OF SHREEJI HOMES SOUTH: INTERNAL ROAD EAST: SURVEY NO.479 WEST: HOUSE NO.139 OF SHREEJI HOMES				

The Borrower/s / Guarantor/s 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 Muthoot Housing Finance Company Limited, for an above mentioned demanded amount and further interest thereon.

Place:Gujarat, Date: 14 December, 2024
 Sd/- Authorized Officer, For Muthoot Housing Finance Company Limited

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

NOTICE TO THE BORROWER INFORMING ABOUT SALE (30 DAYS NOTICE) RULE 6 (2)&(8) (6) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002

To:
Mr. Hitenkumar Yogeshbhai Mehta, (Borrower/s)
 1/506, Karnavati Apartments, Bhairavnath, Isanpur Road, Maninagar West, Ahmedabad-380008
Mr. Hitenkumar Yogeshbhai Mehta, (Borrower/s)
 Flat No. D/181, 8th Floor, Shubhdarshan apartments, Near - Prematirth Derasar Road, Jodhpur, Prematirth-380004
Mr. Mehta Smita Hitenkumar, (Borrower/s)
 1/506, Karnavati Apartments, Bhairavnath, Isanpur Road, Maninagar West, Ahmedabad-380008
Mr. Hitenkumar Yogeshbhai Mehta, (Borrower/s)
 C/o- Brahmin Faliya, Indrapuri Chowk, Al- Sokhda, District-Vadodara, (Guj)-391745
Mr. Manan Niranjanbhai Panchal, (Guarantors/Co-borrower)
 E-12, Vaibhav Apartment, Shahibag, Ahmedabad(Guj)-380004
Mr. Manan Niranjanbhai Panchal, (Guarantors/Co-borrower)
 Shop No. 25, 3rd Floor, Siddhi Vinayak Complex, Shivranjani Char Rasta, Ahmedabad-380051
Mr. Manan Niranjanbhai Panchal, (Guarantors/Co-borrower)
 C-55, Umiya Bunglows, Near Maraji Bunglows, Sardarnagar, Ahmedabad-380051

Sub - Sale of property belonging to Smt. Smitaben Hitenkumar Mehta & Mr. Hitenkumar Yogeshbhai Mehta for realization of amount due to Bank under the SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

Union Bank of India, Asset Recovery Branch, Ahmedabad at First Floor, Rangoli Complex, Opp. V.S Hospital, Ellisbridge, Ahmedabad the secured creditor, caused a demand notice dated 15.03.2024 under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, calling upon you to pay the dues within the time stipulated therein. Since you failed to comply the said notice within the period stipulated, the Authorised Officer, has taken possession of the secured assets under Section 13(4) of the Act read with Rule 6/8 of Security Interest (Enforcement) Rules, 2002 on 29.07.2024.

Even after taking possession of the secured asset, you have not paid the amount due to bank. As such, it has become necessary to sell the below mentioned property by holding public-auction after 30 days from the date of receipt of this notice through online mode. The date and time of e-auction along with the Reserve Price of the property and the details of the service provider, in which the e-auction to be conducted, shall be informed to you separately.

Therefore, if you pay the amount due to the bank along with subsequent interest, costs, charges and expenses incurred by bank before the date of publication of sale notice, no further action shall be taken for sale of the property and you can redeem your property as stipulated in sec. 13(8) of the Act.

SCHEDULE OF PROPERTY

(For immovable property mention full description of the property furnishing flat No./Plot No./Survey No./Door No. with boundaries and measurements)

All the piece and parcel of immovable property bearing Flat No. D/181, admeasuring 68.56 Sq Mts i.e. 82 Sq. Yards on 8th Floor, in Building Known as "Shubh Darshan Apartment" promoted by Jaldhara Non-Trading Owners Association, constructed on N.A Land bearing Survey No. 519, (Old Sy. No. 1210) of TPS No. 4 of Final Plot No. 116/2 paiki situated at Mouje Jodhpur (Old Vejalpur), Taluka- City, District & Sub District-Ahmedabad-4(Paldi) and boundaries as under : Bounded by: East: Block-C, West: Flat No. D/182, North: Open Passage, South: Open Plot

Date : 12.12.2024
 Place : Ahmedabad
 Authorized Officer
 Union Bank of India

CAPRI GLOBAL
 Registered & Corporate Office : 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai-400013.
 Office Address : 9th Floor, BCC Tower, Opposite Law Garden, Near Axis Bank, Ahmedabad-380006.

POSSESSION NOTICE (for Immoveable Properties)

Whereas the undersigned being the Authorized Officer of Capri Global Capital Limited (CGCL) under the Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under Section 13(2) read with Rule 3 of the Security Interest (Enforcement) Rule, 2002. Demand Notices issued by the Authorized Officer of the company to the Borrower(s) / Guarantor(s) mentioned herein below to repay the amount mentioned in the notice 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(s) / Guarantor(s) and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of the section 13 of the said Act read with Rule 8 of the Security Interest Enforcement rules, 2002. "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 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 "CGCL" for an amount as mentioned herein under with interest thereon.

Name of the Borrower/ Guarantor	Description of Secured Asset (Immoveable Properties)	Demand Notice Date & Amount	Date of Possession
Loan Account No. LNMEMOR00022684 (Old)/ 803000567604 (New) & LNBLMOR000053585 (Old)/ 8020005418371 (New) Morbi Branch.	Property No. 1 :- All that Piece and Parcel of Property known as Krishna Handloom, on Second Floor, adm. 620-50 Sq. Fts. i.e., 57-66 Sq. Mts., of commercial complex known as SUPER MARKET of City Survey Sheet No. 233, Chalta No. 5, City Survey No. 43866 of Ward No. 3, situated at Morbi Nagarपालिका Limit area, near New Bus Stand, Sanala Road, Opp. Ashapura Tower, Morbi, Rajkot, Gujarat - 363641 (Also known as Hall No. 2). Bounded by :- East : Adj. Hall Palki of Others, West : Adj. 4 ft. Raves, North : Adj. Hall Palki of Others, South : Adj. Common Passage and Staircase.	16.05.2024 Rs. 74,84,792/-	08.12.2024 (Physical)
M/s Krishna Handloom Mr. Sureshbhai Chimanlal Ghodasara C/o M/s Krishna Handloom Mrs. Jignashben Sureshbhai Ghodasara Mr. Chimanlal Parsotambhai Ghodasara Mrs. Hemben Chimanlal Ghodasara	Property No. 2 :- All that Piece and Parcel of Property, known as Krishna Handloom, on Second Floor, admeasuring 620-50 Sq. Fts. i.e., 57-66 Sq. Mtrs., of commercial complex known as SUPER MARKET of City Survey Sheet No. 233, Chalta No. 5, City Survey No. 43866 of Ward No. 3, situated at Morbi Nagarपालिका Limit area, near New Bus Stand, Sanala Road, Opp. Ashapura Tower, Morbi, Rajkot, Gujarat - 363641 (Also known as Hall No. 3). Bounded by :- East : Adj. Hall Palki of Others, West : Adj. 4 ft. Raves, North : Adj. Kanya Chhatralaya Road and Raves, South : Adj. Hall Palki of Others.		
Loan Account No. LNMEEHV00033706 (Old) / 804000550119 (New) (Bhavnagar Branch), Mr. Rajendrasinh Anandujsinh Gohil C/o M/s Pavitra Enterprises Mrs. Naynaba Rajendrasinh Gohil	All Piece and Parcel of Property bearing Flat No. 502, Fifth Floor, an residential building Vidya Infracore, comprising on land of city survey No. 2864, Sheet No. 24, Ward No. 5, Juna Gamtal, built up area 59.95 Sq. Mtrs. and Open Terrace admeasuring 16.45 Sq. Mtrs., total area admeasuring 76.40 Sq. Mtrs., Vaniya Street, Behind Darbarghat, Vallabhipur, Bhavnagar, Gujarat - 364310. Bounded by :- North : Open Marginal Space, South : Lift, Staircase, passage, OTS and 501, East : Open Marginal Space, West : Open Marginal Space.	30.09.2024 Rs. 20,74,758/-	11.12.2024 (Symbolic)
Loan Account No. LNMEEHE00076296 (OLD) / 8040005519321 (New) (Ahmedabad Branch), Late Rushi Rajendrakumar Vyas Through his legal heirs C/o M/s. Gokul Dastji Mrs. Dhivani Rusti Vyas	Property No. 1 :- All Piece and Parcel of Property bearing Shop No. 16 (As per approved plan Shop No. B/16), adm. about 22.78 Sq. Mtrs. Carpet area and 27.99 Sq. Mtrs. Undivided share, Ground Floor, in the scheme known as Pushpavan Bunglows and Arcade, situated on land bearing FP No. 228, 232 of TP Scheme No. 1 of Survey/Block No. 199/Paiki, 203, at Mouje - Mahemdabad, Kheda, Gujarat - 387130. Bounded by :- As Per Document :- North : Society Garden, South : 30 Mtrs. Road, East : Shop No. 17, West : Shop No. 15. Bounded by :- As Per Site :- North : Society Road, South : Margin Space then Road, East : Shop No. 18, West : Shop No. 15.	07.10.2024 Rs. 29,93,017/-	13.12.2024 (Symbolic)
Property No. 2 :- All Piece and Parcel of Property bearing Shop No. 17 (As per approved plan Shop No. B/17), admeasuring about 22.78 Sq. Mtrs. Carpet area and 27.99 Sq. Mtrs. Undivided share, Ground Floor, in the scheme known as Pushpavan Bunglows and Arcade, situated on land bearing FP No. 228, 232 of TP Scheme No. 1 of Survey/Block No. 199/Paiki, 203, at Mouje - Mahemdabad, Kheda, Gujarat - 387130. Bounded by :- As Per Document :- North : Society Garden, South : 30 Mtrs. Road, East : Shop No. 18, West : Shop No. 15. Bounded by :- As Per Site :- North : Society Road, South : Margin Space then Road, East : Shop No. 18, West : Shop No. 15.			

Date : 14.12.2024, Place : Gujarat
 Sd/- (Authorized Officer) For, Capri Global Capital Limited

Union Bank of India
 REGIONAL OFFICE :
 2nd Floor, SAN HOUSE, Opp.Gandhi Ashram,
 Near Dandi Bridge, Ashram Road,
 Ahmedabad-380027, Ph. : 079-27551340

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) Rules, 2002

DATE AND TIME OF E-AUCTION : 31.12.2024 (TUESDAY) 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
1	Union Bank of India, Maninagar Branch at Shop No 2&3, Modi Arcade, Opp Maninagar Rty Station, Maninagar, Ahmedabad, Contact Person : Mr. Sahil Gupta, Mobile No. 9999012855	Mr. Anil Kishanbhai Ahr (Borrower), Mr. Sapkal Rakesh Dhondiram (Guarantor)	Rs. 6,88,570.80 (Rupees Six Lacs Eighty Eight Thousand Five Hundred Seventy & Paise Eighty only) as on 01.10.2019 and further interest at contractual rate & cost from 02.10.2019	Property No. 1 : Reserve Price : Rs. 7,99,000/- (Rupees Seven Lakh Ninety-nine Thousand Only), EMD : 10% of the Reserve Price mentioned above.
Property No. 1 : All parts and parcel of Flat No H-29, Gokuldam Apartment admeasuring 46 sq yard owned by New Harshad Bhavani Co-operative Housing Society Ltd constructed on land bearing survey no 690/1, 690/2, 690/3, 691/1 & 691/2 of TP no 1 FP no 196 situated at Mouje Vejalpur, Taluka city district & subdistrict Ahmedabad-10 held in the name of Mr. Anil Kishanbhai Ahr and bounded by : East: Block Giroad, West: Flat No 30/block H, North: Flat no. 36/block H, South: Block B Details of encumbrances over the property, as known to the secured creditor, if any: None (Physical Possession)				
2	Union Bank of India, Ellisbridge Branch at Asha Arcade, Opp. Gandhigram Railway Station, Near Sarkar-1, off Ashram Road, Ellisbridge, Ahmedabad-380001.	Mis. Sahajanand Dye Chem (Borrower), Mr. Jagdish G Shah (Borrower), Mr. Snjay J Shah (Guarantor)	Rs. 15,99,553.94 (Rupees Fifteen Lakh Ninety Nine Thousand Five Hundred Fifty Three and Paise Ninety Four only) as on 30.11.2019 and further interest at contractual rate & cost from 01.12.2019	Property No. 2 : Reserve Price : Rs. 14,20,000/- (Rupees Fourteen Lakh Twenty Thousand only) EMD : 10% of the Reserve Price mentioned above.
Property No. 2 : All The Property Consisting Of Office No. 109, 1st Floor, Ashwamegh Complex, Near Mitkhal, Under Bridge, At P.P. No. 307 Of Tps No 3 Mouje Shaikhpur-Khanpur Taluka City District Ahmedabad Held In The Name Of Jagdishbhai Ghanshyambhai Shah & Sanjay Ghanshyambhai Shah Which is Bounded By : North : Passage Lift, Stair Portion & There after Margin, South : Common Wall With Shop & Thereafter Main Road, East : Common Wall & There After Internal Road, West : Common Wall With Bunglows. Details of encumbrances over the property, as known to the secured creditor, if				