Retail Asset Collection Department: - DCB Bank Ltd, 8 th Floor, Pariseema Annexe, Opp. IFCI Bhavan, C.G.Road, Ahmedabad - 380006

DCB BANK

E AUCTION SALE NOTICE

(Under Rule 9(1) of the Security Interest (Enforcement) Rules2002)

E-Auction sale notice for sale of immovable Assets under the securitization and Reconstruction of Financial Assets and Enforcement Of Security Interest Act, 2002 read with provision to Rule 8(6) of the Security Interest (Enforcement) Rule,2002.

Notice is hereby given to the public in general and in particular to the borrower(s), co-borrowers and the guarantors in particular, by the Authorized Officer, that the under mentioned property is mortgaged to DCB BANK LTD., The Authorized Officer of the Bank has taken the physical possession under the provision of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The property will be sold by tender cum public E-auction as mentioned below for recovery of under mentioned dues and further interest, charges and cost etc. as per the below details: The property will be sold "as is where is" and "as is what is" condition.

Sr. No	Name of Borrower(S) and (Co-borrower(S)	Description Of The Immovable Property	Reserve Price(Rs.)	EMD (Rs.)	Date of E-Auction /Last date of EMD	Type of Possession
1.	Vijaykumar Mohanbhai Nayak & Jantaben Vijaykumar Chaudhary	House No.191 Admeasuring 42.02 Sq.Mts, Maruti Nagar Society, Andada Ta Ankleshwar District Bharuch.	5,43,000/-	54,300/-	28.06.2023 (11.00A.M.-1.00P.M.)/ 27.06.2023 before up to 05:00 pm	Physical
2.	Dayma Bansilalji Bherubhai & Dayma Saguna Bansilal	Flat No.502 admeasuring 545 Sq.fts Super Build up area, Bhaktidhara Residency Building No.C-1, Village Sayan Ta.Olpad District Surat.	2,43,000/-	24,300/-	28.06.2023 (11.00A.M.-1.00P.M.)/ 27.06.2023 before up to 05:00 pm	Physical
3.	Rafik Liyakatali & Suraiya Rafik	Flat No 410 Admeasuring About 621.00 Sq. Fts. Sunrise Residency - B - Building Situated Nr, Makka Madina Masjid At Sanjan, Ta. Umbergaon and District Valsad.	5,67,000/-	56,700/-	28.06.2023 (11.00A.M.-1.00P.M.)/ 27.06.2023 before up to 05:00 pm	Physical
4.	Sameer Sultan Khan & Nagma Samir Khan	Flat No 201 Admeasuring 711 Sq. Fts. Super Built Up Area, Ekta Apartment Situated At Daheli, Ta. Umbergaon District Valsad	6,77,000/-	67,700/-	28.06.2023 (11.00A.M.-1.00P.M.)/ 27.06.2023 before up to 05:00 pm	Physical
5.	Ajay D Pandey & Pinki Ajay Pandey & Malti Devicharan Pandey	Plot No.68 Admeasuring 3.66X10.98 Mtrs I.E.12X36 Fts I.E.40.19 Sq.Mtrs V.K Park, Moje Tatithaiya Ta Palsana District Surat.	7,21,000/-	72,100/-	28.06.2023 (11.00A.M.-1.00P.M.)/ 27.06.2023 before up to 05:00 pm	Physical
6.	Amit Ramesh Tiwari & Tiwari Dipikaben Amit	401, Swastik Residency, Under Soni Park-2 B/H Arts & Creates Pvt.Ltd., Opp. Essar Petrol Pump Off, Kadodara Bardoli Road, Tatithaiya, Palsana Surat.	1,46,000/-	14,600/-	28.06.2023 (11.00A.M.-1.00P.M.)/ 27.06.2023 before up to 05:00 pm	Physical
7.	Das Dinesh Kesho & Bebidevi Dinesh Das	Flat No 202,2Nd Floor, Adm 295.20 Sq.Fts, Sukun Residency-1 Under Soni Park-2,B/H. Jay Mata Di Arts & Creates Pvt.Ltd., Off.Kadodara-Bardoli Road,Tatithaiya. Surat	1,34,000/-	13,400/-	28.06.2023 (11.00A.M.-1.00P.M.)/ 27.06.2023 before up to 05:00 pm	Physical
8	Rajesh Ramashre Sinh & Sushmadevi Rajesh Singh	Plot No 4 Maa Ganga Residency, Adm.40.15 Sq,Mts, B/H. Jay Matadi Arts & Creates Pvt. Ltd., B/S. Soni Park -2, Opp. Essar Petrol Pump, Off. Kadodara - Bardoli Road, Tatithaiya, Surat	3,37,000/-	33,700/-	28.06.2023 (11.00A.M.-1.00P.M.)/ 27.06.2023 before up to 05:00 pm	Physical
9	Gopilal Vardichandr Mewada & Meera Gopilal Mewada	Flat No-305, Adm 667 Sq.Fts Navdurga Palace, Nr. Shree Laxminarayan Society, B/H.Noorie Media B/H. Valkeshwar Society, Kadodar Road, Palsana Surat.	2,03,000/-	20,300/-	28.06.2023 (11.00A.M.-1.00P.M.)/ 27.06.2023 before up to 05:00 pm	Physical
10	Mohmedanver Hajiriyazhusen Kureshi, Sahenazbanu	Flat No.105 1st Floor, admeasuring build up area 34.18 sq.mtrs "Alifzaha Apartment", moje Village Ankleshwar District Bharuch..	3,87,000/-	38,700/-	28.06.2023 (11.00A.M.-1.00P.M.)/ 27.06.2023 before up to 05:00 pm	Physical
11.	Dinesh Narayan Gangwani & Santosh Dinesh Gangwani	Flat No.702 on 7th Floor admeasuring 1225 sq.fts Super Build up area, Shivam Apartment, Bhatar Road, Opp Atop Nagar,Umabhavan, Majura city of Surat.	25,00,000/-	2,50,000/-	28.06.2023 (11.00A.M.-1.00P.M.)/ 27.06.2023 before up to 05:00 pm	Physical
12.	Ashokkumar Mansukhlal Goyani,Jignagauri Ashok kumar Goyani,Uday Nasta And Farsan Mart Through Its Authorized Signatory Ashokkumar M Goyani,	Plot No. B-87 admeasuring 20X40 fts i.e.800 fts i.e.74.34 Sq.mts i.e.88.92 Sq.yard in "Shubham Residency" Moje Village Kim-Kathodara Ta.Olpad District Surat	13,28,000/-	1,32,800/-	28.06.2023 (11.00A.M.-1.00P.M.)/ 27.06.2023 before up to 05:00 pm	Physical
13.	Satyavan Yadav, Madhuri Satyavan Yadav	Property Bearing Plot No.347 admeasuring 40.18 sq.mtrs, Garden Valley, Village Jolwa Ta Palsana District Surat.	10,52,000/-	1,05,200/-	28.06.2023 (11.00A.M.-1.00P.M.)/ 27.06.2023 before up to 05:00 pm	Physical
14	Samariya Manoj Ratanlal, Ratanlal Samariya, Rekha Manoj Samariya, Samariya Chandni Devi	Property bearing Flat No.404 admeasuring 62.51 sq.mtrs Build up area,Poojan Park in Sai Shakti Nagar Sanyam Chokdi Bhesthan Jiyav Budiya Road Moje Bhestan City Surat.	12,15,000/-	1,21,500/-	28.06.2023 (11.00A.M.-1.00P.M.)/ 27.06.2023 before up to 05:00 pm	Physical
15	Cheetroda Sanjay Balubhai, Jaya Balu Chitroda	Property bearing Flat No.102 admeasuring 610 sq.fts super build up Shree Balkrishna Palace, Ved Nagari, Kamrej Canal Road Kamrej-Bardoli Road,Kamrej, Surat.	8,24,000/-	82,400/-	28.06.2023 (11.00A.M.-1.00P.M.)/ 27.06.2023 before up to 05:00 pm	Physical
16	Rameshvar Vashisht Mishra (Deceased) Through His Legal Heir And Co-Borrower Soni Rameshvar Mishra, Shyam Sundar Vashisht Mishra Legal Heir And Co-Borrower Of Late Borrower Rameshvar Vashisht Mishra	Property Bearing Flat No.105 admeasuring about 1011 Sq.fts Super Build Up area, "Vaibhav Laxmi Palace" Situated at Chharwada Ta. Vapi and District of Valsad.	11,22,000/-	1,12,200/-	17.07.2023 (11.00A.M.-1.00P.M.)/ 16.07.2023 before up to 05:00 pm	Physical
17.	Sanjay Kumar Pal, Renu Sanjay Pal	Property Bearing Flat No 303 admeasuring about 521 Sq. Fts. Super built up area,'DEEPA COMPLEX'Situated at:Chhiri,Ta.Vapi and District Valsad.	6,80,000/-	68,000/-	17.07.2023 (11.00A.M.-1.00P.M.)/ 16.07.2023 before up to 05:00 pm	Physical
18.	Mohammdqaish Ansari, Samimakhatun Qaish Ansari	Property Bearing Flat No.306 admeasuring about 625 Sq.fts Super Build up area, "SMART RESIDENCY", Situated at Dungra Ta.Vapi and District of Valsad.	10,65,000/-	1,06,500/-	17.07.2023 (11.00A.M.-1.00P.M.)/ 16.07.2023 before up to 05:00 pm	Physical
19.	Vikashkumar Agarwal, Priyanka Vikas Agarwal	Property bearing Residential Flat No. 406 admeasuring about 1050 Sq.fts Super build up area, "MOTIKALA" Situated within the Village Chhiri Ta.Vapi &District of Valsad.	11,35,000/-	1,13,500/-	17.07.2023 (11.00A.M.-1.00P.M.)/ 16.07.2023 before up to 05:00 pm	Physical
20	Ratankumar Vedprakash Agarwal,Vedprakash Agarwal, Nareshkumar Vedprakash Agarwal, Roshnidevi Vedprakash Agarwal	Floor admeasuring 1011 Sq.fts Super Build up area, Moje Village Magob,Registration District & Sub District of Surat.	25,30,000/-	2,53,000/-	17.07.2023 (11.00A.M.-1.00P.M.)/ 16.07.2023 before up to 05:00 pm	Physical
21	Masam Balkrishna, Masam Mamata	Property bearing Plot No.711 admeasuring 72 Sq.yard, "NakshatraResidency", Moje Village Jolwa Ta Palsana District Surat.	12,10,000/-	1,21,000/-	17.07.2023 (11.00A.M.-1.00P.M.)/ 16.07.2023 before up to 05:00 pm	Physical
22	Umakanta Mahabachandra Chaudhary, Anusaya Omprakash Singh	Property Bearing Flat No G-02 admeasuring about 685.00 Sq.fts. 'SAI MANDIR ' Situated Moje Balitha, Ta. Vapi and District Valsad.	10,30,000/-	1,03,000/-	17.07.2023 (11.00A.M.-1.00P.M.)/ 16.07.2023 before up to 05:00 pm	Physical
23	Mustak Mainol Shaikh, Manira Mustak Shaikh	Property Bearing Flat No 101 admeasuring about 685.00 Sq. Fts. Super Built up area, ;GURUKRUPA PALACE ;Situated at Chharwada, Ta.Vapi and District Valsad.	9,60,000/-	96,000/-	17.07.2023 (11.00A.M.-1.00P.M.)/ 16.07.2023 before up to 05:00 pm	Physical
24	Vinod R Rathod & ; Seemaben V Rathod	Property Situated At E-15 Second Floor, Gokul Dham Appartment, B/h Vejalpur Police Station, Vejalpur Road, Vejalpur, Ahmedabad, Gujarat - 380001	10,17,000/-	1,02,000/-	26.06.2023 (11.00A.M.-1.00P.M.)/ 24.06.2023 before up to 05:00 pm	Physical
25	Safvan Yunusbhai Vhora & Sakilbhai Yunusbhai Vahora & Atekaben Safavan Vhora	Property Located At C.s. No. 2482/p Revenue Survey No. 887/2, Plot No.50 & 51 Swapna Mahel Society Moraj Road At Tarapur, Khambhat, Anand - 388180	22,53,000/-	2,25,000/-	26.06.2023 (11.00A.M.-1.00P.M.)/ 24.06.2023 before up to 05:00 pm	Physical
26	Kamlesh Mulchand Harwani & Rekha Kamlesh Harwani & Kanayalal M. Harwani &; M/s. T V Palace Through Its Authorized Signatory Kamlesh Mulchand Harwani	Property Bearing Municipal Census No. 2591, Admeasuring Area 103 Sqr.Yards, Situated At City Survey No. 4117, Moje Kalupur Ward, Taluka Registration District & Sub District Ahmedabad	38,70,000/-	3,87,000/-	26.06.2023 (11.00A.M.-1.00P.M.)/ 24.06.2023 before up to 05:00 pm	Physical
27	Nilesh Dineshbhai Solanki & ;dinesh B Darji & Bhavin Dineshbhai Solanki & ; Shardaben Dineshbhai Solanki	Residential Property At 130-2, 130-4 Residential Row House, Moti Salvivad, Opp. Moti Khatrivad, Opp. Bhavsar No Kancho, Nr. Ambedkar Hall, Saraspur, Ahmedabad - 380018	18,10,000/-	1,81,000/-	26.06.2023 (11.00A.M.-1.00P.M.)/ 24.06.2023 before up to 05:00 pm	Physical
28	Chirag Ramjibhai Pancholi & Hansaben Chirag Pancholi & Rabadia Multispeciality Hospital	Pearl Villa And Plaza, Block No.-a,Baring Revenue Survey No.643, T P Scheme No.121, Final Plot No.53, Total Admeasuring 131.06 Sq. Mtrs., Geb Road, Nr. Maharshi Sandipani School,nr. Haridarshan Cross Road,hanspura, Nava Naroda, Ahmedabad –382350	74,56,000/-	7,46,000/-	17.07.2023 (11.00A.M.-1.00P.M.)/ 14.07.2023 before up to 05:00 pm	Physical
29	Rakesh Tejprakash Soni & Tejprakash Motilal Soni & Harsukhiben Tejprakash Soni & Asha Rakesh Soni	Immovable Property Bearing Plot No.61 Paiki, Revenue Survey No.83 Paiki, Shanti Nagar, Nr. Rajmandir Theater,admeasuring 72.39 Sq. Mtr., At Post –rajpur, Tal – Deesa Dist – Banaskantha Pin – 385535	25,03,000/-	2,50,000/-	17.07.2023 (11.00A.M.-1.00P.M.)/ 14.07.2023 before up to 05:00 pm	Physical
30	Rakesh Tejprakash Soni & Tejprakash Motilal Soni & Asha Rakesh Soni	Immovable Property Bearing Ground Floor Room (storage) No.10, C.s No.198 &199, "parshv Flat" Nr. Neminath Society, Opp. Old Court Building,admeasuring 16 Sq. Mtr., At Post –nava Deesa, Tal – Deesa Dist –Banaskantha Pin – 385535	25,82,000/-	2,58,000/-	17.07.2023 (11.00A.M.-1.00P.M.)/ 14.07.2023 before up to 05:00 pm	Physical

Date and time of submission of EMD on as per the above details & with request letter of participation KYC, Pan Card ,Proof of EMD at email id **jitendra.patel@dcbbank.com / satish.trapasiya@dcbbank.com / Viral.sangani@dcbbank.com / jatinbhai.maisuria@dcbbank.com**
The intending purchasers/bidders are required to deposit EMD amount through Demand Draft in the name of the beneficiary, DCB Bank LTD, Branch-Ahmedabad.

Inspection Date and Time:- 21/06/2023;Between 11:00am to 04:00pm ;Contact Mr. Satish Trapasiya on +919726992491 & Mr.Jitendra Patel on +919974848487 & Mr. Jatinbhai Maisuria on +919638117163 between 11:00am to 04:00pm

TERMS AND CONDITIONS OF THE E-AUCTION

(1) The auction sale shall be "online e-auction" bidding through website https://sarfaesi.auctiontiger.net on the dates as mentioned in the table above with Unlimited Extension of 5 Minutes.

Bidders are advised to go through the website https://sarfaesi.auctiontiger.net for detailed terms and conditions of auction sale before submitting their bids and taking part in e-auction sale proceedings

(2)The interested bidders are required to register themselves with the portal and obtain login ID and Password well in advance, which is mandatory for e-bidding, from auction service provider (M/s E-Procurement Technologies Ltd. (Auction Tiger) Ahmedabad (Tel:-079-61200586/592/) Contact Person:support@auctiontiger.net. Please note that, Prospective bidders may avail online training on e-auction from their registered mobile number only.

3) Bidders are advised to detailed terms and conditions of auction sale before submitting their bids, refer to the link **http://WWW.dcbbank.com /cms/showpage/page/customer-corner.**

4)Online E-auction participation is mandatory in the auction process by making application in prescribed format which is available along-with the offer/tender document on the website.

STATUTORY SALE NOTICE UNDER THE SARFAESI ACT,2002

The borrower/guarantors are hereby notified to pay sum as mentioned in the demand notice along with up to date interest and ancillary expense before the date of e-auction, falling which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost

Date: 08-06-2023
Place:Gujarat

Sd/-Authorised Officer,
DCB Bank Limited

Public Notice For E-Auction For Sale Of Immovable Properties

Sale of immovable property mortgaged to IIFL Home Finance Limited (Formerly known as India Infoline Housing Finance Ltd.) (IIFL-HFL) Corporate Office at Plot No. 98, Udyog Vihar, Phase-IV, Gurgaon-122015 (Haryana) and **Branch Office at Ahmedabad Commerce House, 4th Floor, Commerce House 4, Nr Shell Petrol Pump, Anandnagar Road, Prahladnagar, Ahmedabad - 380051** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002(hereinafter "Act"). Whereas the Auhorized Officer ("AO") of IIFL-HFL had taken the possession of the following property/ies pursuant to the notice issued U/S 13(2) of the Act in the following loan accounts/prospect nos. with a right to sell the same on "AS IS WHERE IS BASIS & AS IS WHAT IS BASIS" for realization of IIFL-HFL's dues, The Sale will be done by the undersigned through e-auction platform provided at the website: www.bankeauctions.com.

Borrower(s) / Co-Borrower(s) / Guarantor(s)	Demand Notice Date and Amount	Description of the Immovable property/ Secured Asset	Date of Symbolic Possession	Reserve Price
1. Mr. Smitesh Mahendra Dixit 2. Mr. Pranesh Mahendra Dixit 3. Mrs. Sangita Smitesh Dixit 4. M/s. Elbee Electronics (Prospect No 761202 & 762541)	08-May-2018 Rs.1,04,67,581/- (Rupees One Crore Four Lakh Sixty Seven Thousand Five Hundred Eighty One Only) **Bid Increase Amount** Rs. 1,00,000/- (Rupees One Lakh Only)	All that part and parcel of the property bearing Bunglow No.22, Type-C Rain Forest, Sry.No.271, Final Plot No.193/1 of Draft Town Planning Scheme No.241, Mouje: Chiloda (Naroda), Taluka Gandhi Nagar, Opp.Crystal Bunglow, Gandhi Nagar, Gujarat - 382355 **(admeasuring 229.93 Sq. Meters Land and Construction admeasuring 277.16 Sq. Meters on Ground, First and Second Floor in Rain Forest)**	03-Aug-2018 **Total Outstanding as On Date 01-June-2023** Rs. 1,13,47,256/- (Rupees One Crore Thirteen Lakh Forty Seven Thousand Two Hundred Fifty Six Only)	**Rs.1,48,76,000/-** (Rupees One Crore Forty Eight Lakh Seventy Six Thousand Only) **Earnest Money Deposit (EMD) Rs. 14,87,600/-** (Rupees Fourteen Lakh Eighty Seven Thousand Six Hundred Only)

Date of Inspection of property	EMD Last Date	Date/ Time of E-Auction
17-July-2023 1100 hrs -1400 hrs.	19-July-2023 till 5 pm.	21-July-2023 1100 hrs-1300 hrs.

Mode Of Payment :- EMD payments are to be made vide online mode only. To make payments you have to visit https://www.bankeauctions.com and pay through link available for the property/ Secured Asset only.
Note: Payment link for each property/ Secured Asset is different. Ensure you are using link of the property/ Secured Asset you intend to buy vide public auction. For balance payment, upon successful bid, has to pay through RTGS/NEFT. The accounts details are as follows: a) Name of the Account:- IIFL Home Finance Ltd., b) Name of the Bank:- Standard Chartered Bank, c) Account No:-9902879xxxxx followed by Prospect Number, d) IFSC Code:- SCBL0036001, e) Bank Address: Standard Chartered Bank, 90 M.G. Road, Fort, Mumbai-400001.

TERMS AND CONDITIONS:-

1. For participating in e-auction, Intending bidders required to register their details with the Service Provider **https://www.bankeauctions.com**, well in advance and has to create the login account, login ID and password. Intending bidders have to submit / send their "Tender FORM" along with the payment details towards EMD, copy of the KYC and PAN card at the above mentioned Branch Office.
2. The bidders shall improve their offer in multiple of amount mentioned under the column "Bid Increase Amount". In case bid is placed in the last 5 minutes of the closing time of the auction, the closing time will automatically get extended for 5 minutes.
3. The successful bidder should deposit 25% of the bid amount (after adjusting EMD) within 24 hours of the acceptance of bid price by the AO and the balance 75% of the bid amount within 15 days from the date of confirmation of sale by the secured creditor. All deposit and payment shall be in the prescribed mode of payment.
4. The purchaser has to bear the cess, applicable stamp duty, fees, and any other statutory dues or other dues like municipal tax, electricity charges, land and all other incidental costs, charges including all taxes and rates outgoings relating to the property.
5. Bidders are advised to go through the website https: //bankeauctions.com and **https://www.iifl.com/home-loans/properties-for-auction** for detailed terms and conditions of auction sale & auction application form before submitting their Bids for taking part in the e-auction sale proceedings.
6. For details, help procedure and online training on e-auction prospective bidders may contact the service provider E mail ID: **support@bankeauctions.com**, Support Helpline Numbers:**@7291981124/25/26.**
7. For any query related to Property details, Inspection of Property and Online bid etc. call **IIFL HFL toll free no.1800 2672 499** from **09:30 hrs to 18:00 hrs** between Monday to Friday or write to **email:- auction.hl@iifl.com**.
8. Notice is hereby given to above said borrowers to collect the household articles, which were lying in the secured asset at the time of taking physical possession within 7 days, otherwise IIFL-HFL shall not be responsible for any loss of property under the circumstances.
9. Further the notice is hereby given to the Borrower/s, that in case they fail to collect the above said articles same shall be sold in accordance with Law.
10. In case of default in payment at any stage by the successful bidder / auction purchaser within the above stipulated time, the sale will be cancelled and the amount already paid will be forfeited (including EMD) and the property will be again put to sale.
11. AO reserves the rights to postpone/cancel or vary the terms and condition of tender/auction without assigning any reason thereof. In case of any dispute in tender/Auction, the decision of AO of IIFL-HFL will be final.

STATUTARY 30 DAYS SALE NOTICE UNDER RULE 8 (6) OF THE SARFAESI ACT, 2002

The Borrower are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of Tender/Auction, failing which the property will be auctioned/sold and balance dues if any will be recovered with interest and cost.

Place:-Ahmedabad Date: 08-June-2023 **Sd/- Authorised Officer, IIFL Home Finance Limited.**

Public Notice For E-Auction For Sale Of Immovable Properties

Sale of immovable property mortgaged to IIFL Home Finance Limited (Formerly known as India Infoline Housing Finance Ltd.) (IIFL-HFL) Corporate Office at Plot No. 98, UdyogVihar, Phase-IV, Gurgaon-122015 (Haryana) and **Branch Office at:-"407, 4th Floor, The Imperia, Opp Shashtri Maidan, Above Federal Bank Nr.Axis Bank, Rajkot-360001/ 1st Floor, Above Axis Bank Ajmera Chamber Milan Cinema Road Surendranagar - 363002"/ "Office No.701, 7th Floor, 21st Centuary Business Center, Near Udhna Darwaja, Ring Road, Surat - 395002"** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002(hereinafter "Act"). Whereas the Auhorized Officer ("AO") of IIFL-HFL had taken the possession of the following property/ies pursuant to the notice issued U/S 13(2) of the Act in the following loan accounts/prospect nos. with a right to sell the same on "AS IS WHERE IS BASIS & AS IS WHAT IS BASIS" for realization ofIIFL-HFL's dues, The Sale will be done by the undersigned through e-auction platform provided at the website:www.bankeauctions.com.

Borrower(s) / Co-Borrower(s) / Guarantor(s)	Demand Notice Date and Amount	Description of the Immovable property/ Secured Asset	Date of Symbolic Possession	Reserve Price
1. Mr.Dijeshbhai Jayantibhai Vaghela 2. Mrs.Sangitaben Dijeshbhai Vaghela (Prospect No IL10232802)	19-Nov-2022 & Rs.23,17,883/- (Rupees Twenty Three Lakh Seventeen Thousand Eight Hundred Eighty Three Only) **Bid Increase Amount Rs. 25,000/-** (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat no. 301, With Carpet Area Ad Measuring 547 Sq.ft. And Built Up Area Ad Measuring 643 Sq.Ft., Matrushi Pearl Apartment, Plot no. 19,20,21, R.S.No. 2008/2, Sudhrai, Vadhva, Surendranagar, Gujarat, India, 363001.	04-Mar-2023 **Total Outstanding as On Date 01-June-2023 Rs. 23,79,800/-** (Rupees Twenty Three Lakh Seventy Nine Thousand Eight Hundred Only)	**Rs. 20,94,000/-** (Rupees Twenty Lakh Ninety Four Thousand Only) **Earnest Money Deposit (EMD) Rs. 2,09,400/-** (Rupees Two Lakh Nine Thousand Four Hundred Only)
1.Mr.Devang Jasvantray Nakhva 2.Mrs.Jyotiben Jasvantrai Nakhava 3.Mrs.Ila Devang Nakhva (Prospect No. 724244)	02-Jun-2022 & Rs.82,72,793/- (Rupees Eighty Two Lakh Seventy Two Thousand Seven Hundred Ninety Three Only) **Bid Increase Amount Rs. 50,000/-**(Rupees Fifty Thousand Only)	All that part and parcel of the property bearing Property bearing Old City SurveyNo H-1/114 Paiki ,New City Survey No 1316 Of Sheet 376,Area Admeasuring 127.26 Sq,Mtrs., At 1- Digvijay Plot Outside Khambhalia Gate Jamnagar **(Land Area Ad Measuring 725 Sq. Ft.)**	18-Apr-2023 **Total Outstanding as On Date 01-June-2023 Rs.94,11,912/-** (Rupees Ninety FourLakh ElevenThousand Nine Hundred Twelve Only)	**Rs. 73,30,000/-** (Rupees Seventy Three Lakh Thirty Thousand Only) **Earnest Money Deposit (EMD) Rs.7,33,000/-** (Rupees Seven Lakh Thirty Three Thousand Only)
1.Mr.Chirag Ghanshyam Alaiya, 2. Mrs.Ankita Kanaiyalal Thacker, 3.Chirag Ghanshyam Alaiya (Prospect No IL10202924)	10-Oct-2022 Rs. 21,98,564/- (Rupees Twenty One Lakh Ninety Eight Thousand Five Hundred Sixty Four Only) **Bid Increase Amount Rs. 25,000/-** (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing **GHANSHYAM ALAIYA** Flat no. 302 With Built Up Area Ad Measuring 554 Sq.Ft. And Carpet Area Ad Measuring 482 Sq.Ft., Swaminarayan Flat, R.S.No. 736, 737, 738, 739, 740, 741, 742, Sudhrai, Joravar nagar, Surendranagar, Gujarat, 363020.	03-Jan-2023 **Total Outstanding as On Date 01-June-2023 Rs. 22,75,585/-** (Rupees Twenty Two Lakh Seventy Five Thousand Five Hundred Eighty Five Only)	**Rs. 11,53,000/-** (Rupees Eleven Lakh Fifty Three Thousand Only) **Earnest Money Deposit (EMD) Rs.1,15,300/-** (Rupees One Lakh Fifteen Thousand Three Hundred Only)
1. Mr. Dayashankar Kanhaiya Sah 2. Mrs.Renudevi Shah (Prospect No. IL10040938)	06-Oct-2021 & Rs.14,19,317/- (Rupees Fourteen Lakh Nineteen Thousand Three Hundred Seventeen Only) **Bid Increase Amount Rs. 20,000/-** (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Plot No-34/A, Suryancy Residency-1 , Palsana, Surat, Gujarat, , 394315 admeasuring 44.62 sq.mt. **(Built Up Area Ad Measuring 288 Sq. Ft.)**	**Physical Possession** 24-Dec-2022 **Total Outstanding As On Date 09-May-2023 Rs. 12,48,062 /-** (Rupees Twelve Lakh Forty Eight Thousand Sixty Two Only)	**Rs. 7,68,000/-** (Rupees Seven Lakh Sixty Eight Thousand Only) **Earnest Money Deposit (EMD) Rs.76,800/-** (Rupees Seventy Six Thousand Eight Hundred Only)

Date of Inspection of property	EMD Last Date	Date/ Time of E-Auction
10-July-2023 1100 hrs -1400 hrs	12-July-2023 till 5 pm.	14-July-2023 1100 hrs.-1300 hrs.

Mode Of Payment :-EMD payments are to be made vide online mode only. To make payments you have to visit https://www.bankeauctions.com and pay through link available for the property/ Secured Asset only.
Note: Payment link for each property/ Secured Asset is different. Ensure you are using link of the property/ Secured Asset you intend to buy vide public auction For balance payment, upon successful bid, has to pay through RTGS/NEFT. The accounts details are as follows: a) Name of the Account:- IIFL Home Finance Ltd., b) Name of the Bank:- Standard Chartered Bank, c) Account No:-9902879xxxxx followed by Prospect Number, d) IFSC Code:- SCBL0036001, e) Bank Address: Standard Chartered Bank, 90 M.G. Road, Fort, Mumbai-400001.

TERMS AND CONDITIONS:-

1. For participating in e-auction, Intending bidders required to register their details with the Service Provider **https://www.bankeauctions.com,** well in advance and has to create the login account, login ID and password. Intending bidders have to submit / send their "Tender FORM" along with the payment details towards EMD, copy of the KYC and PAN card at the above mentioned Branch Office.
2. The bidders shall improve their offer in multiple of amount mentioned under the column **"Bid Increase Amount"**. In case bid is placed in the last 5 minutes of the closing time of the auction, the closing time will automatically get extended for 5 minutes.
3. The successful bidder should deposit **25% of the bid amount (after adjusting EMD) within 24 hours** of the acceptance of bid price by the AO and the balance 75% of the bid amount within 15 days from the date of confirmation of sale by the secured creditor. All deposit and payment shall be in the prescribed mode of payment.
4. The purchaser has to bear the cess, applicable stamp duty, fees, and any other statutory dues or other dues like municipal tax, electricity charges, land and all other incidental costs, charges including all taxes and rates outgoings relating to the property.
5. Bidders are advised to go through the website https: //bankeauctions.com and https://www.iifl.com/home-loans/properties-for-auction for detailed terms and conditions of auction sale & auction application form before submitting their Bids for taking part in the e-auction sale proceedings.
6. **For details, help procedure and online training on e-auction prospective bidders may contact the service provider E mail ID:- support@bankeauctions.com, Support Helpline Numbers: @7291981124/25/26 and For any query related to Property details, Inspection of Property and Online bid etc. call IIFL HFL toll free no. 1800 2672 499 from 09:30 hrs to 18:00 hrs between Monday to Friday or write to email:- auction.hl@iifl.com**
7. Notice is hereby given to above said borrowers to collect the household articles, which were lying in the secured asset at the time of taking physical possession within 7 days, otherwise IIFL-HFL shall not be responsible for any loss of property under the circumstances.
8. Further the notice is hereby given to the Borrower/s, that in case they fail to collect the above said articles same shall be sold in accordance with Law.
9. In case of default in payment at any stage by the successful bidder / auction purchaser within the above stipulated time, the sale will be cancelled and the amount already paid will be forfeited (including EMD) and the property will be again put to sale.
10. AO reserves the rights to postpone/cancel or vary the terms and condition of tender/auction without assigning any reason thereof. In case of any dispute in tender/Auction, the decision of AO of IIFL-HFL will be final.

STATUTARY 30 DAYS SALE NOTICE UNDER RULE 8 (6) OF THE SARFAESI ACT, 2002

The Borrower are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of Tender/Auction, failing which the property will be auctioned/sold and balance dues if any will be recovered with interest and cost.

Place:- Gujarat, Date: 08-June-2023 **Sd/- Authorised Officer, IIFL Home Finance Limited.**

HDB FINANCIAL SERVICES LIMITED

Registered Office: Radhika, 2nd Floor, Law Garden Road, Navrangpura, Ahmedabad, Gujarat, Pin Code- 380009.
Branch Office: 104, B-WING, TIRUPATI PLAZA, NEAR COLLECTOR OFFICE, B/S SUDA BHAVAN, NANPURA-ATHWAGATE, SURAT, GUJARAT-395001.
Branch Office: 603, 6th FLOOR, 21st CENTURY BUILDING, B/S WORLD TRADE CENTRE, RING ROAD, SURAT, GUJARAT- 395007.

POSSESSION NOTICE

Whereas, The Authorised Officer Of HDB Financial Services Limited, Under The Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 (54 Of 2002) And In Exercise Of Powers Conferred Under Section 13(12) Read With Rules 3 Of The Security Interest (Enforcement) Rules, 2002 Issued Demand Notice To The Borrower/S As Detailed Hereunder, Calling Upon The Respective Borrowers To Repay The Amount Mentioned In The Said Notice With All Costs, Charges And Expenses Till Actual Date Of Payment Within 60 Days From The Date Of Receipt Of The Same. The Said Borrowers/ Co Borrowers Having Failed To Repay The Amount, Notice Is Hereby Given To The Borrowers/ Co Borrowers And The Public In General That The Undersigned In Exercise Of Powers Conferred On Him Under Section 13(12) Of The Said Act R/W Rule 9 Of The Said Rules Has Taken **Physical Possession** Of The Property Described Hereunder Of The Said Act On The Date Mentioned Along-With. The Borrowers In Particular And 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 HDB Financial Services Limited, For The Amount Specified Therein With Future Interest, Costs And Charges From The Respective Date.
Details Of The Borrower And Co-Borrower Under Scheduled Property, With Loan Account Numbers UIC No. Outstanding Dues, Date Of Demand Notice And Possession Information Are Given Herein Below:

S. No.	1. Name And Address Of The Borrower, Co-Borrower's/ Guarantor's, 2. Loan Account No. 3. Sanctioned Loan Amount 4. Details Of The Securitiies 5. Date Of Demand Notice 6. Claim Amount In INR. 7. Date Of Physical Possession
1.	**1. (1) Borrower And Co-Borrowers: 1.** Shagun Fashion 2. Jalpaben Satishbhai Gaudani 3. Shitalben Jagdishbhai Gaudani 4. Satishkumar J Gaudani 5. Jagdishkumar Jaysukhbhai Gaudani 6. Jaysukhbhai Madhubhai Gaudani All R/O (A) C-138 Yogi Nagar Soc Yogi Chowk Puna Gam Yogi Chowk Surat- 395006 (B) Plot No C-138 Yogi Nagar Soc-c Puna Simada Road Surat-395006. **(2) Loan Account Number:** 2644958. **(3) Sanctioned Loan Amount:** Rs. 35,65,000/- (Rupees Thirty Five Lakhs Sixty Five Thousand Only). **(4) Details Of The Securities:** The Part And Parcel Of The Property Bearing Plot No. C/138 Admeasuring 52.68 Sq.Mtrs I.e.. 63 Sq.Yards, along With 14.07 Sq.Mtrs. Undivided Share In Road & Cop In Yogi Nagar Part "C", Situated At Revenue Survey No. 273, 274, 280 Paiki Block No. 306 & 307 Admeasuring Hector 01-47 Are 71 SQ.MTRS & Hector 00-82 Are-96 Meters, Aakar Rs. 23.94 Paisa & Rs. 13.25 Paisa, T.P.Scheme No.68 (Puna-Simada) Original Plot No.106 & 107, Final Plot No.106 & 107 Of Moje Puna, City Of Surat- 394210. **(5) Demand Notice Date:** 23/03/2021. **(6) Claim Amount Inr:** Rs.45,64,603.26 (Rupees Forty Five Lakhs Sixty Four Thousand Six Hundred Three And Paise Twenty Six Only) As Of 23/03/2021 And Future Contractual Interest Till Actual Realization Together With Incidental Expenses, Cost And Charges Etc. **(7) Date Of Physical Possession:** 02/06/2023.
2.	**(1) Borrower And Co-Borrowers:** 1. Nitin Gopalbhai Rana 2. Kirit Gopalbhai Rana 3. Jay Kesar Bhavani Developers Pvt Ltd 4. Pravina Kirit Rana 5. Minaxiben 6. Nitin Gopalbhai Rana 7. Nitin Gopalbhai Rana All are R/O (A) Plot No. A/47 Kesar Kunj Bhulabhai Desai Park Co Op Soc. Laxmi Kant Ashram Road Katargam Surat-395004. (B) Plot No.14, 15 Hari Om Nagar New Kosad Road Amroli Surat- 395004. (C) A/48 Kesar Kunj Bhulabhai Desai Park Co Op Soc. Laxmi Kant Ashram Road Katargam Surat- 395004. (D) Plot No.16 & 17 Hariom Nagar Co Op Hsc Ltd Part-1, Sy No.61/1, Block No.105 Surat- 395003. (E) Flat No. A/101 on the 1st Floor "Green Residency", situated at Revenue Survey No.241, T.P. Scheme No.13 (Adajan), Moje Adajan, Surat- 395004. **(2) Loan Account Number:** 149094. **(3) Sanctioned Loan Amount:** Rs. 1,83,39,519/- (Rupees One Crore Eighty Three Lakhs Thirty Nine Thousand Five Hundred Nineteen Only) **(4) Details Of The Securities:** All That Piece And Parcel Of Entire Property bearing Plot NO.16 & 17 admeasuring 18 X 33 fts. i.e. 55.20 sq.mts. Along with 47.82 sq.mts. Construction in "Hariom Nagar Co Op Ho Society Ltd Part-1" Situated at Revenue Survey No.61/1, Block No 105 of Moje Village Kosad, City Of Surat. **(5) Demand Notice Date :** 11/10/2021. **(6) Claim Amount Inr:** Rs. 1,12,25,102.09/- (Rupees One Crore Twelve Lakhs Twenty Five Thousand One Hundred Two and Paisa Nine Only) along with further interest @ 18% per annum from 11-10-2021 till actual realization. **(7) Date Of Physical Possession :** 04/06/2023.
3.	**(1) Borrower And Co-Borrowers:** 1. Mansukhbhai Bachubhai Patel (Deceased through Legal Heir) (A) Alpeshkumar Mansukhbhai Shekhda (Legal Heir) (B) Kalpanaben Alpeshkumar Shekhda (Legal Heir) (C) Pradeepbhai Shekhda (through his wife-Parulben Pradeepbhai Shekhda- Co-applicant) (Legal Heir) 2. Alpeshkumar Mansukhbhai Shekhda 3. Kalpanaben Alpeshkumar Shekhda 4. Parulben Pradeepbhai Shekhda 5. Freedom Value Edition All are R/O (A) Flat No. B-507, Panch Ratna Tower L H Road, Surat Opp. Varachha Bank Surat- 395006 Gujarat. (B) Plot No.19, Sardar Patel Park Row House Opp. Krishna Hospital, Parvat Patia B/H Raghuvir Empire Surat- 395010 Gujarat. (C) Shop No.2033, 2nd Floor, Jash Market, Nr. Surana International Sahara Darwaja Surat- 395002. **(2) Loan Account Number:** 5306942, 1447599 linked by Unique Id Number 195586. **(3) Sanctioned Loan Amount:** Rs. 1,27,00,000/- (Rupees One Crore Twenty Seven Lakhs Only) by Loan Account Number 5306942 to The tune of Rs. 1,10,26,606/- (Rupees One Crore Ten Lakhs Twenty Six Thousand Six Hundred Six Only) by Loan Account Number 1447599. **(4) Details Of The Securities:** Shop No. CB-19 Admeasuring 800 Sq.Ft i.e. Built Up Area (684 Sq.Ft I.e. 63.35 Sq.Mtr. Carpet Area) Along With Undivided Share Of Land Bombay Market Art Silk Co.Op (Shop & Ware House), Situated No.67 To 74 & 76 & 77, T.P. Scheme No.8 (Umerwada) F.P Scheme No.42 Of Moje Umerwada City Of Surat. **(5) Demand Notice Date :** 27/01/2022. **(6) Claim Amount Inr:** Rs. 2,34,69,650.02/- (Rupees Two Crore Thirty Four Lakhs Sixty Nine Thousand Six Fifty and Paisa Two Only) As Of 25/01/2022 And Future Contractual Interest Till Actual Realization Together With Incidental Expenses, Cost And Charges Etc. **(7) Date Of Physical Possession :** 04/06/2023.

1. For Any Objection And Settlement Please Contact: Mr. Jeegnesh Dave Mobile No: 07043042298 (Area Collection Manager), Mr. Chirag Thakkar: Cont No. 9909910901 (Zonal Collection Manager) & Mr. Bhavik Panchal: Cont No 9879058285 (Legal Manager) At HDB Financial Services Limited.

Date : 08.06.2023
Place: Surat

Sd/- Authorised Officer
For HDB Financial Services Limited

ONLINE E-AUCTION SALE OF ASSET

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: ,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 8 (6) 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 PHYSICAL POSSESSION OF WHICH HAS BEEN TAKEN BY THE AUTHORISED OFFICER OF KOTAK MAHINDRA BANK LTD. KMBL ON 24.12.2022, PURSUANT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY **CITIFINANCIAL CONSUMER FINANCE INDIA LIMITED** (CCFIL) WILL BE SOLD ON "AS IS WHERE IS", "AS IS WHAT IS", AND "WHATEVER THERE IS" BASIS ON **13-07-2023 BETWEEN 12:00 PM TO 01:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES,** FOR RECOVERY OF RS 14,24,227 /- (RUPEES FOURTEEN LAKH TWENTY FOUR THOUSAND TWO HUNDRED TWENTY SEVEN ONLY) AS OF 5-6-2023 ALONG WITH FUTURE INTEREST APPLICABLE FROM 6-6-2023 **UNTIL PAYMENT IN FULL WITH COST AND CHARGESUNDER THE LOAN ACCOUNT NO.**11739825, DUE TO KMBL, SECURED CREDITOR **FROM** MR. PANKAJ MOHANLAL DOSHI & MR. SHAILESHBHAI MOHANLAL DOSHI. THE RESERVE PRICE WILL BE RS. 5,25,000/- (RUPEES FIVE LAKH TWENTY FIVE THOUSAND ONLY) AND THE EARNEST MONEY DEPOSIT WILL RS. 52,500/- (RUPEES FIFTY TWO THOUSAND FIVE HUNDRED ONLY **&**LAST DATE OF SUBMISSION OF EMD WITH KYC IS **12-07-2023** UP TO 6:00 P.M. (IST.)

PROPERTY DESCRIPTION:-ALL THAT PIECE & PARCEL OF IMMOVABLE RESIDENTIAL PROPERTY INDEPENDENT HOUSE ON THE FIRST FLOOR OF PROPERTY BEARING CITY SURVEY NO. 125/A/5 PAIKI THE FIRST FLOOR PROPERTY IN TRANSACTION ADMEASURING TOTAL 54.06 SQ. MTRS. AND SITUATED IN AREAKNOWN AS GRAIN MARKET OPP. J P BANK WITHIN THE LOCAL LIMITS OF MUNICIPAL CORPORATION OF JAMNAGAR CITY.

THE BORROWER'S ATTENTION IS INVITED TO THE PROVISIONS OF SUB SECTION 8 OF SECTION 13, OF THE SARFAESI 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, AT THE DISCRETION OF THE SECURED CREDITOR.

IN CASE OF ANY CLARIFICATION/REQUIREMENT REGARDING ASSETS UNDER SALE, BIDDER MAY CONTACT**MR. AKSHIT SOLANKI(+91 +91 6394015464),MR. KISHORE ARORA(+91 7227953457), MR. RAVINDER 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.COMAND/OR ON HTTPS://BANKEAUCTIONS.COM

PLACE:JAMNAGAR
DATE:08-06-2023

AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED

Encore Asset Reconstruction Company Private Limited (Encore ARC)

Encore ARC Corporate Office Address: 5th Floor, Plot No. 137, Sector 44, Gurugram - 122002, Haryana

APPENDIX V Rule 8(1) POSSESSION NOTICE

Whereas, The Authorised Officer of The Encore Asset Reconstruction Company Private Limited. under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act, 2002) and in exercise of powers conferred upon him under Section 13(12) of SARFAESI Act, 2002 read with Rule 3 of the Security Interest (Enforcement) Rules 2002, had issued a demand Notice dated 04.05.2022 calling upon borrower M/s. Rajlaxmi Corporation through its prop. Mrs. Chetanaben Amitbhai Desai (Borrower) and (1) Mrs. Chetanaben Amitbhai Desai (2) Mr. Amitbhai Malabhai Desai (Co-Borrower & Guarantor) to repay the amount mentioned in the notice for the amount of Rs. 48,42,118/- (Rupees Forty Eight Lakhs Forty Two Thousand One Hundred Eighteen Only) as on 16.12.2020 along with interest at contractual rates till actual repayment/realization, within 60 days from the date of receipt of the said notice.

And whereas, The Encore Asset Reconstruction Company Private Limited acting in its capacity as the trustee of EARC-EOT-001-Trust (Encore ARC) has acquired all rights, titles, interests & guarantees of Bajaj Finance Limited in the Financial Asset of Borrower originated by Bajaj Finance Limited under section 5 of SARFAESI Act, 2002 vide Assignment Agreement dated 29.12.2020.

The borrower, co-borrower, guarantors & mortgagors having failed to repay the amount, notice is hereby given by the undersigned being the Authorised Officer of Encore ARC, to the borrower, co-borrower, guarantors & mortgagors and the public in general that the Authorised Officer has taken Symbolic Possession of the property described herein below in exercise of powers conferred on me under sub-section (4) of section 13 of SARFAESI Act, 2002 read with Rule 8 of Security Interest (Enforcement) Rules, 2002 on this 05th day of June 2023.

The borrower, co-borrower, Guarantors & mortgagors in particulars 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 Encore ARC for an amount of Rs. 48,42,118/- (Rupees Forty Eight Lakhs Forty Two Thousand One Hundred Eighteen Only) as on 16.12.2020 along with interest at contractual rates from 17.12.2020 till actual repayment/realization after adjustment of repayment/realization, if any.

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.

Property Description

1. Ground Floor, Shop No-03, Vardhman Complex, Near By Chandralok Road, At Nava Deesa, Deesa, Banskantha, Gujarat-385535.
2. Block No. B-11, Utsav Bunglow, Near Deesa Patan State Highway Road, At & Post Rajpur, Taluka-Deesa, District-Banskantha, Gujarat-385535.

Sd/- Authorised Officer
Dated: 05.06.2023; Place: Deesa **Encore Asset Reconstruction Company Private Limited**

APPENDIX IV-A

[See proviso to Rule 8(6)]

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 **Indiabulls Housing Finance Ltd.** [CIN: **L65922DL2005PLC136029**] **("Secured Creditor")**, the **constructive 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 **10.07.2023** from **02.00 P.M. to 04.00 P.M.**, for recovery of **Rs. 21,06,941/- (Rupees Twenty One Lakh Six Thousand Nine Hundred Forty One only)** pending towards Loan Account No. **HHLSUR00256774**, by way of outstanding principal, arrears (including accrued late charges) and interest till **29.05.2023** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **30.05.2023** along with legal expenses and other charges due to the Secured Creditor from **WAHID ALI** and **SEEMA KHATUN CHAUDHARY.**

The Reserve Price of the Immovable Property will be **Rs. 21,00,000/- (Rupees Twenty One Lakh only)** and the Earnest Money Deposit **("EMD")** will be **Rs. 2,10,000/- (Rupees Two Lakh Ten Thousand only)** i.e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY

PLOT NO. 8, TWIN CITY 5, NR. LAJPORE GAM, NAVSARI ROAD, LAJPORE, SURAT, GUJARAT- 394230.

For detailed terms and conditions of the sale, please refer to the link provided on the website of the Secured Creditor i.e. www.indiabullshomeloans.com. For bidding, log on to www.auctionfocus.in

s/d

Date: 02.06.2023 **AUTHORISED OFFICER**
Place: SURAT **INDIABULLS HOUSING FINANCE LTD.**

APPENDIX IV-A

[See proviso to Rule 8(6)]

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 **Indiabulls Housing Finance Ltd.** [CIN: **L65922DL2005PLC136029**] **("Secured Creditor")**, the **constructive 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 **10.07.2023** from **02.00 P.M. to 04.00 P.M.**, for recovery of **Rs. 66,93,936/- (Rupees Sixty Six Lakh Ninety Three Thousand Nine Hundred Thirty Six only)** pending towards Loan Account No. **HHLSUA00451074**, by way of outstanding principal, arrears (including accrued late charges) and interest till **29.05.2023** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **30.05.2023** along with legal expenses and other charges due to the Secured Creditor from **LALJIBHAI D SAVALIYA @ SAVALIYA LALJIBHAI DHARMASHIBHAI @ SAVALIYA LALJIBHAI D, ARUNABEN LALJIBHAI SAVALIYA @ SAVALIYA ARUNABEN LALJIBHAI and MILAN DIAMOND (THROUGH ITS PRTNERS) with SUDANI HARESH BHAI and MAYANI MAHESH BHAI TULSHI BHAI as GUARANTORS.**

The Reserve Price of the Immovable Property will be **Rs. 67,00,000/- (Rupees Sixty Seven Lakh only)** and the Earnest Money Deposit **("EMD")** will be **Rs. 6,70,000/- (Rupees Six Lakh Seventy Thousand only)** i.e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY

ALL THAT PIECE AND PARCEL OF THE IMMOVABLE PROPERTY BEARING PLOT NO. 24 ADMEASURING 74.34 SQ. MTRS. TOGETHER WITH UNDIVIDED PROPORTIONATE SHARE ADMEASURING 21.81 SQ. MTRS. IN ROAD AND COP TOTAL ADMEASURING 96.15 SQ. MTRS. (AS PER SITE), (PLOT NO. PARTLY 31 & 30 -AS PER APPROVED PLAN) IN VISHWANATH SOCIETY SITUATED ON THE LAND BEARING R.S. NO. 583, BLOCK NO. 494, FP NO-69, T.P.S. NO. 25 (MOTA VARACHHA), OPP. ANAND OHARA AASHRAM, MOTA VARACHHA, SURAT-394101, GUJARAT AND BOUDED AS UNDER:

EAST : SOCIETY ROAD
WEST : PLOT NO. 28
NORTH : PLOT NO. 25
SOUTH : PLOT NO. 23

For detailed terms and conditions of the sale, please refer to the link provided on the website of the Secured Creditor i.e. www.indiabullshomeloans.com. For bidding, log on to www.auctionfocus.in

s/d

Date: 02.06.2023 **AUTHORISED OFFICER**
Place: SURAT **INDIABULLS HOUSING FINANCE LTD.**