KALPESH ROADLINES LIMITED

CIN: U60200GJ2019PLC105872 Reg. Off.: Land Survey No. 1210/2, Bhachau, Kachchh - 370140, Gujarat, India E-mail: csteam@aartigroup.com Ph:-022-67976666 **PUBLIC NOTICE** In Form No. INC 25A

Before the Regional Director, Ministry of Corporate Affairs, Northern Western Region In the matter of the Companies Act, 2013, section 14 of Companies Act, 2013 and Rule 41 of the Companies (Incorporation) Rules, 2014

In the matter of Kalpesh Roadlines Limited having its registered office at Land Survey No. 1210/2. Bhachau. Kachchh - 370140. Guiarat. India

Notice is hereby given to the general public that the company intending to make an application to the Regional Director under section 14 of the Companies Act, 2013 read with aforesaid rules and is desirous of converting into a private limited company in terms of the special resolution passed at Extra Ordinary General Meeting held on June 27, 2023 to enable the company to give effect for such conversion.

Any person whose interest is likely to be affected by the proposed change/status of the company may deliver or cause to be delivered or send by registered post of his objections supported by an affidavit stating the nature of his interest and grounds of opposition to the concerned Regional Director having office at ROC Bhavan, Opp Rupal Park Society, Behind Ankur Bus Stop, Naranpura, Ahmedabad-380013, Gujarat within 14 days from the date of publication of this notice with a copy to the Company at its Registered Office at the address mentioned below.

Registered Office:

For KALPESH ROADLINES LIMITED Land Survey No. 1210/2, Bhachau, Kachchh - 370140, Gujarat, India

Deepak J. Haria Place: Mumbai Director Date: July 26, 2023 DIN: 01424886

Appendix-IV [RULE 8(1) POSSESSION NOTICE (For immovable property)

Whereas The undersigned being the authorized officer of the Union Bank of India,

Maninagar Branch, Shop No. 1 to 7, Divya Bhoomi Avenue, Opp.

Swaminarayan Temple, LG Hospital Road, Maninagar, Ahmedabad-380 008

under the Securitization and Reconstruction of Financial Assets and Enforcement

of Security Interest Act 2002 and in exercise of powers conferred under Section

13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a

demand notice dated 12/04/2021 calling upon the borrower Mr. Rameshkumar

Hasmukhlal Brahmkhatri to repay the amount mentioned in the notice being Rs.

8,53,760.69 (In words Rupees Eight Lacs Fifty Three Thousand Seven

Hundred Sixty and Sixty Nine Paisa Only) with interest as mentioned in notice,

The Borrower having failed to repay the amount, notice is hereby given to them and

the public in general that the Court Commissioner, has is compliance to order

dated 30/05/2023 issued by the Hon'ble Additional Chief Metropolitan

Magistrate, Ahmedabad has taken Physical possession of the property

described herein below in exercise of powers conferred on him/her under Sub

Section (4) of Section 13 of Act read with rule 8 of the Security Interest Enforcement

Rules, 2002 and handed over the possession to the authorized officer of the bank

The borrower in particular and the public in general is hereby cautioned not to deal

with the property and any dealings with the property will be subject to the charge of

the Union Bank of India for an amount Rs. 8,53,760.69 (In words Rupees Eight

Lacs Fifty Three Thousand Seven Hundred Sixty and Sixty Nine Paisa Only)

"The Borrower's attention is invited to provision of sub-section (8) of section 13 of

DESCRIPTION OF IMMOVABLE PROPERTY

All that piece & Parcel of immovable property being Flat No. 108, First Floor,

admeasuring 72 Sg Yards, construction thereon in Bhagyashree Avenue, in

Mouje: Saijpur Bogha situated on N A Land bearing City Survey No. 1053

and 1055 paiki. Revenue Survey No. 401, TPS No. 47, F P No. 24 in the

registration District & Sub District Ahmedabad 06 (Naroda) and bounded by:

within 60 days from the date of receipt of the said Notice.

as on 31/03/2021 and interest thereon plus other charges.

the Act, in respect of time available, to redeem the secured assets."

East: Flat No. 109, West: Road, North: Road, South: Passage.

on this 23 day of July of the year 2023.

Maninagar Branch, Shop no. 1 to 7, Divya

Hosp. Road, Maninagar Ahmedabad 380 008

Bhoomi Avenue, opp. Swaminarayan Temple, L.G.

Unline E - Auction Sale of Asset Regd. office: : 27 BKC, C 27, G-Block, BandraKurla Complex, Bandra (E) Mumbai, Maharashtra, Pin Code-400 051, **B.O.**: G1,twin Tower,sahara Darwaja,ring Road Surat – 395 002.

Sale Notice For Sale of Immovable Properties E-auction sale notice for sale of immovable assets under The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 under rule 8(5) read with proviso to rule 9(1) of The Security Interest (Enforcement) Rule, 2002. Notice is hereby given to the public in general and in particular to the borrower (s) and guarantor (s) that the below described immovable property mortgaged/charged to the secured creditor, the possession of which has been taken by the Authorised Officer of Kotak Mahindra Bank Ltd. on 06.10.2021, pursuant to the assignment of debt in its favour by Citi Financial Consumer Finance India Limited (hereinafter called **CCFIL**), will be sold on "As is where is", "As is what is", and "Whatever thère is" basis on 25.8.2023 between 12:00 pm to 1:00 pm with unlimited extension of 5 minutes, for recovery of Rs. 20,31,209 /-(Rupees Twenty Lakh Thirty One Thousand Two Hundred Nine Only) as of 19-7-2023 along with future applicable interest till realization, under the Loan Account No. 14893262, due to

Property Description: All that piece and parcel of the immovable property bearing situated flat no. a-302 on the 3rd floor "A" block admeasuring 585 sq. fts. in the building known as "Mount Avenue Apartment" constructed on the plot of land bearing revenue survey no. 227/1, block no. 239, t.p. scheme no. 10 (pal), final plot no. 118 paikee western land and revenue survey no. 232, block no. 240, final plot no. 119 situated in state: Gujarat District: Surat, Sub-district And Taluka: Choryasi, Moje: Pal.

The Kotak Mahindra Bank Ltd., secured creditor from Mr. Dashrathbhai Karmshibhai

Rathod and Mrs.Madhuben Dashrathbhai Rathod. The Reserve Price will be Rs.

8,00,000/- (Rupees Eight Lakh Only) and The Earnest Money Deposit will be Rs. 80,000/

Rupees Eighty Thousand Only) & last date of submission of Emd with Kyc is 24.8.2023 up

The borrower's attention is invited to the provisions of sub section 8 of section 13, of the act, in respect of the time available, to redeem the secured asset. Public in general and borrowers in particular please take notice that if in case auction scheduled herein fails for 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 contact to Akshit Solanki (+91), Mr. Kishore Arora (+91 7227953457), Mr. Brijesh Parmar (+91 9727757303), Mr. Ravinder Singh Godara (+91 9983999074), Mr. Rajender Dahiya (+91 8448264515). For detailed terms and conditions of the sale, please refer to the link https://www.kotak.com/en/bank-auctions.html provided in kotak mahindra bank website i.e. www.kotak.com and/or on https://bankeauctions.com.

PhoenixARC

Place: Surat, Date: 27.07.2023

Online E Auction Sale Of Asset PHOENIX ARC PRIVATE LIMITED REGD. OFFICE: DANI CORPORATE PARK, 5 TH FLOOR, 158, C.S.T ROAD, KALINA, SANTACRUZ (E), MUMBAI -400098.TEL: 022- 6741 2314, FAX: 022- 6741 2313 CIN: U67190MH2007PTC168303 EMAIL: INFO@PHOENIXARC.CO.IN WEBSITE: WWW.PHOENIXARC.CO.IN

Authorized Officer: Kotak Mahindra Bank Limited

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AI RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 UNDE RULE 8 (5) AND PROVISO TO RULE 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002. NOTICE IS HEREBY GIVEN TO THE PUBLIC IN GENERAL AND IN PARTICULAR TO THE BORROWER (S) SUARANTOR (S) THAT THE BELOW DESCRIBED IMMOVABLE PROPERTY MORTGAGED/CHARGED TO SECURED CREDITOR, THE PHYSICAL POSSESSION OF WHICH HAS BEEN TAKEN BY THE AUTHORISED OFFIC OF PHOENIX ARC PRIVATE LIMITED (ACTING AS A TRUSTEE OF PHOENIX TRUST - TRUST FY 19-5 SCHEME PHOENIX) ON 23.05.2022, PURSUANT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY BAJAJ FINANCE LIMIT . WILL BE SOLD ON "AS IS WHERE IS", "AS IS WHAT IS", AND "WHATEVER THERE IS" BASIS ON **25.08.2023** BETWE 12:00 PM TO 01:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES, FOR RECOVERY OF RS.1,15,91,262/- (RUPE ONE CRORE FIFTEEN LAKH NINETY ONE THOUSAND TWO HUNDRED AND SIXTY TWO ONLY) AS PAYMENT IN FULL, UNDER THE LOAN ACCOUNT 418FSP45407010, DUE TO PHOENIX, SECURED CREDITOR FRO DIMPLE HIMANSHU RAVAL. **THE RESERVE PRICE WILL BE RS.** 55,00,000 /- (RUPEES FIFTY FIVE LAKH ONLY) **AN** THE EARNEST MONEY DEPOSIT WILL BE RS. 5,50,000 /- (RUPEES FIVE LAKH FIFTY THOUSAND ONLY) &LA DATE OF SUBMISSION OF EMD WITH KYC IS24.08.2023 UP TO 7:00 PM (IST.) PROPERTY DESCRIPTION:-ALL THAT RIGHT, TITLE AND INTEREST IN PROPERTY BEARING FLAT NO. A-1/2

ADMEASURING 161 SQ. YDS. AS A MEMBER OF SAMVEDNA CO.-OPERATIVE HOUSING SOCIETY LTD. KNOWN A SPRING PARK" SITUATED AT LAND BEARING FINAL PLOT NO. 111 OF T.P. SCHEME NO. 6, REVENUE SURVEY N 195 OF MOUJE VEJALPUR, IN THE REGISTRATION DISTRICT OF AHMEDABAD AND SUB DISTRICT AHMEDABAD -(VEJALPUR)(PROPERTY MORE PARTICULARLY DESCRIBED AS): . FLAT NO. A-1, 204, SPRING PARK, NEAR NARMADA VASAHAT, NEAR SARANAM -11, RAMDEVNAGAR, JODHPU

THE BORROWER'S ATTENTION IS INVITED TO THE PROVISIONS OF SUB SECTION 8 OF SECTION 13, OF THE ACT RESPECT OF THE TIME AVAILABLE, TO REDEEM THE SECURED ASSET. PUBLIC IN GENERAL AND BORROWERS IN PARTICULAR PLEASE TAKE NOTICE THAT IF IN CASE AUCTIO

SCHEDULED HEREIN FAILS FOR ANY REASON WHATSOEVER THEN SECURED CREDITOR MAY ENFORCE SECURITY INTEREST BY WAY OF SALE THROUGH PRIVATE TREATY.

CONTACT TO MR. AKSHIT SOLANKI (+91 7302111608), MR. RAVINDER GODARA (+91-9983999074), KISHORE ARORA (+919601942989), MR. ANUJ BHASIN (+91 9726417250) & MR. RAJENDER DAHIYA (+91 8448264515). FOR DETAILED TERMS AND CONDITIONS OF THE SALE, PLEASE REFER TO THE LIN HTTPS://PHOENIXARC.CO.IN?P=4169 PROVIDED IN PARC'S WEBSITE I.E. WWW.PHOENIXARC.CO.IN AND/OR C

PLACE: AHMEDABAD DATE: 27.7.2023

AUTHORIZED OFFICER, PHOENIX ARC PRIVATE LIMITEI ACTING AS A TRUSTEE OF PHOENIX TRUST FY 19-5 SCHEME I

POONAWALLA HOUSING FINANCE

Date: 23.07.2023

Place: Ahmedabad

POONAWALLA HOUSING FINANCE LIMITED

Authorized Officer

Union Bank of India

(FORMERLY, MAGMA HOUSING FINANCE LIMITED) Registered Office: 602, 6th Floor, Zero One IT Park, Sr. No. 79/1, Ghorpadi, Mundhwa Road, Pune – 411036

APPENDIX IV (See rule 8(1)) **POSSESSION NOTICE** (For Immovable Property)

Paisas Only) payable as on

09/12/2022 along with interest

@ 15.25 p.a. till the realization.

Loan No. HM/0153/H/18/100180

Rs. 568060.24/- (Rupees Five

Lacs Sixty Eight Thousand Sixty

and Twenty Four Paisas Only)

payable as on 18/10/2022 along

with interest @ 14.25 p.a. till the

realization.

Poonawalla Housing Finance Limited

(Formerly known as Magma Housing Finance Limited)

Sd/- Authorised Officer

Whereas, the undersigned being the Authorised Officer of Poonawalla Housing Finance Limited (Formerly known as Magma Housing Finance Limited) of the above Corporate/ Register office under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafte referred as the "said Act") and in exercise of the powers conferred under Section 13 (12) of the said Act read with Rule 3 of the Security Interest (Enforcement Rules 2002, issued a demand notice below dated calling upon the below Borrowers to repay the amount mentioned in the notice within 60 days from the date

The borrowers 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 property described herein below in exercise of powers conferred on him/her under Section 13 (4) of the said Act read with Rule 8 of the said rules of the Security Interest Enforcement Rules 2002 on the dates mentioned herein below.

The borrowers in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Poonawalla Housing Finance Limited (Formerly known as Magma Housing Finance Limited) the amount and interest thereon.

The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. Details of Property taken in possession are herein below.

Pro	Property taken in possession are herein below.								
Sr. No.	Name of Borrowers	Description of Property	Possession taken Date	Date of statutory Demand Notice	Amount in Demand Notice (Rs.)				
1	TULSI RAMCHAND LALWANI, SONIYA TULSI LALWANI,	All The Piece And Parcel Of N. A. Immovable Property Being Plot No. 23, Admeasuring About 51-97 Sq. Mtrs., Revenue Survey No. 220/4/Paiki 1, Situated At Village Versamedi, Taluka Anjar, District Kachchh, Thereupon In The Sub-Registration District Of. Anjar, Registration District Of Kachchh, State Of Gujarat And Bounded As Under:Surrounded On East By Plot No. 42 Surrounded On West By 12-00 Mtrs. Wide Road.Surrounded On North By": Plot No. 22 Surrounded On South By Plot No. 24	21/07/2023 11/01/2023 Loan No. HL/0153/H/19/100167 Rs. 164916.70/- (Rupees One Lakh SixtyFour Thousand Nine Hundred Sixteen Paise Seventy Only) payable as on 11/01/2023 along with interest @ 15.25 p.a. till the realization. Loan No. HM/0153/H/18/100043 Rs. 565389.22/- (Rupees Five Lakh SixtyFive Thousand Three Hundred EightyNine Paise TwentyThree Only) payable as on 11/01/2023 along with interest @ 15.75 p.a. till the realization.						
2	SATYENDRA SINGH, NEESHA	All the piece and parcel of N. A. immovable property being Plot No. 23, Unit-A, admeasuring about 61-25 Sq. Mtrs., Revenue Survey No. 774, in the area known as "Ghanshyam Park-1", situated at Village Varsamedi, Taluka Anjar, District Kachchh, thereupon in the Sub-Registration District of, Anjar, Registration District of Kachchh, State of Gujarat and bounded as -under: SURROUNDED ON EAST BY: PLOT NO. 23 UNIT-B SURROUNDED ON WEST BY: INTERNAL ROAD SURROUNDED ON NORTH BY: PUBLIC PLOT SURROUNDED ON SOUTH BY: INTERNAL ROAD			Loan No. HM/0153/H/18/100098 Rs. 913083.57/- (Rupees Nine Lacs Thirteen Thousand Eighty Three and Fifty Seven Paisas Only) payable as on 10/03/2023 along with interest @ 15.25 p.a. till the realization.				
3.	GUSAI AJAYGIRI DINESHGIRI, BHAVIKABEN AJAYGIRI GUNSAI,	All the piece and parcel of N. A. immovable property being Plot No. 100 to 103/G, admeasuring about 43-54 Sq. Mtrs., Revenue Survey No. 753 Paiki, in the area known as "Khetarpardada Nagar", situated at Village Varsamedi, Taluka Anjar, District Kachchh, thereupon in the Sub-Registration District of Anjar, Registration District of Kachchh, State of Gujarat and bounded as under: SURROUNDED ON EAST BY: 6-00 MTRS. ROAD SURROUNDED ON WEST BY: PLOT NO. 98 SURROUNDED ON NORTH BY:: PLOT NO. 100 TO 103/G SURROUNDED ON SOUTH BY: PLOT NO. 100 TO 103/E		10/03/2023	Rs. 534724.68/- (Rupees Five Lacs Thirty Four Thousand Seven Hundred Twenty Four and Sixty Eight Paisas Only) payable as on 10/03/2023 along with interest @ 15.25 p.a. till the realization.				
4.	GUSAI DINESHGIRI KASHIGIRI, GUSAI SANDHYABEN DINESHGIRI,	All the piece and parcel of N. A. immovable property being Plot No. 100 to 103/F, admeasuring about 43-54 Sq. Mtrs., Revenue Survey No. 753 Paiki, in the area known as "Khetarpardada Nagar", situated at Village Varsamedi, Taluka Anjar, District Kachchh, thereupon in the Sub-Registration District of Anjar, Registration District of Kachchh, State of Gujarat and bounded as under: SURROUNDED ON EAST BY: 6-00 MTRS. ROAD SURROUNDED ON WEST BY: PLOT NO. 98 SURROUNDED ON NORTH BY.: PLOT NO. 100 TO 103/G SURROUNDED ON SOUTH BY: PLOT NO. 100 TO 103/E		10/03/2023	Loan No. HM/0153/H/18/100087 Rs. 537381.26/- (Rupees Five Lacs Thirty Seven Thousand Three Hundred Eighty One and Twenty Six Paisas Only) payable as on 10/03/2023 along with interest @ 15.25 p.a. till the realization.				
5.	SHAIKH MO HAKKANI, HASEENA KHATUN	All the piece and parcel of N. A. immovable property being Plot No. 57 Paiki, Unit-1 (South Part), admeasuring about 48-75 Sq. Mtrs., Revenue Survey No. 741, in the area known as "Ayodhya Nagar", situated at Village Versamedi, Taluka Anjar, District Kachchh, thereupon in the Sub-Registration District of Anjar, Regisiration District of Kachchh, State of Gujarat and bounded as under: SURROUNDED ON EAST BY: 6-00 MTRS. INTERNAL ROAD SURROUNDED ON WEST BY: PLOT NO. 30 SURROUNDED ON NORTH BY: PLOT NO, 57 PAIKI UNIT-2 SURROUNDED ON SOUTH BY: PLOT NO. 58		10/03/2023	Rs. 503231.42/- (Rupees Five Lacs Three Thousand Two Hundred Thirty One and Forty Two Paisas Only) payable as on 10/03/2023 along with interest @ 15.25 p.a. till the realization.				
6.	NILESH JAYSHUKHLAL MEHTA, AKSHAY JAYSUKHLAL MEHTA, SHAH YOGITA JAYENDRAB- HAI,	All The Piece And Parcel Of N.A. Immovable Property Being Plot No. 70 Paiki Unit-2, Admeasuring About 48-75 Sq. Mtrs., Revenue Survey No. 741 Paiki, Situated At Village Varsamedi, Taluka Anjar, District Kachchh, Thereupon In The Sub-Registration District Of Anjar, Regitration District Of Kachchh, State Of Gujarat And Bounded As Under: Surrounded On East By: Plot No. 81 Surrounded On West By: 6-00 Mtrs. Internal Road Surrounded On North By: Plot No. 70 Paiki Unit-1 Surrounded On South By: Plot No. 69		15/03/2023	Loan No. HM/0153/H/18/100066 Rs. 460042.46/- (Rupees Four Lacs Sixty Thousand Forty Two and Forty Six Paisas Only) payable as on 15/03/2023 along with interest @ 15.75 p.a. till the realization.				
7.	BHARAT PRABHUBHAI RANA, RANA KAUSHALYABE N BHARATBHAI	All That Piece And Parcel Of Mortgaged Property Of Plot No. 44, Admeasuring About 58-52 Sq. Mtrs., Revenue Survey No. 272/3, In The Area Known As "Anmol Residency", Situated At Village Meghpar Borichi, Taluka Anjar, District Kachchh, Thereupon In The Sub-Registration District Of Anjar, Registration District Of Kachchh, State Of Gujarat And Bounded As Under: East By: Plot No. 45, West By: Plot No. 43, North By: Plot No. 55, South By: 9-14 Mtrs. Wide Road		09/01/2023	Loan No. HL/0153/H/19/100047 Rs. 667023.43/- (Rupees Six Lacs Sixty Seven Thousand Twenty Three and Forty Three Paisas Only) payable as on 09/01/2023 along with interest @ 14.25 p.a. till the realization.				
8.	SAINI PRADEEP RAJENDRA, SAINI ASHA RAJENDRAKU- MAR,	All That Piece And Parcel Of Mortgaged Property Being Western Part Of Plot No. 40 I.E. Sub-Plot No. 40/B, Revenue Survey No. 254/1/Paiki 1, In The Area Known As "Gaytri Homes Residency", Admeasuring About 45-50 Sq. Mtrs., Situated At Village Varsamedi, Taluka Anjar, District Kachchh, Thereupon In The Sub-Registration District Of Anjar, Registration District Of Kachchh, State Of Guiarret And Bounded As Unders Foot Bur Sub-Plot No.		09/12/2022	Loan No. HM/0153/H/18/100051 Rs. 1190268.19/- (Rupees Elever Lacs Ninety Thousand Two Hundred Sixty Eight and Nineteen				

Kachchh, State Of Gujarat And Bounded As Under: East By: Sub-Plot No.

40/A, West By: Sub-Plot No. 39/A, North By: Survey No. 252, South By: 9-

suring About 51-97 Sq. Mtrs., Revenue Survey No. 220/4/Paiki 1, Situated

At Village Versamedi, Taluka Aniar, District Kachchh, Thereupon In The

Sub-Registration District Of Anjar, Registration District Of Kachchh, State

Of Gujarat And Bounded As Under: East By: Plot No. 71, West By: 7-50

Mtrs. Wide Road, North By: Plot No. 51, South By: Plot No. 53

All That Piece And Parcel Of Mortgaged Property Of Plot No. 52, Admea- 22/07/2023 18/10/2022

Kotak Kotak Mahindra Bank Ltd.

REGISTERED OFFICE: 27, BKC, C-27, G BLOCK, BANDRA KURLA COMPLEX, BANDRA (EAST), MUMBAI - 400051

E-AUCTION SALE NOTICE

BRANCH: 8th Floor, International Business Centre, Gaurav Path Road, Dumas Road, Pipload, Surat- 395007 PUBLIC NOTICE FOR E-AUCTION FOR SALE OF MOVABLE/IMMOVABLE PROPERTY LAST DATE & TIME OF SUBMISSION OF EMD AND DOCUMENTS (HARD COPY) AND (ON LINE) 10.08.2023, 03:00 PM DATE & TIME OF E-AUCTION: 14.08.2023, 11:30 AM TO 3.00 PM

(with unlimited extensions of 5 minutes duration each till the conclusion of the sale) PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES MORTGAGED TO THE BANK UNDER SECURITISATION & RECONSTRUCTION OF FINANCIAL ASSETS & ENFORCEMENT OF SECURITY INTEREST ACT 2002 (NO. 54 OF 2002) SARFAESI ACT.

Whereas, the borrower/s named hereunder have defaulted to Kotak Mahindra Bank Ltd. and owe the sums as indicated herein below and further interest thereon, Kotak Mahindra Bank Ltd., through its Authorized Officer, had taken possession of the mortgaged properties under section 13(4) of SARFAESI Act 2002 and the Bank has decided to sell the properties described here in below against their names, on "as is where is" and "as is what is" and "no complaint" condition, under rule 8 to 9 of the Security Interest (Enforcement) Rules 2002. The sale will be done by the undersigned through e-auction platform provided at the website: https://kotakbank.auctiontiger.net also on auctiontigermobileapp

Name of Account & Borrower/ Mortgagor(s)/ Guarantor(s)	Amount(s) as per demand notice	
 M/s. Krishnaa Creations (Borrower cum Mortgagor) A Partnership Firm through its Partner: Mr. Biren Shah and Mrs. Deepa Biren Shah Address: 202, Swastik Heights, Behind Terapanth Bhawan, Panas Canal Road, City Lights, Surat, Gujarat - 395007. Mr. Biren Shah (Guarantor) Address: At 202, Swastik Heights, Behind Terapanth Bhawan, Panas Canal Road, City Lights, Surat, Gujarat - 395007. Mrs. Deepa Biren Shah (Guarantor), Address: At 202, Swastik Heights, Behind Terapanth Bhawan, Panas Canal Road, City Lights, Surat, Gujarat - 395007 	on 07.12.2021 with	
1. Mr. Biren Shah (Borrower) Address: At 202, Swastik Heights, Behind Terapanth Bhawan, Panas Canal Road, City Lights, Surat, Gujarat - 395007. 2. Mrs.	Rs. 1,04,00,609.90 as	

Deepa Biren Shah (Guarantor) Address: At 202, Swastik Heights, Behind Terapanth Bhawan, Panas Canal Road, City Lights, Surat, Gujarat-395007. 3. on 04.11.2022 M/s Krishnaa Creations (Guarantor cum Mortgagor) A Partnership Firm through its Partner; Mr. Biren Shah and Mrs. Deepa Biren Shah Address: 202, further interest, cost & Swastik Heights, Behind Terapanth Bhawan, Panas Canal Road, City Lights, Surat, Gujarat - 395007. charges, thereon Reserve Price EMD Description of the

Earnest Money Deposit REMITTANCE immovable property **Account Details Bid Increase Amount** Non-Agriculture immovable commercial property in 7th Floor, Office No. 1, 2, 3, 4,5, 6, 7 & 8 in building B of "Club 100 Account No. Rs. 1,30,00,000/-Empire" admeasuring total build up area of 605.02 i.e. carpet area of 383.18 sq. mtrs. with undivided share inland of 06410125272001 Block No. 151/A, Revenue Survey No. 111, of Khata No. 463, T.P. Scheme No. 46, F.P. No. 59 B/s. Mahavir Sanskar Kotak Mahindra Bank (EMD) Dham, Village: Jahangirpura, Taluka - District: Surat, Gujrat, Owned by M/s. Krishnaa Creations, A Partnership Firm. Ltd., Nariman Point Rs. 13,00,000/-Boundaries: East: Mahavir Sanket Dham, West: Building - A, North: Block No. 158, F.P. No. 58, South: Block No. Branch, Mumbai, IFSC (BIA) Code: KKBK0000958 51/B, F.P. No. 60. Rs. 25,000/-

TDS to be deducted: 1% of Auction Price

CONDITIONS FOR TDS DEDUCTION: • TDS shall be deducted and deposited in the name of the Mortgagor/s. • If the mortgaged property is jointly owned, the TDS shall be reported in the name of the first owner, unless there is a specific ratio of ownership in the sale deed, in which case the TDS shall be deducted in the proportion of their ownership ratio. *Auction

Purchaser, after depositing TDS, shall submit Form No 16A as proof of TDS payment and confirmation TERMS AND CONDITIONS OF THE SALE OF MOVABLE/IMMOVABLE PROPERTY BY WAY OF E-AUCTION: 1. The E-Auction is being held on "AS IS WHERE IS" & "AS IS WHAT IS BASIS", "WHATEVER THERE IS" & no Complaint basis. To the best of knowledge and information of the Authorised Officer, there are no encumbrances on the property/les. However, the intending bidders should make their own independent enquiries regarding the encumbrances, title of property/les put on auction and claims/rights/dues affecting the property, prior to submitting their bid. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues. 2. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property/ies put on auction will be permitted to interested bidders on Bank's working days in consultation with State Recovery Manager - ABG. 3. The intending bidders may visit the Bank's official websitehttps://www.kotak.com/en/bank-auctions.html for auction details and for the terms & conditions of sale. (the user ID and password can be obtained free of cost by registering name with "https://kotakbank.auctiontiger.net") through their login ID and Password. The EMD 10% of RESERVE PRICE shall be payable through Demand Draft/online in favor of "Kotak Mahindra Bank Limited" payable at Surat at par and to be submitted in the concerned bank branch along with Duly Filled up & Signed Copy of Annexure II & III attached to the Tender form on or before 3.00 P.M on 10.08.2023 Tender form can also be obtained from the concerned bank branch. 4. After Registration by the bidders in the web Portal, the intending purchaser/ bidder is required to get the copies of the following documents uploaded in the web portal before last date of submission of the bid(s) viz. (i) Copy of the Demand Draft. (ii) Copy of PAN card, (iii) Proof of identification (KYC) viz. copy of Voter ID Card/ Driving License/ Passport etc., (iv) Copy of proof of address, (v) Duly Filled up & Signed Copy of Annexure II & III attached to the Tender form, without which the bid is liable to be rejected. 5. The Interested bidders who require assistance in creating login ID and password uploading data, submitting bid, training on e-bidding process etc., may avail online training on E-Auction from M/s eprocurement Technologies Ltd. (Auction Tiger), Ahmedabad. help line Nos. 079-68136880/881/837/842/09978591888, support@auctiontiger.net, / also on Auction tiger Mobile App. and for any property related query may contact details of bank officials are: Office No 801, 802 & 803, 8th Floor, International Business Centre, Surat Dumas Road, Piplod, Surat - 395007, Gujarat, Mr. Mitesh Parmar on Ph#9978901178 or Mr. Pinkesh Patel on Ph#9978901058, within office hours during the working days. 6. Only buyers holding valid User ID/Password and confirmed payment of EMD through Demand Draft/ online shall be eligible for participating in the online auction process. 7. Inspection of the property: Interested parties may inspect the property from 08.08.2023 between 11:00 AM to 3:00 PM. 8. The interested bidders who have submitted their EMD not below the 10% of reserve price through Demand Draft/ online before 3.00 P.M. on 10.08.2023 shall be eligible for participating in the e-auction. The e-auction of above properties would be conducted exactly on the scheduled date & time as mentioned above by way of inter-se bidding amongst the bidders. 9. The Bid price to be submitted, shall be above the Reserve Price fixed by the Authorized Officer ("AO") and bidder shall further improve their offer in multiple of INR. 25,000/- (Rupees Twenty Five Thousand Only). 10. In case bid is placed in the last 5 minutes of the closing time of the e-auction, the closing time will automatically get extended for 5 minutes (subject to unlimited extensions of 5 minutes each). The bidder who submits the highest bid (not below the reserve price) on closure of online auction shall be declared as successful bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorized Officer/Secured Creditor. 11. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration & the EMD of unsuccessful bidders shall be refunded in 15 working days. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price (adjusting the EMD already paid) immediately or before closing of next working Day of the acceptance of bid price by the Authorized Officer and the balance 75% of the sale price shall be paid within 15 (fifteen) days of the confirmation of the sale by the Bank or such extended period as agreed upon in writing by & solely at the discretion of the AO. In case of default in payment by the successful bidder the amount already deposited by the Bidder shall be liable to be forfeited & the property shall be put to re-auction and the defaulting bidder shall have no claim/right in respect of property/amount. 12. The prospective qualified bidders may avail online training on e-auction from M/s, e-procurement technologies Ltd, prior to the date of e-auction. Neither the Authorised Officer/Bank nor M/s, e-procurement technologies Ltd. shall be liable for any network problem & the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event. 13. The purchaser shall bear the applicable stamp duties/additional stamp duty/transfer charges, fees etc. and also all the Statutory/ non statutory dues, taxes, rates, assessments, charges, fees etc. owing to anybody. 14. The Authorised Officer is not bound to accept the highest offer and the Authorised Officer has the absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the e-auction without assigning any reason thereof. 15. The bidders are advised to go through the detailed terms & conditions of e-auction available on the website of M/s e-procurement Technologies Ltd. https://kotakbank.auctiontiger.net before submitting their bids and taking part in e-auction 16. The publication is subject to the force majeure clause. 17. The sale certificate shall be issued after receipt of entire sale consideration and submission of TDS certificate under Form No 16A from the Auction Purchaser and confirmation of sale by secured creditor. The sale certificate shall be issued in the name of the successful bidder. No request for change of name in the sale certificate other than the person who submitted the bid / participated in thee-Auction will be entertained. 18. The bid once submitted by the bidder, cannot be cancelled. withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on the part of bidder to comply with any of the terms and conditions of e-Auction, mentioned therein will result in forfeiture of the amount paid by the defaulting bidder. 19. Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders. The Authorised Officer shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason. The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained. The payment of all statutory / non- statutory dues, taxes, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only. In case of any dispute arises as to the validity of the bid (s), amount of bid, EMD once to the eligibility of the bidder, authority of the person representing the bidder, interpretation and the decision of the Authorised Officer shall be final in such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the Bank. For any kind of dispute, bidders are required to contact the concerned authorised officer of the concerned bank branch only. 20. Special Instructions, Bidding in the last moment should be avoided in the bidders own interest are neither the Kotak Mahindra Bank Ltd. nor Service provider will be responsible for any lapse/failure (Internet failure/power failure etc.), in order to ward-off such contingent situations bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc, so that they are able to circumvent such situation & are able to participate in the auction successfully.

(For detailed term & conditions please refer to website) https://kotakbank.auctiontiger.net (M/s E-procurement Technologies Ltd.)

IT MAY BE TREATED AS STATUTORY 15 DAYS SALE NOTICE UNDER RULE Rule 6(2) / 8(6) & 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002: NOTE:- The borrowers/guarantors/mortgagors are hereby notified to pay the sum as mentioned above alongwith upto date interest and ancillary expenses within 15 days from the date of publication to get the property/ies redeemed, failing which the property/ies will be auctioned /sold and balance dues, if any, will be recovered with interest and cost.

Date: 26.07.2023 Place: Surat **Authorised Officer**

CAPITAL LIMITED

Rupees 43,46,550/- (Rupees Forty Three

CAPRI GLOBAL CAPITAL LIMITED APRIGLOBAL Registered & Corporate Office: - 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai-400013

Circle Office: - Capri Global Capital Limited: 9-B, 2nd floor, Pusa Road, Rajinder Place, New Delhi-110060

APPENDIX- IV-A [See proviso to rule 8 (6) and 9 (1)] 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 proviso to Rule 8 (6) AND 9(1) of the Security Interest (Enforcement) Rules, 2002 Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the Constructive/physical possession of

which has been taken by the Authorised Officer of Capri Global Capital Limited Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on dates below mentioned, for recovery of amount mentioned below due to the Capri Global Capital Limited Secured Creditor from Borrower mentioned below. The reserve price, EMD amount and property details mentioned below.									
SR. NO.	1.BORROWER(S) NAME 2. OUTSTANDING AMOUNT	DESCRIPTION OF THE MORTGAGED PROPERTY	1. DATE & TIME OF E-AUCTION 2. LAST DATE OF SUBMISSION						
1.	1. Mr. Vijaykumar M Sorathiya ("Borrower")	All Piece and Parcel of Shop No. 1 ,		3. INCREMENTAL VALUE					
	2. Mrs. Chetanaben Vijaybhai Sorathiya	Ground floor, area admeasuring 372 Sq Feets (Super Built up area), Shop No. 2 , Ground floor, area admeasuring 372 Sq	PROPERTY INSPECTION	RESERVE PRICE for Shop no. 1 :					
	(Co-borrower) LOAN ACCOUNT No. LNMESUR000044868			Rs. 3,80,000/- (Rupees Three					
		Feets (Super Built up area), Shop No. 4 , Ground floor, area admeasuring 372 So	1. E-AUCTION DATE: 29.08.2023	Lacs Eighty Thousand Only).					

Ground floor, area admeasuring 372 Sq (Between 3:00 P.M. to 4:00 P.M.)

Feets (Super Built up area), Shop No. 6, 2. LAST DATE OF SUBMISSION OF **Lacs Forty Six Thousand Five Hundred** Ground floor, area admeasuring 388 Sq Feets (Super Built up area), **Shop No. 7** Fifty Only) as on 25.07.2023 along with Ground floor, area admeasuring 384 Sq 3. DATE OF INSPECTION: applicable future interest. Ground floor, area admeasuring 384 Sq Feets (Super Built up area) and **Shop No. 9,** Ground floor, Thousand Only). area admeasuring 396 Sq Feets (Super Built up area)in the building known as "Prince Residency" situated at Kadodara bearing revenue survey No. 102/1 and 102/2, Block No. 104, 105, Paiki Plot **EARNEST MONEY DEPOSIT:** Rs. 37,000/- (Rupees Thirty Seven Nos. 151 to 155, of the society known as Shivam Residency, Village Kadodara, Suraj, Gujrat

for Shop no. 2 :- Rs. 3,70,000/-Feets (Super Built up area), **Shop No. 8**, 26.08.2023 (Rupees Three Lacs Seventy Thousand Only)

EARNEST MONEY DEPOSIT:

Thousand Only)

Ahmedabad

Rs. 38,000/- (Rupees Thirty Eight

for Shop no. 4:- Rs. 3,70,000/- (Rupees Three Lacs Seventy Thousand Only). EARNEST MONEY DEPOSIT: Rs. 37,000/- (Rupees Thirty Seven Thousand Only) for Shop no. 6:- Rs. 3,80,000/- (Rupees Three Lacs Eighty Thousand Only). **EARNEST MONEY DEPOSIT:** Rs. 38,000/- (Rupees Thirty Eight Thousand Only) for Shop no. 7:- Rs. 3,80,000/- (Rupees Three Lacs Eighty Thousand Only). **EARNEST MONEY DEPOSIT:** Rs. 38,000/- (Rupees Thirty Eight Thousand Only) for Shop no. 8:- Rs. 3,80,000/- (Rupees Three Lacs Eighty Thousand Only). **EARNEST MONEY DEPOSIT:** Rs. 38,000/- (Rupees Thirty Eight Thousand Only) for Shop no. 9:- Rs. 3,80,000/- (Rupees Three Lacs Eighty Thousand Only). EARNEST MONEY DEPOSIT: Rs. 38,000/- (Rupees Thirty Eight Thousand Only) **INCREMENTAL VALUE: Rs.** 10,000/- (Rupees Ten Thousand Only) (Each Property)

For detailed terms and conditions of the sale, please refer to the link provided in Capri Global Capital Limited Secured Creditor's website i.e. www. Capriglobal.in/auction/ TERMS & CONDITIONS OF ONLINE E-AUCTION SALE:-

1. The Property is being sold on "AS IS WHERE IS, WHATEVER THERE & WITHOUT RECOURSE BASIS". As such sale is without any kind of warranties & indemnities. 2. Particulars of the property / assts (viz. extent & measurements specified in the E-Auction Sale Notice has been stated to the best of information of the Secured Creditor and Secured Creditor shall not be

answerable for any error, misstatement or omission. Actual extant & dimensions may differ. 3. E-Auction Sale Notice issued by the Secured Creditor is an invitation to the general public to submit their bids and the same does not constitute and will not be deemed to constitute any commitment or nav

representation on the part of the Secured Creditor. Interested bidders are advised to peruse the copies of title deeds with the Secured Creditor and to conduct own independent enquiries /due diligence about the title & present condition of the property / assets and claims / dues affecting the property before submission of bid/s. 4. Auction/bidding shall only be through "online electronic mode" through the website https://sarfaesi.auctiontiger.net Or Auction Tiger Mobile APP provided by the service provider M/S eProcurement Technologies

Limited, Ahmedabad who shall arrange & coordinate the entire process of auction through the e-auction platform.

5. The bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Secured Creditor /service provider shall not be held responsible for the internet connectivity, network problems, system crash own, power failure etc. 6. For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider M/S E-Procurement Technologies Ltd. Auction Tiger, Ahmedabad (Contact no. 079-

61200531/576/596/559/598/587/594/.), Mr. Ramprasad Sharma Mob. 800-002-3297/79-6120 0559. Email: ramprasad@auctiontiger.net,.. 7. For participating in the e-auction sale the intending bidders should register their name at https://sarfaesi.auctiontiger.net well in advance and shall get the user id and password. Intending bidders are advised to change only the password immediately upon receiving it from the service provider.

8. For participating in e-auction, intending bidders have to deposit a refundable EMD of 10% OF RESERVE PRICE (as mentioned above) shall be payable by interested bidders through Demand Draft/NEFT/RTGS in favor of "Capri Global Capital Limited" on or before 28-August-2023. 9. The intending bidders should submit the duly filled in Bid Form (format available on https://sarfaesi.auctiontiger.net) along with the Demand Draft remittance towards EMD in a sealed cover addressed to the

Authorized Officer, Capri Global Capital Limited Regional Office 9th floor, BBC Tower, Broadway Business Centre, Near Law Garden Circle Netaji Road, Ellisbridge, Ahmedabad, Gujrat-380009 latest by 03:00 PM on 28-August-2023. The sealed cover should be super scribed with "Bid for participating in E-Auction Sale- - in the Loan Account No. (as mentioned above) for property of "Borrowei Name.".

10. After expiry of the last date of submission of bids with EMD, Authorised Officer shall examine the bids received by him and confirm the details of the qualified bidders (who have quoted their bids over and above the reserve price and paid the specified EMD with the Secured Creditor) to the service provider M/S eProcurement Technologies Limited to enable them to allow only those bidders to participate in the online inter-se bidding /auction proceedings at the date and time mentioned in E-Auction Sale Notice.

11. Inter-se bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of inter-se bidding, there will be unlimited extension of "10" minutes each, i.e. the

end time of e- auction shall be automatically extended by 10 Minutes each time if bid is made within 10 minutes from the last extension. 12. Bids once made shall not be cancelled or withdrawn. All bids made from the user id given to bidder will be deemed to have been made by him alone. 13. Immediately upon closure of E-Auction proceedings, the highest bidder shall confirm the final amount of bid quoted by him BY E-Mail both to the Authorised Officer, Capri Global Capital Limited, Regional Office

9th floor, BBC Tower, Broadway Business Centre, Near Law Garden Circle Netaji Road, Ellisbridge, Ahmedabad, Gujrat-380009 and the Service Provider for getting declared as successful bidder in the E-Auction Sale proceedings.

14. The successful bidder shall deposit 25% of the bid amount (including EMD) within 24 Hour of the sale, being knocked down in his favour and balance 75% of bid amount within 15 days from the date of sale by DD/Pay order/NEFT/RTGS/Chq favouring Capri Global Capital Limited. 15. In case of default in payment of above stipulated amounts by the successful bidder / auction purchaser within the stipulated time, the sale will be cancelled and the amount already paid (including EMD) will be

forfeited and the property will be again put to sale.

16. At the request of the successful bidder, the Authorised Officer in his absolute discretion may grant further time in writing, for depositing the balance of the bid amount. 17. The Successful Bidder shall pay 1% of Sale price towards TDS (out of Sale proceeds) and submit TDS certificate to the Authorised officer and the deposit the entire amount of sale price (after deduction of 1%

towards TDS), adjusting the EMD within 15 working days of the acceptance of the offer by the authorized officer, or within such other extended time as deemed fit by the Authorised Officer, falling which the earnest deposit will be forfeited.

18. Municipal / Panchayat Taxes, Electricity dues (if any) and any other authorities dues (if any) has to be paid by the successful bidder before issuance of the sale certificate. Bids shall be made taking into

consideration of all the statutory dues pertaining to the property.

19. Sale Certificate will be issued by the Authorised Officer in favour of the successful bidder only upon deposit of entire purchase price / bid amount and furnishing the necessary proof in respect of payment of all

taxes / charges.

20. Applicable legal charges for conveyance, stamp duty, registration charges and other incidental charges shall be borne by the auction purchaser. 21. The Authorized officer may postpone / cancel the E-Auction Sale proceedings without assigning any reason whatsoever. In case the E-Auction Sale scheduled is postponed to a later date before 30 days from

22. The decision of the Authorised Officer is final, binding and unquestionable.

the scheduled date of sale, it will be displayed on the website of the service provider.

23. All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them.

24. Movable Article (if any) lying in the property is not part of this sale. 25. For further details and gueries, contact Authorised Officer, Capri Global Capital Limited: Mr. Prabhat Barolia Mo. No. 9799395860 and for further inquiry Ms. Kalpana Chetanwala-7738039346.

26. This publication is also 30 (Thirty) days notice to the Borrower / Mortgagor / Guarantors of the above said loan account pursuant to rule 8(6) AND 9(1) of Security Interest (Enforcement) Rules 2002, about holding of auction sale on the above mentioned date / place. Special Instructions / Caution: Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Capri Global

Capital Limited nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Place: GUJARAT Date: 27-JULY-2023 Sd/- (Authorised Officer) Capri Global Capital Ltd.

financialexp.epapr.in

Place: Gujarat

Date: 27.07.2023

SURENDRA

GEETA DEVI,

00 Mtrs. Road