## Act, 2002 read with proviso to Rule 8(6) / 9(1) of the Security Interest (Enforcement) Rule, 2002 CORRIGENDUM

Assets under the Securitisation and Reconstruction o

inancial Assets and Enforcement of Security Interest

We invite your attention towards 15 Days auction sale notice for auction date 31/12/2024 published by us on 14/12/2024 in the Newspapers'The Financial Express" and "Sandesh". We wish to inform here that property in the name of Mr. Shanabhai Somabhai Rajput under Sr. No. 6 of the said publication stands withdrawn. All other terms and conditions of the said auction shall remain unchanged. **Authorised Officer** Date: 18/12/2024

APPENDIX IV-A

Union Bank of India

Place: Vadodara

Sale Notice for sale of Immovable Property E-Auction Sale Notice for sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. read with proviso to Rule 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 to Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Ltd.) [CIN L65922DL2005PLC136029] ("Secured Creditor"), the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis on 21.01.2025 from 04.00 P.M. to 05.00 P.M., for recovery of Rs. 15,52,601/- (Rupees Fifteen Lakh Fifty Two Thousand Six Hundred One only) pending towards Loan Account No. HHLSUR00369016, by way of outstanding principal, arrears (including accrued late charges) and interest till 09.12.2024 with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. 10.12.2024 along with legal expenses and other charges due to the Secured Creditor from BHARATBHAI BOGHANI and RANJANBEN BOGHANI.

The Reserve Price of the Immovable Property will be Rs. 11,14,000/- (Rupees Eleven Lakh Fourteen Thousand only) and the Earnest Money Deposit ("EMD") will be Rs. 1,11,400/- (Rupees One Lakh Eleven Thousand Four Hundred only) i. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY FLAT NO. 303, OM RESIDENCY, BUILDING NO. B. NEAR NAVKAR PALACE, R. S.

NO. 91, BLOCK NO. 104, SURAT, GUJARAT - 394180.

For detailed terms and conditions of sale, please refer to the link provided on the website of the Secured Creditor i.e. www.sammaancapital.com; Contact No : 0124-6910910, +91 7065451024; E-mail id : auctionhelpline@sammaancapital.com. For bidding, log on to www.auctionfocus.in.

**AUTHORISED OFFICER** SAMMAAN CAPITAL LIMITED Date: 12.12.2024 (Formerly known as INDIABULLS HOUSING FINANCE LTD.) Place: SURAT

**KOTAK MAHINDRA BANK LIMITED** Registered Office: 27 BKC, C 27, G-Block, Bandra Kurla Complex, Bandra (E) Mumbai, Maharashtra, Pin Code-400 0

Branch Office: Kotak Mahindra Bank Ltd, 1 st Floor, Shanti Point, Nr. Parag House, Udhana Darwaja, Surat-395002 Online E Auction Sale Of Asset

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES E-auction sale notice for sale of immovable assets under the securitisation and reconstruction of financi ssets and enforcement of security interest act, 2002 under rules 8(5) and 8(6)of the security interes

Subsequent to the assignment of debt in favour of Kotak Mahindra Bank Limited by "Poonawalla Housing Financ imited" (hereinafter referred to as "PHFL")the Authorised Officer of Kotak Mahindra Bank Limited (hereinafte referred to as "(The Bank/ KMBL/Secured Creditor) has taken the possession of below described immovab property (hereinafter called the secured asset) mortgaged/charged to the secured creditor on 28.06.2023. Notice i nereby given to the borrower (s) and co-borrower (s) in particular and public in general that the bank has decided sale the secured asset through E-auction under the provisions of the sarfaesi act, 2002 on "as is where is", "as i what is", and "whatever there is" basis for recovery of Rs. 31,13,859 /- (Rupees Thirty One Lakh Thirteen Thousai Eight Hundred and Fifty Nine Only)outstanding as on16.12.2024 along with future applicable interest til ealization, under the loan account no HL/0222/H/17/100110; loan availed by Mr. Parmar DhruvkumarHitendra& Mrs. Parmar Swati Dhruykumar as per below details

| Particular                                  | DETAIL   |
|---|--|
| Date Of Auction                             | 23.01.2025   |
| Time Of Auction                             | Between 12:00 Pm To 1:00 Pm With Unlimited Extension Of 5 Minute |
| Reserve Price                               | Rs.12,00,000/- (Rupees Twelve Lakh Only)                         |
| Earnest Money Deposit (EMD)                 | Rs.1,20,000/- (Rupees One Lakh Twenty Thousand Only)             |
| Last Date For Submission<br>Of EMD With KYC | 22.01.2025 UP TO 6:00 P.M. (IST)                                 |

Description Of The Secured Asset: (As per the title documents): All that piece and parcel of Non-Agricultural Pla of land in Mauje: Dabhoi, lying being land bearing R.S.No.1244/2 Paikki 4 T.P Scheme No.1 F.P.No.5, MulKhand No. admeasuring 1700 sq.mtrs. known as "Pratham Tenement" Paikki Plot No.1 open land admeasuring 121.28 sq.mtrs e.1305 sq.fts., undivided road admeasuring 28.58 sq.mtrs., i.e.308 sq.fts, total admeasuring 150.2 sq.mtrs.,i.e.1617sq.fts., at Registration District & Sub- District Dabhoi, District Vadodara.Property bounded as: East: b ailway line,West: by plot no.2, North: by society, South: by Survey No.1224/1.(Measurement as per site): 1188 sq.ft. i. 110.36 sq. mt.alongwith undivided road admeasuring 28.58 sq.mt.total admeasuring 138.94 sq. mt. i.e. 1495.53sq.ft.

Known Encumbrances The borrowers' attention is invited to the provisions of sub section 8 of section 13, of the act, in respect of the tim available, to redeem the secured asset.Borrowers in particular and public in general may please take notice that if case auction scheduled herein fails for any reason whatsoever then secured creditor may enforce security interes ov way of sale through private treaty.In case of any clarification/requirement regarding assets under sale, bidd ay contactMr.Kishore Arora (Mob No+91 7227953457)& Mr. Akshit Solanki (Mob No. +917302111608 Bidder may also contact the bank's IVR No. (+91-9152219751) for clarifications. For detailed terms an onditions of the sale, please refer to the link HTTPS://WWW.KOTAK.COM/EN/BANK AUCTIONS.HTML provided in the bank's website i.e. WWW.KOTAK.COMand/or on HTTP://BANKAUCTIONS.IN Place:Vadodara ,Date:18-12-2024 For Kotak Mahindra Bank Limited, Authorized Officer

Ghodasar Branch: Ground Floor, Tagore Avenue, केनरा बैंक Canara Bank 📣 Next Toavkar Hall Opp. Ghodasar Garden, Ghodasar Taffpitte Syndicate Phone No: 8238091932 Email: Cb3217@canarabank.com

Possession Notice (For immovable property) The undersigned being the Authorised Officer of Canara Bank Bavla Branch

Ahmedabad under the Securitisation and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 (Act 54 of 2002) (herein after referred to as "Act") 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: 27.09.2024 calling upon the Shanti Kannaya Naidu & Dipen Dilipkumar Khedekar to repay the amount mentioned in the notice being Rs. 16,39,164.00 (Rupees Sixteen Lakh Thirty-Nine Thousand One Hundred Sixty-Four Only) in Housing Loan account as or 07/09/2024 together with further interest and incidental expenses and costs within 60 days from the date of notice.

The Borrower & Guarantor having failed to repay the amount, notice is hereby given to the Borrower & Guarantor 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 section 13(4) of the said Act read with rule 8 & 9 of the Security Interest Enforcement Rules of the said Act on this on the 13/12/2024.

The Borrower/ Guarantor/Mortgager in particular and the public in general is hereby cautioned not to deal with the property and any dealings with property will be subject to the charge of the Canara Bank for an amount Rs. 16,39,164.00 (Rupees Sixteen Lakh Thirty-Nine Thousand One Hundred Sixty-Four Only) in Housing Loan account as or 07/09/2024 and further interest thereon.

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

DESCRIPTION OF THE IMMOVABLE PROPERTY The Immovable- Flat No. B-404 admeasuring about 78.06 sq. mts. [built up area] along with undivided land admeasuring 27.63 sq. mts. on Fourth Floor [as per approved plan Forth Floor] in the scheme "Mangalmurti Appartment" situated on the

Non-Agricultural land admeasuring 2860 sq. mts. of Final Plot No. 15/3 [Old Survey No. 5771 of Town Planning Scheme No. 58 situate, lying and being at Mouje Vatva. Taluka Dascroi The. Ahmedabad (East) in the Registration District of Ahmedabad and Sub-District Ahmedabad-11 [Aslali] Boundaries are as under: - East: Flat No. B-401 West: Flat No. C-401, North: Society Main Road, South: Flat No. B-403 Date: 13-12-2024 Authorized Officer. Place: Ahmedabad Canara Bank

🐉 बैंक ऑफ़ बड़ीदा वैंक ऑफ़ बड़ीदा Bank of Baroda

Sabarmati Branch, Dharamnagar, Sabarmati, Ahmedabad -380 005 Ph: 27509618 (D) 27506625 (G) Fax: 079 27509618 E-mail: sabarm@bankofbaroda.co.in

## **APPENDIX IV** [See Rule 8 (1)] POSSESSION NOTICE

Whereas, The undersigned being the Authorised Officer of the Bank of Baroda under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (Second) 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 1st September 2023 & paper publication dated 20th November 2023 calling upon the Borrower/Guarantor/Mortgagor Mrs. Priyaben Vinodbhai Nanvani (Borrower & Mortgagor), Mr. Vinod Arjandas Nenvani (Borrower & Mortgagor) to repay the amount mentioned in the notice being Rs.22,79,477.69/-(Rupees Twenty Two Lakh Seventy Nine Thousand Four hundred Seventy Seven & Paisa sixty Nine only) plus unapplied interest at the contractual rate plus cost, charges and expenses within 60 days from the date of receipt of the said notice. The Borrower/Guarantor/Mortgagor having failed to repay the amount, notice is

hereby given to the Borrowers, Guarantors, Mortgagor 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/her under sub section 13 (4)of the said Act read with Rule 8 of the Security Interest (Enforcement) Rules 2002 on this 12th Day of December of the year 2024.

The Borrowers/Guarantors/Mortgagors 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 Bank of Baroda for an amount of being Rs 22,79,477.69/- (Rupees Twenty Two Lakh Seventy Nine Thousand Four hundred Seventy Seven & Paisa sixty Nine only) plus unapplied interest at the contractual rate plus cost, charges and expenses till date of payment.

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.

**DESCRIPTION OF THE PROPERTIES** 

1. All that pieces and parcel of immovable property bearing Block No.A/210 on 2nd Floor admeasuring about 115 Sq. yards i.e. 96.154 Sq.mtrs, Construction are with undivided right in land admeasuring about 19.00 Sq.mtrs, with right of use of common facilities and amenities, scheme known as "Krishna Avenue", N.A. land bearing revenue Survye No.31, final plot no.919, T.P. Scheme No.39 (Naroda-1) of situated lying and being at Mouje: Naroda Tal- Asarwa Registration Dist: Sub Dis; Ahmedabad-6 (Naroda)

Boundaries are as under: East: Internal Road of Scheme, West: Flat No. A-201 North: Passage and Stair, South: Margin Land

Date: 12-12-2024 Place : Ahmedabad **Authorized Officer** Bank of Baroda

**FINANCIAL** 

Possession Notice (For Immovable Property) Rule 8-(1) Mhereas, the undersigned being the Authorized Officer of IIFL Home Finance Limited (Formerly known as India Infoline Housing Finance Ltd.) (II FL-H FL) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in xercise of powers conferred under section 13(12) mad with Rule 3 of the Security Interest (Enforcement) Rules 2002, a Demand Notice was issued by the Authorised Officer of the company to the Borrower/Co-Borrowers mentioned herein below to repay the amount notice is hereby given to the borrower and the public in general that the undersigned has **taken possession** of the property described herein below in exercis f powers conferred on him under Section 13(4) of the said Rules. The borrower in particular and the public in general are hereby cautioned no to deal with the property and any dealings with the property will be subject to the charge of BFL HFL for an amount as mentioned herein under with interest thereon. The borrowers attention is invited to provisions of sub-section (8) of section 13 of the Act. If the borrower dears the dues of the "IFL HFL" together with all costs, charges and expenses incurred, at any time before the date fixed for sale or transfer, the secured assets shall not be sold or transfer or sale of the secured assets. Name of the Borrower(s)/ Description of the Secured Asset (Immovable Property) Total Outstanding Date of Date of Dues (Rs.) Demand Posse All that piece and parcel of Property Bearing - PLOT NO-10 ₹25,68,503.00/-Notice ssion Mr. Dineshthai Ambatha Area admeasuring 56,85 sq. im. (611.92 Sq. Ft.) and Construction Area admeasuring 46.12 Sq. Ft. (496.43 Sq. Ft.). Rupees Twenty Five 23-Sep- 13-12-Mrs. Bhavnaben D Ratho Lakh Sixty Eight 2024 Revenue Survey No-63, Block No-94/a, Riddhi Siddhi Row 2024 Prospect No 726570 lousand Five Hundred ouse, Nr Gayatri Soc, Dumbhat, Surat 395010, Gujarat. Three Only ) Mr. Vikrambhai Bharubhai Allthatpiece and parcel of Property Bearing: Plot No. 6 Paiki, Vaghari Northern Part , Revenue Survey No. 465 Paiki, at Dudhrei Mrs. Poojaben within Municipal Limits, Tafuka Wadhwan, Dist. ₹1381745.00/ (Rupees | 11-Sep- | 13-12-2024 Thirteen Lakh Eighty 2024 One Thousand Seven Prospect No IL10244900 | Surendranagar, Gujarat, 363040 Area Admeasuring (in Sq. Hundred and Forty Ft.): Property Type: Area\_admeasuring Property Area: 1030.00 For, Further Details Please Contact To Authorised Officer At Branch Office: Office No.701, 7th Floor, 21st Centuary Business

REGD. OFFICE: 9th Floor, Antriksh Bhawan, 22, K.G. Marg, New Delhi-110001, PH: 011-23357171, 23357172, 23705414, Website: www.pnbhousing.com

Center, Near Udhna Danwaja, Ring Road, Surat – 395002/3rd Floor, T-51, 52 & 53, Sevan Space, Radhanpur Road, Mehsana,

Sujarat-384002 Or Corporate Office : IIFL Tower, Plot No. 98, Udyog Vihar, Ph-IV Gurgaon, Haryana

Place : Surat, Surendranagar | Date : 18.12.2024

## BRANCH ADDRESS : 2nd Floor, Part I, Megha House Opp. Kotak Bank , Mithakhali Law Garden Road, Ellisbridge, Ahmedabad, Gujarat - 380006 POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

Whereas the undersigned being the Authorised Officer of the PNB Housing Finance Ltd. under the Securitisation and Reconstruction of Financia Assets & in compliance of Rule 8(1) of Enforcement of Security Interest Act, 2002, and in exercise of powers conferred under section 13(12) reac with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued demand notice/s on the date mentioned against each account calling upon the respective borrower/s to repay the amount as mentioned against each account within 60 days from the date of notice(s)/ date of receipt of the 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 taker

possession of the property/ies described herein below in exercise 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 borrower/s in particular and the public in general is hereby cautioned not to deal with the property/ies and any dealing with the property/ies will be subject to the charge of PNB Housing Finance Ltd., for the amount and interest thereon as per loan agreement. 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.

| Loan<br>Account<br>No.               | Name of the<br>Borrower/Co-<br>Borrower/Guarantor                              | Demand<br>Notice<br>Date | Amount<br>Outstanding   | Date of<br>Possession<br>Taken | Description Of The<br>Property Mortgaged  |
|--------------------------------------|--|--------------------------|---|--------------------------------|---|
| 0623/1122373                         | Mr. Sanjaybhai Jivarajbhai<br>Kva & Mrs. Khushububen<br>Rameshbhai Sidhdhapara |                          | Rs. 28,46,556/-<br>(Rupees Twenty Eight Lakhs<br>Fourty Six Thousand Five Hundred<br>Fifty Six Only) as on 28-05-2024 |                                | Shop No. 6, Swaminarayan<br>Park 6, Nr. Om Shanti Nagar,<br>Narol, Ahmedabad - 382405 |
| PLACE:- AHMEDABAD, DATE:- 17-12-2024 |  |                          | AUTHORIZED OFFICER, PNB HOUSING FINANCE LTD.  |                                |   |

**RELIANCE** 

RELIANCE ASSET RECONSTRUCTION COMPANY LIMITED Address: 11th Floor, North Side, R-Tech Park, Western Express Highway, Goregaon (East), Mumbai - 400063. Phone - Fax: 022-41681200.

Sd/- Authorised Officer, For IIFL Home Finance Ltd.

APPENDIX IV - POSSESSION NOTICE (For Immovable Properties) [See Rule-8(1) of the Security Interest (Enforcement) Rules, 2002]

Whereas, The undersigned being the authorised officer of the Reliance Asset Reconstruction Company Limited is a Company incorporated under the Companies Act, 1956 and registered with Reserve Bank of India as an Asset Reconstruction Company under the provision of Section 3 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002), (hereinafter referred to as the "SARFAESI ACT") and having its Registered Office at 11th Floor, North Side, Western Express Highway, Goregaon (East), Mumbai - 400 063 (hereinafter referred to as "RARC"), acting as Trustee of RARC 078 Trust 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 on below mentioned Dates, Loan Account Nos. and calling upon the below mentioned Borrowers, Co-Borrowers & Guarantors to repay the below mentioned Outstanding loan amount within 60 days from the date of receipt of the said notice.

The Financial Assets / Debts of the Borrowers were acquired by Reliance Asset Reconstruction Company Limited in its capacity as Trustee of RARC 078 Trust from Laxmi India Finance Private Limited (Laxmi India Finleasecap Private Limited) vide Deed of Assignment dated 29-03-2023. Pursuant to the said assignment of debt / financial assets by Reliance ARC and in terms of the deed of assignment, it has acquired all right, title and security interest in the loans along with underlying securities and security documents of Laxmi India Finance Private Limited formerly known as Laxmi India Finleasecap Private Limited, the Assignor/Original Secured lender. The Borrowers, Co-Borrowers & Guarantors having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken POSSESSION of the properties 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 12-12-2024. The Borrowers, Co-Borrowers & Guarantors in particular and the public in general is hereby cautioned not to deal with the properties

and any dealings with the properties will be subject to the charge of the Reliance Asset Reconstruction Company Limited for below mentioned amount and interest, charges till its realization of full payment.

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

Loan Number, Borrower, Description of the Immovable Properties Co-Borrower & Guarantor Date & Amount All that piece & parcel Resi. Property No. 216, GPL40, Chimanbhai Jayantibhai Notice date Vasava S/o Jayantibhai Vasava, Admeasuring 1600 Sq. Ft., Situated At Mauja 27-06-2024 Dasharathbhai Gumanbhai Vasava Madapur, Tal. Padra, Dist. Vadodara, Gujarat. Rs.12,01,724/-S/o Gumanbhai Vasava, Sangitaben Bounded as : East : Colony RCC Road; West : Dasharathbhai Vasava W/o RCC Road of Vasava Faliyu; North: House of as on 27-05-2024 Dasharathbhai Vasava, Malek Satishbhai Mandarbhai Vasava; South: House of Ravajibhai Chunnibhai Vasava. Property Owner Mahbubbhai S/o Malek Mahmadbhai Name: Chimanbhai Jayantibhai Vasava. GPL89, Kirankumar Takhaji Chauhan All that piece & parcel Resi. H. No. 24 Measuring Notice date S/o Takhaji Badarji Chauhan, Bhuriben 136 Sq. Mtr. Situated At Village Council At 27-06-2024 Kiranbhai Chauhan W/o Kiranbhai Rasulpur, At Modasa, Dist. Aravalli, Gujarat. Rs. 8,89,628/-Badarji Chauhan, Takhaji Badarji Bounded as : East : Road; West : Chauhan Chauhan S/o Badarji Chauhan, LalajiKeshaji House; North : Adjoining as on 27-05-2024 Dhuliben Takhaji Chauhan W/o Takhaji Residence; South : Open Land. Property Owner Badarji Chauhan, Suresh Kumar Amrat Name: Chauhan Kiran Kumar Takhaji Bhai Chouhan S/o Amrat Bhai Chouhan GPL246, Rajeshkumar Kalubhai All that piece & parcel Resi. H. No. 4-27/1, Notice date

Date: 18-12-2024 Place: Gujarat

(Kalabhai) Zala S/o Kalabhai Zala,

Sharmilaben Rajeshkumar Zala W/o

Rajeshkumar Zala, Maheshkumar

Pravinsinh Rathod S/o Pravinsinh

Name: Rajesh Kumar Kalubhai (Kalabhai) Zala Authorised Officer, Reliance Asset Reconstruction Company Limited

27-06-2024

Rs. 3,91,701/-

as on

27-05-2024



Bhalabhai Rathod

**Phoenix ARC Private Limited** 

Measuring 139.76 Sq. Mtr. Situated At Mataji

Faliyu, Vill. Chokadiya Chhabhau, Bayad, Dist.

Aravalli, Gujarat. Bounded as : East : Property of

Dhaya Bhai Chauhan; West : Chauhan Lalaji

Keshaji House; North : Property of Amratjit;

South: Property of Arvind Bhai. Property Owner

Regd. Office: 3rd Floor, Wallace Tower 139-140/B/1, Crossing of Sahar Road and Western Express Highway Vile Parle (East) Mumbai - 400 057. Tel: 022- 6849 2450, Fax: 022- 6741 2313 CIN: U67190MH2007PTC168303 Email: info@phoenixarc.co.in, Website: www.phoenixarc.co.in.

PUBLIC NOTICE FOR E-AUCTION CUM SALE -Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act. 2002 read with provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the nder mentioned property mortgaged to Phoenix ARC Private Limited pursuant to assignment of debt by Motilal Oswal Home inance Limited (Earlier Known as Aspire Home Finance Corporation limited -Assignor) will be sold on "AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS", by way of "online e-auction" for recovery of dues and further nterest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security

Interest (Enforcement) Rules, 2002) through website: www.phoenixarc.co.in/ as per the details given below Date and Time of E-Auction Date: Date: Date: 20-01-2025 11:00 Am to 02:00 Pm (with unlimited extensions of 5 minute each) Borrower(s)/Guarantor(s) / Demand Notice | Description of the Reserve Price, EMD & Last Date of **Submission of EMD** Loan Account Date and Amount | Immovable property 11-05-2023 Reserve Price: Rs. 3,33,715/-AN: LXHIM00416-170025552 P No. 515, S No. For Rs. 4,53,684/-(Three Lakh Thirty Three Thousand Branch: Himatnagar Gamtal, Seven Hundred & Fifteen Only) (Rupees Four Lac Fifty Three Borrower: Sanjaykumar Himantnagar, EMD: Rs. 33,372/- (Thirty Three Natvarlal Bhangi Sabarkantha, Bhiloda, Thousand Three Hundred & Seventy Thousand Six Co-Borrower: Natwarlal Sabarkantha, Gujarat Two Only)
Last date of EMD Deposit: 19-01-2025 Hundred Eighty Jethabhai Bhangi 383240. Four Only) LAN: LXSUR00215-160016849 Reserve Price: Rs. 5,66,652/-11-12-2023 Branch: Surat Plot No. 217, R.s. No. (Five Lakh Sixty Six Thousand Six Hundred & Fifty Two Only)

EMD: Rs. 56,665/- (Fifty Six Thousand Borrower: Sachidanand For Rs. 6,15,266/-250-B, Green Avenue, Raghunath Lenka (Rupees Six Lac Mouje- Utiyadara, Sub Co-Borrower: Nalini Fifteen Thousand Dist-Ankleshwar, Dist-Two Hundred Sixty Surat, Gujarat 392001 Six Hundred & Sixty Five Only)
Last date of EMD Deposit: 19-01-2025 Sachindanand Lenka Guarantor : Surynarayan Six Only) LAN: LXSUR03219-200075368 20-07-2021 Reserve Price: Rs. 3,96,441/-Branch: Surat For Rs. 9,99,784/-(Three Lakh Ninety Six Thousand Four 202, Borrower: Shrenivas Hundred & Forty One Only) **EMD:** Rs. 39,644/- (Thirty Nine Radhamadhav Palace, (Rupees Nine Mahesh Ram Lac Ninety Nine Near Vallabh Nagar, Co-Borrower: Savitridevi Thousand Six Hundred & Forty Four Thousand Seven Vareli, Surat, Gujarat 3943<u>2</u>7 Hundred Eighty Only) Guarantor : Rajkishor Last date of EMD Deposit: 19-01-2025 Four Only) Ramsurat Bhagat 22-03-2021 Flat No. A - 201, LAN: LXSUR00217-180054574 Reserve Price: Rs. 5,05,896/-For Rs. 5,46,151/-Second Floor (Five Lakh Five Thousand Eight Branch: Surat Residency, (Rupees Five Shivam Borrower: Hitubha Keshubha Hundred & Ninety Six Only) Lac Forty Six Shiv Nagar, Kamre EMD: Rs. 50.590/- (Fifty Thousand Five Sodha Thousand One Vav Road, Kamrej Co-Borrower: Shitalben Hundred & Ninety Only) Hundred Fifty One Chorasi, Surat, Gujarat Hitubhai Sodha Last date of EMD Deposit: 19-01-2025 Only) - 394185 206, 2nd 20-04-2021 Flat No. Reserve Price: Rs. 5,29,837/-LAN: LXSUR00317-180054277 ive Lakh Twenty Nine Thousand Eight For Rs. 4,99,157/-Floor, Sahjanand Branch: Surat (Rupees Four Residency, Plot No Hundred & Thirty Seven Only) Borrower: Shivkumar Lac Ninety Nine 230, 231, 232, Soni EMD: Rs. 52,984/-Maharajva Yadav Thousand One (Fifty Two Thousand Nine Hundred & Park - 2, Tatithiya

Co-Borrower: Gudiya Hundred Fifty Gam, Kadodara, Surat, Eighty Four Only) Shivkumar Yadav Last date of EMD Deposit: 19-01-2025 Seven Only) Gujarat - 394327 Ferms and Conditions of E- Auction: 1. 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 visit to the Web Portal: https://www.auctionbazaar.com/ of our e-Auction Service Provider, M/s. ARCA EMART PRIVATE LIMITED for bidding information & support, the details of the secured asset put up or e-Auction and the Bid Form which will be submitted online. The interested buyers may go through the auction terms & conditions and process on the same portal and may contact to **Hemal Bharatbhai Arya-<sup>°</sup>892893′70̈33, Pankajkumar Prakashbhai Thakur** 9825158090, Deepak Thakur- 8976766310, Mahajan Sandip Lotanbhai - 8104802196, Jani Mahendra - 7045979708, and shan Dev 8828273231, details available in the above mentioned Web Portal and may contact their Centralised Help Desk: + 91 8370969696. **E-mail ID:** contact@auctionbazaar.com **2.** All the intending purchasers/ bidders are required to register their name in the portal mentioned above as https://www.auctionbazaar.com/ and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid. 3. For participating in the e-auction, intending purchasers/ bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured asset along with copies of the PANCARD, Board Resolutions in case of Company and Address Proof on or before the Last date for submission of EMD nentioned above. Intending purchasers/bidders are required to submit separate EMDs for each of the Items/Properties detailed herein above. 4. At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-pone the auction without assigning any reason thereof and without any prior notice. 5. The successful purchaser/bidder shall bear any statutory dues. taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid ir order to get the secured asset conveyed/delivered in his/her/its favour as per the applicable law. 6. The intending bidders should make their own independent enquiries regarding encumbrances, title of secured asset put on auction and claims/rights/dues affecting the secured assets, including statutory dues, etc prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of Phoenix. The authorized officer of Phoenix shall not be responsible in any way for any third-party claims/rights/due. 7. The prospective/intending bidder shall furnish an undertaking that he/she is not dis-qualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code, 2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she bid will be rejected. **Authorised Officer Phoenix ARC Private Limited** Date: 18.12.2024

equitas

**Equitas Small Finance Bank Ltd** 

(FORMERLY KNOWN AS EQUITAS FINANCE LTD)

Registered Office: No.769, Spencer Plaza, 4th Floor, Phase-II, Anna Salai, Chennai - 600002

SALE NOTICE FOR THE SALE OF IMMOVABLE PROPERTY

F-Auction Sale Notice for the sale of immovable assets under SARFAESI Act, 2002, R/w rule 8(6) of Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrowers, Co borrowers and Guarantors that the below described immovable property mortgaged to the Secured creditor, the physical possession of which has been taken by the Authorised Officer of Equitas Small Finance Bank Ltd., will be sold on 21-01-2025 "AS IS WHERE IS" "AS IS WHAT IS CONDITION" for recovery of below mentioned amount due to Equitas Small Finance Bank Ltd., from the following borrowers.

Description of the Immovable Property Due + Interest from . Mr.NANDA PARAS, S/o. Maheshbhai, Mrs. Nanda Minaben, W/o. Maheshbhai, Both are residing at 74, Tayani cycle store street. 95.34 Sq. Mtrs.) Scheme known as "Riddhi Siddhi Residency" situated at R.S. Shankar Tekan, Ranjit Nagar, Jamnagar, Gujarat, No. 1247/paiki, 1248 paiki, 1249 paiki, on Plot No. 192 to 195, C.S. ward No. 13, sheet

JAMNAGAR, Gujarat - 361005

Loan Account No.-EMFJAMNR0060229 & ELPJAMNR0060230 Claim Amount Due Rs. 2526599 + 42464 2569063/- as on 19-12-2023 with further interest the earth or permanently fastened to anything attached to earth, both present and from 20-12-2023 with monthly rest, charges and future and all easamentary / mamool rights annexed thereto.

3072133.96/- as on 16-12-2024).

Borrower/s & Guarantor/s Name & Address Total

All that piece and parcel immovable property of Residential Flat No 504, Fifth Floor, in wing-C, Built-Up admeasuring area 45.40 Sq. Mtrs. (Super Build-Up area admeasuring No.505, Amalgamated C.S. No.1/D/192 at, Jammagar City Area Taluka and Distict Also at, :- Flat No 504, Fifth Floor, Wing C, Riddhi Jamnagar, In the state of Gujarat. North by: Open sky, South by: Lift and after that Flat Siddhi Residency, Vasant Vatika, Ranjit Nagar, No. 501, East by: Open Space & Flat No. A/503, West by: Flat No. C/503 Measurement Build-Up admeasuring area 45:40 Sq: Mtrs. (Super Build-Up area admeasuring 95:34 Sq. Mtrs.) Situated at within the Sub-Registration District of Jamnagar and Registration District of Jamnagar, Together with all buildings and structure attached to

costs, etc., (Total Outstanding being Rs. Reserve Price: Rs. 19,60,000 /-, Earnest Money Deposit: Rs. 1,96,000 /-Contact Names: Javed Kothariya: 7874234782, Gohel Sandip Diliphhai: 9510074045

> Date of Auction: 21-01-2025 For detailed terms and conditions of the E-Auction sale, please refer to the link provided in

www.equitasbank.com & https://www.bankeauctions.com Date - 18.12.2024.Place - Jamnagar Authorized officer, Equitas Small Finance Bank Ltd

केनरा बैंक Canara Bank 📣 Titisasz Syndicate

Security Interest Act, 2002.

KANKARIA BRANCH: Shashwat Arcade, 1st Floor, S.no. 391, 393, Bhulabhai Char Rasta, Gita Mandir, Kankaria, Ahmedabad – 380022

DEMAND NOTICE [SECTION 13(2)] TO BORROWER/ GUARANTOR/MORTGAGOR Ref: AMRO/RL/KANKARIA/SOHELKHAN/2024-25 Date: 29/11/2024

Shri Sohelkhan Asrafkhan Pathan (Proprietor: M/s S.K. Garments) Borrower/ Registered Office: Dayna Complex, Patthar Kuva, Relief Road, Near Arab Masjid, Ahmedabad 380001.

Also At: 1597/a, Chuddi Ole, Near Three Gates, Ahmedabad-380001 Also At: 3184/a, Chudi One, Biscuit Galli, Pankore Naka, Ahmedabad-380001 Also At: 2184/a, Chudi Ore, Biscuit Galli, Pankomaka, Ahmedabad-380001

Smt. Shahinaparvin Ashrafkhan Pathan Guarantor/ alias Parvinbanu Ashrafkhan Pathan, 3184/a, Chudi Ole, Biscuit Galli, Pankore Naka, Ahmedabad-380001 Also At: 1597/a, Patwa Sheri, Chudi Ole, Three Gates, Ahmedabad 380001

Dear Sir Sub: Notice issued under Section 13(2) of the Securitisation & Reconstruction of Financial Assets & Enforcement of

You have availed following Loans / Credit Facilities from our Canara Bank, Kankaria Branch from time to time: Rate of Interest Nature of Interest and other Total Liability Principal Loan No. including Penal No Loan/Limit charges interest 12,80,991.00 60,298.82 13,41,289.82 0175727000027 14.35% Loan As On 28/11/2024 as on 28/11/2024 as on 28.11.2024

TOTAL 12,80,991.00 60,298.82 13,41,289,82 The above said loan/credit facilities are duly secured by way of mortgage of the assets more specifically described in the schedule hereunder, by virtue of the relevant documents executed by you in our favour. Since you had failed to discharge your liabilities as per the terms and conditions stipulated, the Bank has classified the debt as NPA on 26/11/2024 Hence, we hereby issue this notice to you under Section 13(2) of the subject Act calling upon you to discharge the entire liability of as on 28/11/2024, an amount of Rs. 13,41,289.82 (Rupees Thirteen Lakh Forty One Thousand Two Hundred Eighty Nine and Paisa Eighty Two Only) + further Interest and charges from 29/11/2024 in your Term Loan account with accrued and up-to-date interest and other expenses, within sixty days from the date of the notice failing which, this notice under Section 13(2) of the Act, the secured creditor will exercise all or any of the rights detailed under Section 13 more particularly under sub-section (4) of Section 13, of the subject Act.

Further, you are hereby restrained from dealing with any of the secured assets mentioned in the schedule in any manner whatsoever, without our prior consent. This is without prejudice to any other rights available to us under the subject Act and/or any

Your 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.

The demand notice had also been issued to you by Registered Post AD due to your last known address available in the Branch record.

SCHEDULE

Details of Immovable Assets Nature Name of the title holder Immovable property being situate in Kalupur Ward-3 at City Survey No. 3184/A admeasuring Smt. Shahinaparvin about 59 Sq. Yard i.e. 49-33-16 Mtrs Ground Floor, First Floor & Second Floor, constructed Property Village Kalupur-3, Taluka City Registration District Ahmedabad & Sub District of Ashrafkhan Pathan Ahmedabad 1 (City) Bounded as Under: East: Road, West: House of Abdulbhai Shekh, Alias Parvinbanu North: House of Habibbhai Kurekhi, South: House of Igbalbhai Kurekhi Ashrafkhan Pathan CERSAl Security Interest ID: 400036917526

Date: 29/11/2024 Place: Ahmedabad

Authorised Officer CANARA BANK



CORPORATE IDENTIFICATION NO. (CIN): L27102MH1994PLC152925 Regd. Office: JSW Centre, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051 Tel.: 022-4286 1000 Fax: 022-4286 3000 Email: jswsl.investor@jsw.in Website: www.jsw.in

## NOTICE OF POSTAL BALLOT/E-VOTING

Members are hereby informed that pursuant to Section 110 and Section 108 and other applicable provisions, if any, of the Companies Act, 2013 ('the Act'), Rule 22 and Rule 20 of the Companies (Management and Administration) Rules, 2014, ("the Rules") as amended (the 'Rules'), the Secretarial Standard on General Meetings issued by the Institute of Company Secretaries of India ("SS-2"), as amended from time to time, Regulation 44 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the 'SEBI Listing Regulations') read with SEBI Circular No. SEBI/HO/CFD/CFD-PoD-2/P/CIR/2024/133 dated October 3, 2024, including any statutory modification(s), clarification(s), substitution(s) or re-enactment(s) thereof for the time being in force, guidelines prescribed by the Ministry of Corporate Affairs (the "MCA"), Government of India, for holding general meetings / conducting Postal Ballot process through e-voting vide General Circulars Nos. 14/2020 dated April 8, 2020, 17/2020 dated April 13, 2020, read with other relevant circulars, including General Circular No. 09/2024 dated September 19, 2024, issued by the MCA from time to time (hereinafter collectively referred to as the "MCA Circulars"), and any other applicable laws and regulations, the Company has completed dispatch of Postal Ballot Notice dated October 25, 2024 ("the Notice") along with Explanatory Statement on Tuesday, December 17, 2024, only through electronic mode to those members of the Company whose email address was registered with the Company/ Depository Participant(s) as on Friday, December 13, 2024 ("Cut-off date"), for seeking approval by postal ballot by electronic means/e-voting process for the following matters:

| Item No. | Description of the Ordinary/Special Resolution   |  |  |  |
|----------|--|--|--|--|
| 1.       | Appointment of Mr. Sushil Kumar Roongta (DIN 00309302), as an Independent Director of the Company.   |  |  |  |
| 2.       | Appointment of Mr. Arun Sitaram Maheshwari (DIN 01380000) as Director of the Company.  |  |  |  |
| 3.       | Appointment of Mr. Arun Sitaram Maheshwari (DIN 01380000) as a Whole-time Director of the Company.   |  |  |  |
| 4.       | Approval for undertaking material related party transaction(s) of JSW Utkal Steel Limited and JSW Steel Limited with JSW Infrastructure Limited. |  |  |  |

In accordance with the MCA Circulars for holding general meetings / conducting Postal Ballot process through e-voting, hard copy of the Postal Ballot Notice along with postal ballot forms and prepaid business reply envelope will not be sent to the members. The communication of the assent or dissent of the Members would take place through remote e-voting system only.

The Voting Rights of the members (through remote e-voting) shall be reckoned with respect of the Equity shares held by them on Friday, December 13, 2024 (end of day) being the 'cut-off-date' fixed for this purpose. Any member who is not a member on 'cut-off-date' should treat this notice as for information purpose only.

In compliance with the provisions of Section 108, 110 and other applicable provisions, if any, of the Companies Act, 2013 and the Companies (Management and Administration) Rules, 2014, as amended, Members have been provided with the facility to cast their vote electronically through the e-voting services provided by KFIN on all resolutions set forth in the Notice.

The e-voting portal will be open for voting from Wednesday, December 18, 2024 (9:00 a.m. IST) to Thursday, January 16, 2025 (5:00 p.m. IST) (both days inclusive). During this period, Members of the Company, holding shares either in physical form or in dematerialised form, as on Friday, December 13, 2024, may cast their vote electronically. The e-voting module shall be disabled by KFIN for e-voting thereafter.

The Notice of the Postal Ballot can be downloaded from the Company's website viz; www.jsw.in, websites of the Stock Exchanges i.e. BSE Limited and National Stock Exchange of India Limited at www.bseindia.com and www.nseindia. com respectively and of "RTA" (KFin Technologies Limited) at https://evoting.kfintech.com.

The Board has appointed Mr. Nilesh Shah, Practicing Company Secretary, (Membership No. FCS 4554/CP.2631) as the Scrutiniser to conduct the Postal Ballot /E-voting process in a fair and transparent manner.

Members holding shares in physical mode and whose email address is not registered with the Company/RTA, may register the same by completing their KYC in terms of SEBI Master Circular No. SEBI/HO/MIRSD/POD-1/P/ CIR/2024/37 dated May 07, 2024. Members may download KYC forms by clicking the following link: https://www. iswsteel.in/investors/downloads. Members whose shares are in demat mode may approach their depository participant for updating their email address/other details.

The results of the e-voting will be declared by placing the same along with the Scrutiniser's Report on the Company's website viz; www.jsw.in, as well as on the websites of the Stock Exchanges i.e. BSE Limited and National Stock Exchange of India Limited at www.bseindia.com and www.nseindia.com, respectively and of the "RTA" (KFin Technologies Limited) at https://evoting.kfintech.com within two working days from the date closure of e-voting.

In case you have any queries or issues regarding e-voting, you may refer to Frequently Asked Questions (FAQs) and e-voting manual available https://evoting.kfintech.com under help section or write an email at einward.ris@kfintech. com or Contact Mr. Ramdas G., Senior Manager at Kfin Technologies Limited, Unit – JSW Steel Limited, at Selenium Tower B, Plot 31 & 32, Gachibowli, Financial District, Nanakramguda, Hyderabad- 500 032 or email at einward.ris@ kfintech.com or on the Toll Free Number - 1800 309 4001 during working hours on all working days.

> For JSW Steel Limited Sd/-

Place : Mumbai

Date: 17.12.2024

Lancy Varghese Company Secretary



financialexp.epapr.in