TENDER NOTICE

The Mehsana Urban Co-op. Bank invites tenders from qualified vendors for Desktop Computer, Mobile Banking Software and Audit Automation Software items in sealed envelope. Offer will be accepted till 10th January 2025 up to 6 pm from the date of tender published in the newspaper. Detailed technical specifications are available in the tender section of the Bank's website https://www.mucbank.com.

NIT No. AGIHF/Executing Agency/2024-25/02

Date: 03/01/2025, Place: Mehsana

Chief Executive Officer

ASSAM GOVERNMENT-IITG HEALTHCARE FOUNDATION

5th Floor, IITG Research Park, IIT Guwahati, North Guwahati, Kamrup Rural-781039

(Reg. Office: Centre for Nanotechnology, IIT Guwahati, North Guwahati,

Guwahati-781039, Kamrup Rural, Assam, India)

Email: procurement@agihf.org, Ph No. 0361-2910509

AGIHF invites online tenders on EPC Mode for Construction of a

Centre of Excellence in Healthcare R & D Facility - Includes Super-

Specialty Hospital, PG Medical & Allied Education and Ancillary

Facilities at IIT Guwahati campus. The detailed NIT & tender

PUBLIC NOTICE FINANCIAL EXPRESS Notice is hereby given that Share Certificate Number 8959 for 1590 equity shares each of



shares certificate. Any person who has any claim

lodge such claim with the company within 15

days of the publication of this notice.

respect of the said shares certificate should

Date: 03.01.2025

MITHAKHALI BRANCH सेन्ट्रल बैंक ओफ इंडिया AHMEDABAD CENTRAL BANK OF INDIA

Whereas: The undersigned being the Authorised Officer of the Central Bank of India Mithakhali Branch, Dist Ahmedabad under 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, issued a Demand Notice dated 04/10/2024 calling upon the borrower, M/s Narendra Industries, Prop. Mr. Vineetkumar N Bajpai, to repay the amount mentioned in the notice, being Rs.93,48,079,01/- (In Words Rs. Ninety Three Lakh Forty Eight Thousand Seventy Nine & paisa one only) with interest as mentioned in notice, within 60 days from the date of receipt of the said Notice.

APPENDIX-IV [Rule- 8(1)]

The Borrower having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken Symbolic Possession of the property being described herein below in exercise of powers conferred on him under Sub Section (4) of section 13 of the Act, read with Rule 8 of the Security Interest Enforcement rules 2002 on this 30th 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 Central Bank of India for an amount of Rs.93,48,079.01(In Words Rs. Ninety Three Lakh Forty Eight Thousand Seventy Nine & paisa one only) and interest thereon w.e.f. 29/07/2024 plus other charges (Amount deposited after issuing of Demand Notice u/s 13(2) has been

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

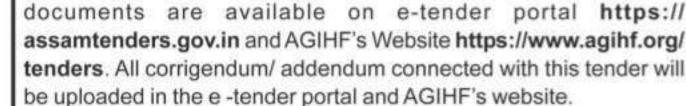
DESCRIPTION OF THE IMMOVABLE PROPERTY Equitable Mortgage of Property Consisting of Industrial Shed In The Name Of M Vineetkumar N Bajpai, Industrial Shed No. S/21, Hariom Industrial Estate, B/h Bhikshukgruh Road, Satnam Nagar, Survey No. 415, Hissa No. 1, Village/mouje: Odhav

Taluka: City, District: Ahmedabad, Gujarat - 382445 Admeasuring Area 86,30 Sq. Meter, Bounded By: East; Shed No. 20, West; Shed No. 22, North; Road, South; Shed No. 31 Date: 30-12-2024 Authorized Officer, Place: Ahmedabad Central Bank of India

Mortgaged property

Tender Inviting Authority, AGIHF

Name of the Borrower



KOTAK MAHINDRA BANK LIMITED Registered Office: 27 BKC, C 27, G-Block, Bandra Kurla Complex, Bandra (E) Mumbai, Maharashtra, Pin Code-400 051 Branch Office: Kotak Mahindra Bank Ltd, 1st Floor, Shanti Point, Nr. Parag House, Udhana Darwaja, Ring Road, Surat-395002

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES auction sale notice for sale of immovable assets under the securitisation and reconstruction of financia assets and enforcement of security interest act, 2002 under rules 8(5) and 8(6)of the security interes (enforcement) rule, 2002. Subsequent to the assignment of debt in favour of Kotak Mahindra Bank Limited by "Fullerton India Home Finance

Company Limited" (hereinafter referred to as "FIHFCL")the Authorised Officer of Kotak Mahindra Bank Limited (hereinafter referred to as "The Bank/KMBL/Secured Creditor") has taken thephysical possession of below described immovable property (hereinafter called the secured asset) mortgaged/charged to the secured creditoro Notice is hereby given to the borrower (s) and co-borrower (s) in particular and public in general that the bank has decided to sale the secured asset through e-auction under the provisions of the Sarfaesi Act. 2002 on "as is where

is", "as is what is", and "whatever there is" basis for recovery of Rs. 7,66,008/- (Rupees Seven Lakh Sixty Six Thousand and Eight Only)outstanding as on 30.12.2024 along with future applicable interest till realization, under the loan account no.600408110223705; loan availed by Mr. Mayur Kantilal Rathod & Mrs. Shitalben Rathod as pe below details.

ı	Particular	DETAIL		
ı	Date Of Auction	07.02.2025		
ı	Time Of Auction	Between 12:00 Pm To 1:00 Pm With Unlimited Extension Of 5 Minutes		
Reserve Price		Rs.5,50,000/- (Rupees Five Lakh Fifty Thousand Only)		
ı	Earnest Money Deposit (EMD)	Rs.55,000/- (Rupees Fifty Five Thousand Only)		
ı	Last Date For Submission Of EMD With KYC	06.02.2025 UP TO 6:00 P.M. (IST)		
	Description Of The Secured Asset: All that piece and parcel of property situated in Jamnagar City, on Lalpur Highway outside the area of Jamnagar Municipal corporation originally the land of R.S. No. 1101 Paiki 5 admeasuring 18312.00 sq. mtrs was converted into 95 non- agricultural residential plot by the order of Jamnagar area Development Authority & District panchayat Jamnagar.Out of these Plots, Plot No.1, 21 & 22 were amalgamated and given new plot no.1, new plono. 1 was divided in to 5 sub plots with the approval of Jamnagar area Development authority i.e. 1/1 to 1/5.Constructed commercial property of Shop No.6 admeasuring 7.84 Sq.mtrs constructed on sub plot no. 1/1.Bounded as under:North			

Shop no. 5 is situated, South; Shop no. 7 is situated, East: Sub plot no. ½ is situated, West: open parking is situated. The borrowers' attention is invited to the provisions of sub section 8 of section 13, of the act, in respect of the tim

Borrowers in particular and public in general may please take notice that if in case auction scheduled herein fails fo any reason whatsoever then secured creditor may enforce security interest by way of sale through private treaty. In case of any clarification/requirement regarding assets under sale, bidder may contactMr. Kishore Arora (Mob No +917227953457) & Akshit Solanki (Mob. No. +917302111608). Bidder may also contact the bank's IVR No. (+91 For detailed terms and conditions of the sale, please refer to the link HTTPS://WWW.KOTAK.COM/EN/BANk

AUCTIONS.HTMLprovided in the bank's website i.e. WWW.KOTAK.COMand/or on HTTP://BANKAUCTIONS.IN/ Place:Jamnagar, Date: 03-01-2025 For Kotak Mahindra Bank Limited, Authorized Officer

IDFC FIRST Bank Limited

available, to redeem the secured asset.

IDFC FIRST CIN: L65110TN2014PLC097792 Registered Office: KRM Towers, 8th Floor, Harrington Road, Chetpet, Chennai - 600031. TEL: +91 44 4564 4000 | FAX: +91 44 4564 4022.

Authorized Officer - Chinmay Acharya | Contact Number- 9574448844 NOTICE OF LAST OPPORTUNITY TO COLLECT OF INVENTORY ITEMS

Authorized Officer - Pragati Tejani | Contact Number- 8866656299

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the property bearing All That Piece And Parcel Of Property Bearing Unit Of Land / Bunglow No. 33, Admeasuring 251.67 Sq. Mtrs. And Internal Road And Common Plot Admeasuring 87.68 Sq. Mtrs. Total Admeasuring 339.35 Sq. Mtrs. And Construction Thereon, In Scheme Known As "Shahi Kutir" Situated At Land Bearing City Survey No. 7575, 7576, 7577, 7578, 7617, 7618, 7619, Final Plot No.270 Of Town Planning Scheme No. 14 (Shahibaug) Of Mouje Dariyapur-Kajipur, Taluka Asarva In The District Of Ahmedabad And Registration Sub District Of Ahmedabad-6 [Naroda], Gujarat-380004, And Bounded As:- East: Unit Of Land No. 32, West: Internal Road, North: Internal Road & South: Unit Of Land No. 35 mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of IDFC First Bank Limited, on 15th December, 2024, to recover the legitimate dues of IDFC First Bank Limited from 1) Sunbarg Tradlink Pvt Ltd, 2) Asha Basantilal Surana, 3) Asha Basantilal Surana (In The Capacity Of Available Legal Heir Of Late Basantilal Mithalal Surana), 4) Saroj Sunil Surana, 5) Sunil Mithalal Surana, 6) Sunil Mithalal Surana C/O Sunbarg Tradlink Pvt Ltd 7), Saroj Sunil Surana C/O Sunbarg Tradlink Pvt Ltd 8), Asha Basantilal Surana C/O Sunbarg Tradlink Pvt Ltd, 9) Saroj Sunil Surana (In The Capacity Of Available Legal Heir Of Late Basantilal Mithalal Surana) & 10) Sunil Mithalal Surana (In The Capacity Of Available Legal Heir Of Late Basantilal Mithalal Surana).

By this notice borrowers & co-borrowers are given a last and final intimation for collecting the inventory items lying in the said property within 10 (Ten) days of the publication of this notice, else the Bank shall have the right to sale/disposed of the inventory items and shall retain the amount received from sale proceeds against the loss on sale/expenses incurred/to be incurred in handling, managing, selling of the inventory items or in any of the expenses directly or indirectly incurred / to be incurred in relation to the said inventory items, also adjust the sale proceeds against the loss on sale of the mortgaged property.

> **Authorised Officer** IDFC FIRST Bank Limited

POSSESSION NOTICE

(for immovable property) Whereas,

The undersigned being the Authorized Officer of SAMMAAN FINSERVE LIMITED (CIN:U65923DL2006PLC150632) (formerly known as INDIABULLS COMMERCIAL CREDIT LIMITED) 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 issued Demand Notice dated 13.03.2023 calling upon the Borrower(s) BOHRA NEETA RAJESH PROPRIETOR NEETA SAREES AND RAJESH BOHRA to repay the amount mentioned in the Notice being Rs. 5,21,124.68 (Rupees Five Lakhs Twenty One Thousand One Hundred Twenty Four and Paise Sixty Eight only) against Loan Account No. HLLAAHE00499733 as on 10.03.2023 and interest thereon within 60 days from the date of receipt of the said Notice.

The Borrower(s) having failed to repay the amount, Notice is hereby given to the Borrower(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 Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 29.12.2024.

The Borrower(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 SAMMAAN FINSERVE LIMITED (formerly known as INDIABULLS COMMERCIAL CREDIT LIMITED) for an amount of Rs. 5,21,124.68 (Rupees Five Lakhs Twenty One Thousand One Hundred Twenty Four and Paise Sixty Eight only) as on 10.03.2023 and interest thereon.

The Borrowers' 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 PROPERTY

ALL THAT PROPERTY BEING OFFICE NO. 1106, HAVING 36.67 SQ. MTRS. (I.E 394.76 SQ. FT., OF CARPET AREA, LOCATED ON THE 11TH FLOOR, OF THE BUILDING KNOWN AS "ADDOR ASPIRE", TOGETHER WITH UNDIVIDED PROPORTIONATE SHARE OF LAND ADMEASURING 10.52 SQ. MTRS. SITUATE AND LYING AND BEING AT MOUJE KOCHRAB, TALUKA SABARMATI DISTRICT AHMEDABAD -04, (PALDI), ALONG WITH RIGHT TO USE COMMON FACILITIES, NR. JHANVI RESTAURENT, OPP. PASSPORT OFFICE. PANJRAPOLTO UNIVERSITY ROAD, AHMEDABAD AND BOUNDED BY:

EAST : LIFT & COMMON PASSAGE. WEST : SUNSHINE CO-OP HSG LTD. NORTH: OFFICE NO. 1107 SOUTH: OFFICE NO. 1105

Sd/-**Authorised Officer** Date : 29.12.2024 Place: AHMEDABAD SAMMAAN FINSERVE LIMITED (formerly known as INDIABULLS COMMERCIAL CREDIT LIMITED) AAVAS FINANCIERS LIMITED

(CIN:L65922RJ2011PLCO34297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020

Demand Notice Under Section 13(2) of Securitisation Act of 2002

As the Loan Account Became NPA therefore The Authorised Officer (AO) Under section 13 (2) Of Securitisation And Reconstruction of Financial Assets And Enforcement of Security Interest Act 2002 had issued 60 day demand notice to the borrower as given in the table. According to the Notice if the Borrower does not deposit the Amount within 60 days, the amount will be recovered from Auction of the security as given below. As the demand Notice send to the borrower/guarantor has not been served, copy of demand notice has also been affixed on the secured assets as given below. Therefore you the borrower is informed to deposit the loan amount along with uture interest and recovery expenses within 60 days, otherwise under the provisions of section 13 (4) and 14 of the said Act, the AO is free to take possession of the Security as given below. Description of **Demand Notice**

Date and Amount

JAGATPAL NISHAD, KIRANDEVI NISHAD GUARANTOR : RANJAN AYODHYA SHAH (A/C NO.) LNSUR00317-180053899	30 DEC 24 Rs. 1093704/- 26 DEC 24	RESIDENTIAL PROPERTY BEARING FLAT NO. 101, 1ST FLOOR, ANMOL RESIDENCY, REVENUE SURVEY NO. 86/1 7 89/3, BLOCK NO. 92 PAIKI, BLOCK NO. 97 PAIKI SOUTHERN SIDE PLOT NO. E, VILLAGE PALOD, MANGROL, SURAT, GUJARAT ADMEASURING 55.09 SQ. MTRS
VIRENDRA VASANT KHATRI, MRS. JANABEN R GURKHA GUARANTOR: MR. THAKORBHAI SHANKARBHAI PARMAR (A/C NO.) LNBRD00517-180050171 & LNBRD04318-190082746	30 DEC 24 Rs. 717258/- & Rs. 381912/- 26 DEC 24	PLOT NO 14, AMRAPALI SOCIETY 2, BLOCK/R.S. NO. 225/1/2, NEAR MANGLESHWAR MAHADEV TEMPLE, HALOL, PANCHMAHAL, GUJARAT PIN-389350 ADMEASURING 1750 SQ. FT.
DILIPKUMAR NAGINBHAI PADHIYAR, KALPANABEN DILIPSINH PADHIYAR GUARANTOR: KANUBHAI MAGANBHAI PARMAR (A/C NO.) LNVAD03522-230241391	30 DEC 24 Rs. 554937/- 26 DEC 24	GRAM PANCHAYAT HOUSE NO. 4/86, MOUJE VILLAGE- VISHRAMPURA, TAPADRA, DIST VADODARA, GUJARAT 391440 ADMEASURING 900 SQ.FTS.
AMARSINH HIMMATSINH MAHIDA, JAYDIPKUMAR AMARSINH MAHIDA (A/C NO.) LNWGO09422-230285305 LATE MRS REKHABEN AMARSINH MAHIDA NOW DECEASED THROUGH HER LEGAL HEIRS AMARSINH HIMMATSINH MAHIDA GUARANTOR: RAJENDRASINH PARMAR (A/C NO.) LNWGO07220-210167675	30 DEC 24 Rs.354296/- Rs.468688/- 30 DEC 24	NEW GRAM PANCHYAT HOUSE NO. 1957, OLD GRAM PANCHYAT HOUSE NO. 1870, ANUKRAM NO. 1957,, NAVAPUR, ITVAD ROAD, OF MOUJE VILLAGE DESAR, TAL-DESAR, DIST-VODADARA, GUJARAT PIN-391780 ADMEASURING 675 SQ. FT.
Place : Jaipur Date : 03.01.2025		Authorised Officer Aavas Financiers Limited



Utkarsh Small Finance Bank

Aapki Ummeed Ka Khaata

(A Scheduled Commercial Bank)

Zonal Office: Rupa Sapphire, 17th 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.

PUBLIC NOTICE

Notice is hereby given that the following borrower/s have defaulted in the repayment of principle and interest of the Loan facility obtain by them from the bank and the loan has been classified as Non-Performing Assets (NPA). The Notices were issued to them under Section 13(2) of Securitization and Reconstruction of Financial Assets and enforcement (Security) interest Act, 2002 on their last known address as provided to the bank by them, that in addition there to for the purposes of information of the said borrowers enumerated below, the said borrowers are being informed by way of this public notice.

Sr.	Name of the	Name of the	Name of the Borrower/Guarantor	N.P.A Date	Amount outstanding as on
No.	Branch	Account	(Owner of the Property)		the date of Demand Notice
1	Surat	15400500 00000008	Dobariya Vipulbhai R (Borrower/Mortgagor), Dobariya Kalpanaben Vipulbhai (Co-Borrower/Mortgagor) & Maulik Vipulbhai Patel (Co-Borrower/Mortgagor)	13/11/2024	₹ 16,61,337.88/-

Description of Property/ies: All that Piece & Parcel Immovable Property Bearing Plot No 140 Admeasuring 137,48 Sq Mts Paiki Re arranged Plot No 140/a Admeasuring 44.59 Sq Mts Along With 25.88 Sq Mts Undivided Share in the Land Of Road & Cop & Plot No 140/b Admeasuring 48.30 Sq Mts, Along With 25.88 Sq Mts Undivided Share Paiki Only Plot No 140/A having Construction At Ground Floor Admeasuring 44.59 Sq Mts Along With 25.88 Sq Mts Undivided Share in the Land Of Road & Cop In The Land Of Road & Cop, In "KRISHNA PARK", Situated At Revenue Survey No 390, Block No 382 Of Moje Village Kamrej, Tal. Kamrej, Distsurat_Boundaries Bounded By- East: Plot No 140-b, West: Plot No 140, North: Road, South: Plot No. 125-A.

The above borrower/s and/or their guarantors (where ever applicable) are advised to make the payments of outstanding within period of 60 days from the date of issuance of notice Under Section 13(2), failing which further steps will be taken after expiry of 60 days from the date of issuance of notice Under Section 13(2) as per the provisions of Securitization and Reconstruction of Financial Assets and enforcement (Security) interest Act. 2002.

Date: 03/01/2025 Place: Surat

SR

(Authorized Officer) Utkarsh Small Finance Bank Ltd.



Survoday Small Finance Bank Limited Regd. & Corp. office: 1101, Sharda Terraces, Plot 65, Sector - 11, CBD Belapur, Navi Mumbai - 400614. CIN: L65923MH2008PLC261472.

APPENDIX -IV[Rule 8(1)] Possession Notice (For Immovable Property) Whereas The undersigned being the Authorized Officer of the M/s. Surviday Small Finance Bank Ltd., under the

Securitization 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(12) 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 cossession of the property described herein below in exercise of powers conferred on them under section 13(4) of the said Act read with Rule 6 & 8 of the Security Interest (Enforcement) Rules, 2002 on the date mentioned herewith: Total O/s Amount (Rs.) Date of Date of

NO		Demand Notice	Future Interest Applicable	Symbolic Possession	
	LAN No. 217080003019 & 237000001527 1) MR. BIHOLA LALSINH, 2) MRS. BIHOLA RENUKABEN	14/08/2024	Rs.20.52,220.67/- As on Date 09/08/2024	27/12/2024	
	Description of Secured Asset(s) //mmovable Property (ies): ALL THAT PIECE AND PARCEL OF PROPERTY HOUSE NO. 1015, GHOYA VISTAR, GALUDAN CHAR RASTA, AHMEDABAD DEHGAM ROAD, VASNA RATHOD, SURVEY NO.				

P NO.11, F.P. NO., MOJE VASNA RATHOD, TA. DEHGAM, DIST GANDHINAGAR GUJARAT — 382305. BOUNDED BY NORTH: HOUSE OF KARANJI POPATJI, SOUTH: TABELA & HOUSE OF SOMAJI BECHARJI. EAST: OPEN LAND OF KARANJI POPATJI, WEST: PUBLIC ROAD.

AN No. 217010002667 & 237000018151 Rs.23.53.967.21/-1) MR. CHAUDHARI JIGARKUMAR AMRUTBHAI S/O. AMRUTBHAI CHAUDHARI. 2) MRS. JOITIBEN CHAUDHARI 27/12/2024 As on Date 17/09/2024 W/O: AMRUTBHAI CHAUDHARI

Description of Secured Asset(s) /Immovable Property (ies): ALL THE PIECE AND PARCEL OF IMMOVABLE RESIDENTIAL PROPERTY BEING GAMTAL LAND, GPN NO 104 & 105, CHAUDHARI VYAS, B/H. SWAMINARAYAN MANDIR, HAVING AREA ADMEASURING AROUND 16:80 I.E. AGGREGATING ADMEASURING AROUND 1680 SQ. FEET, CONSTRUCTED THEREON CONSTRUCTED ON THE LAND OF MOUJE ANANOPURA (VEDA) TALUKA MANSA SUB. DIST. & DIST. GANDHINAGAR, GUJARAT - 382855. BOUNDARY EAST HOUSE OF RAMESHBHAI MADHABHAI CHAUDHARY, WEST, HOUSE OF LAXMANBHAI CHHAGANBHAI CHAUDHARY, NORTH, HOUSE OF BABANBHAI REVABHAI CHAUDHARY, SOUTH, ROAD

AN No. 227000003331 Rs.13.08,613.03/-) KANUBHAI REVABHAI CHAVDA, 2) CHAVDA ROHIT. 04/09/2024 As on Date 29/12/2024 KUMAR KANUBHAI, 3) ASHABEN KANUBHAI CHAVDA 02/09/2024 Description of Secured Asset(s) //mmovable Property (ies): ALL THAT PIECE AND PARCEL OF THE IMMOVABLE ROPERTY BEING A GAMTAL MILKAT NO 1097, ADMEASURING 1950 SQ. FT. IN CHAMAR VAS SITUATED ON THE AND OF MOUJE DURGARVADA, TALUKA MODASA DIST ARVALU GUJARAT - 383315, BOUNDARIES, EAST: HOUSE

OF CHAMAR RAMESHBHAI GANESHBHAI, WEST HOUSE OF CHAMAR JAYANTIBHAI REVABHAI, SOUTH OPEN SPACE, NORTH: OPEN SPACE 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 M/s Suryoday Small

Place : Gujarat, Date : 03-01-2025 Sd/- Authorised Officer, For Suryoday Small Finance Bank Limited

Finance Bank Ltd. for an above mentioned demanded amount and further interest thereon.

IDFC FIRST Bank Limited

Tel: +91 44 4564 4000 | Fax : +91 44 4564 4022

from the date of demand notice till payment/realization.

(erstwhile Capital First Limited and amalgamated with IDFC Bank Limited) CIN: L65110TN2014PLC097792

Registered Office: KRM Towers, 8th Floor, Harrington Road, Chetpet, Chennai - 600031.



APPENDIX IV [Rule 8(1)] POSSESSION NOTICE (For immovable property)

Whereas the undersigned being the authorized officer of IDFC First Bank Limited (erstwhile Capital 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) of the said Act read with [rule 3] of the Security Interest (Enforcement) Rules, 2002 issued a demand notices calling upon the Borrower/ Co-borrowers and Guarantors to repay the amount mentioned in the demand notice appended below within 60 days from the date of receipt of the said notice together with further interest and other charges

The Borrower/ Co-Borrowers/ Guarantors having failed to repay the amount, notice is hereby given to the Borrower/ Co-Borrowers Guarantors and public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under sub-section (4) of Section 13 of the Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this notice.

Loan	unt Co-borrower/s &	Description of The Mortgaged Properties	Dema	Date and	
Account Number			Date	Outstanding Amount (Rs.)	Type of Possession Taken
12883184	Shiykumar Shyamlal Joshi, Rekhabahen Shiykumar Joshi,	All That Piece And Parcel Of Flat No. F/1003 On The 10th Floor Admeasuring 801 Sq. Ft. i.e. 74.44 Sq. Meters (super Built Up Area) & 53.62 Sq. Meters (built Up Area), Along With Undivided Share In The Land Of "silicon Palm Building No. F", Situated At Revenue Survey No. 155/13, Block No. 223, T.P. Scheme No. 62 (Dindoli-Bhestan-bhedwad), Original Plot No. 27, Final Plot No. 27 Of Moje Dindoli, City Of Surat, Gujarat-394210, And Bounded As: East: Block No: 121, West: Block No: 226, North: Block No: 221, South: Block No: 225		Rs. 17,29,096.52/-	28.12.2024 Physical Possession
18878548	Avadhesh Kumar, Nandni Avadheshkumar Tivari,	All That Piece And Parcel Of Immovable Property Bearing Plot No. 157, Admeasuring 48 Sq. Yds. i.e. 40.13 Sq. Mtrs., As Per K.J.P. Block No. 459/A/157, Admeasuring 40.06 Sq. Mtrs. (as Per Re-Survey New Block No. 2029 Admeasuring 40.00 Sq. Mtrs.), Along With 16.38 Sq. Mtrs., Undivided Share In The Land Of Road & Cop In "Aradhana Residency", Situate At Block No. 459/A, Admeasuring He. Are. 1-56-17 Sq. Mts. i.e. 15617 Sq. Mts., Of Moje Village Halgharu, Ta. Kamrej, Dist. Surat, Gujarat, 394180 And, Bounded As: East: Plot No. 158, West: Plot No. 156, North: Soc. Internal Road, South: Plot No. 182	17.06.2024	Rs. 7,49,538.71/-	30.12.2024 Physical Possession

The Borrower/ Co-borrowers/ Guarantors 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 IDFC First Bank Limited (erstwhile Capital First Limited and amalgamated with IDFC Bank Limited) for an amount mentioned in the demand notice together with further interest and other charges from the date of demand notice till payment/realization.

Date: 28 & 30.12.2024 Place : Surat

IDFC First Bank Limited (erstwhile Capital First Limited and amalgamated with IDFC Bank Limited)

Authorised Officer

DEBTS RECOVERY TRIBUNAL-I Ministry of Finance, Department of Financial Service, Government of India 4th Floor, Bhikhubhai Chambers, Nr. Kochrab Ashram, Ellisbridge, Paldi, Ahmedabad-380 006

FORM NO.22 (Earlier 62) [Regulation 37 (1) DRT Regulations, 2015] [See Rule 52 (1) of the Second Schedule to the Income-tax Act, 1961] E- AUCTION/SALE NOTICE THROUGH REGD.AD/DASTI/AFFIXATION/BEAT OF DRUM PROCLAMATION OF SALE UNDER RULES 38, 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT. 1961 READ WITH THE RECOVERY OF DEBTS DUE TO BANK AND FINANCIAL INSTITUTIONS ACT, 1993 R.C. No. 275/2015 O.A. No. 369/2014

Certificate Holder :- Union Bank of India, Ellisbridge, Ahmedabad

Certificate Debtors :- M/s. Shukan Heights Corporation & Ors

CD No.1. M/s. Shukan Heights Corporation,

Partnership Firm doing business at Near City Pulse Cinema, At & Post Kudasan, Koba Gandhinagar Highway,

CD No.2. Vijaybhai Revabhai Patel, 14, Neelkanth Bungalows, Near Sopan Heights, Chandkheda, Ahmedabad. CD No.3. Maheshbhai R. Patel,

Residing at D-II, Shaum Apartment, Behind Rajasthan Hospital, Shahibaug, Ahmedabad-380 004. CD No.4 Romil Rameshbhai Patel.

Residents of A-1/501, Kushal Vatika Flats, Behind Rajasthan Hospital, Shahibaug, Ahmedabad-380 004. CD No.5. Mrs. Bhanuben Rameshbhai Patel.

Residents of A-1/501, Kushal Vatika Flats, Behind Rajasthan Hospital, Shahibaug, Ahmedabad-380,004. CD No.6. Rameshbhai Patel.

Residents of A-1/501, Kushal Vatika Flats, Behind Rajasthan Hospital, Shahibaug, Ahmedabad-380004

The under mentioned property will be sold by Public E-auction sale on 13th February, 2025 for recovery of sum of Rs. 13,24,27,869=00 (Rupees: Thirteen Crores Twenty Four Lakhs Twenty Seven Thousand Eight Hundred Sixty Nine (As per interest certificate as on 14.11.2019) plus interest and cost payable as per Recovery Certificate issued by Hon'ble Presiding Officer, DRT-I (less amount already recovered, if any), from M/s. Shukan Heights Corporation & Ors. DESCRIPTION OF PROPERTY

No. of lots	Description of the Property to be sold with the names of the co-owners where the property belongs to defaulter and any other person as co-owners	Reserve Price below which the property will not be sold	EMD 10% of Reserve price or Rounded off
1	2	7	8
Lot No.		Reserve Price (in ₹)	10% EMD (in ₹)
1	Flat No.B/101, Shukan Heights, Nr. City Plus Cinema, Randesan Road, Kudasan, Gandhinagar, admeasuring 200 sq.yds super built up area	57,00,000/-	5,70,000/-
2	Flat No.B/701, Shukan Heights, Nr. City Plus Cinema, Randesan Road, Kudasan, Gandhinagar admeasuring 200 sq.yds super built up area	57,00,000/-	5,70,000/-
3	Flat No.D/704, Shukan Heights, Nr. City Plus Cinema, Randesan Road, Kudasan, Gandhinagar, admeasuring 200 sq.yds super built up area	57,00,000/-	5,70,000/-

Revenue assessed upon the property or any part thereof - Not known

 Details of any other encumbrance to which property is liable - Not known 5. Valuation also state Valuation given, if any, by the Certificate Debtor - No

6. Claims, if any, which have been put forward to the property, and any other known particulars bearing on its nature and value - Not known

Auction/bidding shall only be through online electronic mode through the e-auction website i.e. https://www.bankeauctions.com

The intending bidders should register the participation with the service provider-well in advance and get user ID and password for participating in E-auction. It can be procured only when the requisite earnest money is deposited in

prescribed mode below. EMD shall be deposited by through RTGS/NEFT latest by 11.02.2025 as per details as under:

Beneficiary Bank Name Union Bank of India Beneficiary Name Union Bank of India 559801980050000 Beneficiary Account No. IFSC Code No. UBIN0555983 **Branch Address** Asset Recovery Branch

EMD deposited thereafter shall not be considered for participation in the e-auction

In addition to above ,the copy of PAN Card, Address Proof and Identity Proof, E-mail ID, Mobile Number, in case of the company, copy of board resolution passed by the Board of Directors of the company or any other document confirmin representation/attorney of the company and the Receipt/Counter File of such deposit should reach to the said service provider through e- auction website by uploading softcopies on or before till 4:00 PM on 11.02.2025 and also hard copies alongwith EMDs deposit receipts should reach at the Office of Recovery Officer-1, DRT-I, Ahmedabad by 11.02.2025, It is also held that earnest money of unsuccessful bidders shall be returned back in the respective accounts such bidders through the same mode of payment

Prospective bidder may avail online training from service provider:

Name of Auction Agency	C1 India Pvt. Ltd.
Address	3rd Floor, Plot No. 68, Sector-44, Gurgaon, Hariyana - 122003.
Contact person	Mr. Bhavik Pandya, Mobile No. +91 8866682937
Email Address	gujarat@c1india.com & support@bankauctions.com
Landline	7291981124/1125/1126
Bank Officer	Mr. Chirag Sardhara (Manager) Mobile No. +91-9722476999 Email Id: ubin0555983@unionbankofindia.bank

Prospective bidders are advised to visit website https://www.bankeauctions.com for detailed terms & conditions and

procedure of sale before submitting their bids. The property shall not be sold below the reserve price.

The property shall be sold in 03 lot, with Reserve Price as mentioned above lot. The bidder shall improve offer in multiples of ₹ 20,000/- during entire auction period.

10. The property shall be sold "AS IS WHERE BASIS" and shall be subject to other terms and conditions as published on the official website of the e-auction agency.

11. The highest bidder shall have to deposit 25% of his final bid amount after adjustment of EMD already paid by immediate next bank working day by 4:00 P.M. through RTGS/NEFT in the account as mentioned above. 12. The successful bidder/auction purchaser shall deposit the balance 75% of sale consideration amount on or

before 15th day from the date of sale of the property. If the 15th day is Sunday or other Holiday, then on immediate first bank working day through RTGS/NEFT in the account as mentioned above. In addition to the above, the purchaser shall also deposit poundage fee @1% on total sale consideration money (plus 10) through DD in favour of The Registrar, DRT-I, Ahmedabad. The DD prepared towards poundage's fees shall be submitted directly with the office of Recovery Officer, DRT-I. Ahmedabad.

In case of default of payment within the prescribed period, the deposit, after deduction the expenses of the sale, may, if the undersigned thinks fit, be forfeited to the Government Account and the defaulting purchaser shall forfeit all claims to the property or the amount deposited. The property shall be resold forthwith, after the issue of fresh proclamation of sale. Further the purchaser shall also be liable to make good of any shortfall or difference between his final bid amount and the price for which it is subsequently sold.

14. The successful bidder should note that TDS and GST liability, if any, arising out of sale of properties will have to be borne. by the successful bidder separately over and above the sale consideration amount and shall not be deducted from sale consideration amount confirmed by this forum.

Schedule of auction is as under:-

Date and Time of Inspection	30.01.2025	Between 02.00 PM to 4.00 PM
Date of uploading proof of EMD/documents on the e-auction website	11.02.2025	Up to 04.00pm
Last date of submissions of hard copies of proof of EMD/documents with office of the Recovery Officer-1	The second of the second of	Up to 05.00pm
Date and Time of E-Auction	13.02.2025	Between 12.00 Noon to 1.00 pm (with auto extension clause of 5 minutes, till auction completes)

The Recovery Officer has the absolute right to accept or reject any bid or bids or to postpone or cancel the e-auction without assigning any reasons.

Issued under my hand and seal of this Tribunal on this 17th Day of December, 2024.

financialexp.epapr.in

Ahmedabad

Recovery Officer-I, DRT-I, Ahmedabad.

(Love Kumar)