

Form No.-INC-26
(Pursuant to Rule 90 of the Companies (Incorporation) Rules, 2014)
Before the Central Government, Regional Director, North Western Region, Ahmedabad
In the matter of sub-section (4) of Section 13 of Companies Act, 2013 and clause (a) of Sub-rule (5) of Rule 30 of the Companies (Incorporation) Rules, 2014

In the matter of **HARSHVARDHAN INDUSTRIES PRIVATE LIMITED**
(CIN: U14200GJ2009PT057413) having its Registered Office at B-64, SHALIGRAM NO.1, NR. RANI JHANSI STATUE, SATELLITE ROAD, AHMEDABAD, GUJARAT-380015
..... Applicant Company / Petitioner
NOTICE is hereby given to the General Public that the company proposes to make application to the Central Government under section 13 of the Companies Act, 2013 seeking confirmation of alteration of the Memorandum of Association of the Company in terms of the special resolution passed at the Extra Ordinary General Meeting held on 03rd April 2023 to enable the company to change its Registered office from "State of Gujarat" to the "State of Madhya Pradesh".
Any person whose interest is likely to be affected by the proposed change of the registered office of the company may deliver either on the MCA-21 portal (www.mca.gov.in) by filing investor complaint form or cause to be delivered or send by registered post of his / her objections supported by an affidavit stating the nature of his / her interest and grounds of opposition to the Regional Director, North Western Region, ROC Bhawan, Opp. Rupal Park Society, Behind Ankur Bus Stop, Nanaruna, Ahmedabad-380013 within fourteen (14) days from the date of publication of this notice with a copy to the applicant company at its Registered Office at the address mentioned below:-
B-64, SHALIGRAM NO.1, NR. RANI JHANSI STATUE, SATELLITE ROAD, AHMEDABAD, GUJARAT-380015
for & on behalf of **HARSHVARDHAN INDUSTRIES PRIVATE LIMITED**
RUKMANI RAMAN SINGH THAKUR
Sd/-
(DIRECTOR)
DIN: 08482527
Date: 10.04.2023 | Place: Ahmedabad

AU SMALL FINANCE BANK LIMITED
(A Scheduled Commercial Bank)
(CIN:L3691RJ1996PLC0113831)
Regd. Office: 19-A, Dhuleshwari Garden, Ajmer Road, Jaipur - 302001
APPENDIX IV (SEE RULE 80)) POSSESSION NOTICE (For Immovable Property)

Whereas, The undersigned being the Authorized Officer of the **AU Small Finance Bank Limited (A Scheduled Commercial Bank)** under the "Securitization 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 [Rule 3] of the Security Interest (Enforcement) Rules, 2002, issued demand notice dated **2-Nov-17** calling upon the Borrower **Rakeshkumar Vasantkumar Parmar (Borrower)**, Smt. **Hansaben Rakeshkumar Parmar (Co-Borrower - Mortgagor)**, (Loan Account No. **L9001060101109460**) to repay the amount mentioned in the notices being **Rs. 5,53,028/- (Rs. Five Lac Fifty Three Thousand Twenty Eight Only)** a within 60 days from the date of receipt of the said notice. The borrower/ mortgagor having failed to repay the amount, notice is hereby given to the borrower/ mortgagor 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 Sub-section (4) of section 13 of Act read with Rule 8 of the Security Interest Enforcement Rules, 2002 on this **05th day of April of the year 2023**.
The borrower/ mortgagor 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 **AU Small Finance Bank Limited (A Scheduled Commercial Bank)** for an amount of **Rs. 5,53,028/- (Rs. Five Lac Fifty Three Thousand Twenty Eight Only)** as on 30-Oct-17 and interest and expenses thereon until full payment.
The borrower's attention is invited to provisions of sub section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Description of immovable properties
All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Situated at Plot No. B-1 (Idar Nagar Palika No. **3/1/D/21/A/9**), Idar, Sr. No. **134**, Taluka **Idar**, Dist- **Sabarkantha**, Gujarat. Admeasuring **73.55 25 Sq. Mtr.** Owned By **Smt. Hansaben Rakeshkumar Parmar** East: Plot No. B-2, West: After Road Plot No. A-8, North: After Margin Land Plot No. 9, South: After Margin Land Road
-sd/-
Date : **05/Apr/2023** Authorised Officer
Place : **Sabarkantha, Gujarat** **AU Small Finance Bank Limited**

Union Bank of India
STRESSED ASSET MANAGEMENT BRANCH, HYDERABAD
3rd Floor, Andhra Bank Building, Sultan Bazar, Kofli, Hyderabad-500095.
e-mail: **ubin0812048@unionbankofindia.bank**
Tel No: **040-24683303, 24683305, 24683310, 24683315, 24683316**

Mega E-Auction
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) 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 constructive/ physical possession of which has been taken by the Authorized Officer of Union Bank of India (secured creditor), will be sold on "As is where is", "As is what is" and "Whatever there is" on the date mentioned below, for recovery of dues as mentioned hereunder to Union Bank of India from the below mentioned Borrower(s) and Guarantor(s). The Reserve Price, the Earnest Money Deposit and Bid Increments are also mentioned hereunder:
Date & Time of E-Auction: 26.04.2023 & From 01.00 PM to 05.00 PM (with 10 minutes unlimited auto extensions)

1. **IVRCL Limited**, Represented by Liquidator **Mr. Sutanu Sinha**, Address: M-22/3RT, Vijayanagar Colony, Hyderabad-500057, Telangana. **Mortgagor(s)/Guarantor(s): 2. Mr. Eragam Sudhir Reddy, S/o Mr. E.Yella Reddy**, Address: M-22/3 RT, Vijayanagar Colony, Hyderabad. (**Guarantor and Director**), **3. Mr. Uttam Jagannath Gaiwad**, Address: Flat No.3, Trimurthy Heights, Gujaraah Colony, Kothrud, Pune-411038. **4. Mr. Rajesh Laxmikant Mamidwar**, Address: Flat No.F 603-604, Shivanand Gardens CHS, Behind Tatyapa Topy Soc. Wananwadi, Pune-411040. **5. Mr. Jayant Ratan Suryavanshi**, Address: Building No.A-3, Flat No.37, Shanti Rakshak HSG, Yerawada, Pune-411006. **6. Mr. Shankar Ragho Kedekar**, Address: Chochinde Gawadwadi, Tal: Mahad, Dist: Raigad-412405.
Amount Due: Rs.208,02,19,214/- (Rupees Two Hundred Eight Crore Two Lakhs Nineteen Thousand Two Hundred Fourteen Only) as on 31.03.2023 with subsequent interest, charges and costs thereon.
Property 1: Unit No.3A at the Western side 3rd Floor (super build up area 5290 Sq.Ft.) and together with an adjoining open terrace (super build up area 981 Sq.Ft.)and together with four nos of open car parking spaces at the Ground Floor of Basement+G+6 storied building name "Aakash Tower" situated at premises No.781, Anandapur, Plot No.1-8/A, PO - East Kolkata Township Projects, PS Tiljala, Kolkata-700107 belonging to **M/s IVRCL Infrastructure & Projects Ltd.** Bounded by: North by: Open Space, South by: Partly Open Space and Partly Toilet Block and Staircase, East by: Open Space and Partly Toilet Block, West by: Open Space.
GPS Coordinates: 22.30505 88.24105
Reserve Price: Rs.4,36,00,000/- EMD: Rs.43,60,000/- Bid Increment Amount: Rs.5,00,000/-
Property 2: Residential Flat Property situated at Flat No.A-11, First Floor and One Room on Ground Floor (270 Sq.Yds. Super Build up area on First Floor as per possession agreement, 200 Sq.Yds. Carpet Area and 214 Sq.Yds. BUA. BUA area includes Flat on First Floor and one room on G.F.), Sahajanand Apartments (Vikas COHSL), Near Maharaja Agrasena School, Near Janta Ice Cream, Near Sterling Hospital, Sterling Hospital road, Memnagar, Ahmedabad-380052 belonging to **M/s IVRCL Infrastructure & Projects Ltd.** Bounded by: North: Common passage, Stair, Lift and Flat No.A-12, South: Margin Land and Sterling Hospital Road, East: Society Road and Block B, West: Margin Land and Maharaja Agrasena School.
GPS Coordinates: 23.048028 72.532328
Reserve Price: Rs.1,13,00,000/- EMD: Rs.11,30,000/- Bid Increment Amount: Rs.2,00,000/-
Last date for Submission of EMD: On or before the commencement of e-Auction.
Registration, Login and Bidding Rules visit the following sites:
For Registration related queries e-mail to **ibapiop@mstcecommerce.com**
For EMD payment/refund related queries e-mail to **ibapiiffin@mstcecommerce.com**
For Registration and Login and Bidding Rules visit **https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp** and Click "Buyer Guide for Login and Registration"
Date & Time of E Auction: 26.04.2023 between 1.00 PM to 5.00 PM (with 10 Minutes unlimited auto extensions).
Date: 06-04-2023 Sd/- Chief Manager & Authorized Officer
Place: Hyderabad SAM Branch Hyderabad, Union Bank of India

Kotak Mahindra Bank Ltd.
REGISTERED OFFICE: 27, BKC, C-27, G BLOCK, BANDRA KURLA COMPLEX, BANDRA (EAST), MUMBAI - 400051
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) 26.04.2023, 04:00 PM
DATE & TIME OF E-AUCTION: 27.04.2023, 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 **auctiontigeremobileapp**

Name of Account & Borrower/ Mortgagor(s)/ Guarantor(s)	Amount (s) as per demand notice
1) Mrs. Siddheshwar Corporation (Borrower) Address: Plot No 87-A, 87-B, Yogi Chowk, Opp. Balaji Bunglows, Punagam, Sahjanand Heights, Surat - 395010. 2) Mr. Ashvinkumar Nanubhai Chovaitiya (Mortgagor cum Guarantor) Address: B-104, Sahjanand, Residency, Opp. Green Valley, Valak Gam, Surat - 394190. 3) Mr. Chirag N Patel (Mortgagor cum Guarantor) Address: Flat No. B-402, Sumeru, Silverleaf, Near Gajera School, Pal, Surat - 395009. 4) Mr. Hasmukh Manubhai Dholaria (Mortgagor cum Mortgagor) Address: B-104, Sahjanand, Residency, Opp. Green Valley, Valak Gam, Surat - 394190. 5) Mr. Himat M Chodvadiya (Mortgagor cum Guarantor) Address: B-104, Sahjanand, Residency, Opp. Green Valley, Valak Gam, Surat - 394190. 6) Mr. Laljibhai Chhaganbhai Vastani (Mortgagor cum Guarantor) Address: B-104, Sahjanand, Residency, Opp. Green Valley, Valak Gam, Surat - 394190 and 7) Mr. Hardikbhai M Dholariya (Mortgagor cum Guarantor) Address: 16, City Light Row House, Near Mahadev Chowk, Satellite Road, Chorasi, Mota Varachha, Surat - 394101 & 8) M/s. Siddheshwar Corporation (Guarantor) Address: 16, City Light Row House, Near Mahadev Chowk, Satellite Road, Chorasi, Mota Varachha, Surat - 394101.	Rs. 78,07,635.48 with further interest, cost and charges, thereon
1) Mr. Ashvinkumar Nanubhai Chovaitiya (Borrower cum Mortgagor) Address: B-104, Sahjanand, Residency, Opp. Green Valley, Valak Gam, Surat - 394190. 2) Mr. Chirag N Patel (Mortgagor cum Guarantor) Address: Flat No B-402, Sumeru, Silverleaf, Near Gajera School, Pal, Surat - 395009. 3) Mr. Hasmukh Manubhai Dholaria (Mortgagor cum Mortgagor) Address: B-104, Sahjanand, Residency, Opp. Green Valley, Valak Gam, Surat - 394190. 4) Mr. Himat M Chodvadiya (Mortgagor cum Guarantor) Address: B-104, Sahjanand, Residency, Opp. Green Valley, Valak Gam, Surat - 394190. 5) Mr. Laljibhai Chhaganbhai Vastani (Mortgagor cum Guarantor) Address: B-104, Sahjanand, Residency, Opp. Green Valley, Valak Gam, Surat - 394190. 6) Mr. Hardikbhai M Dholariya (Mortgagor cum Guarantor) Address: 16, City Light Row House, Near Mahadev Chowk, Satellite Road, Chorasi, Mota Varachha, Surat - 394101 and 7) M/s. Siddheshwar Corporation (Guarantor) Address: Plot No 87-A, 87-B, Yogi Chowk, Opp. Balaji Bunglows, Punagam, Sahjanand Heights, Surat - 395010.	Rs. 80,40,656.99 with further interest, cost and charges, thereon
1) Mrs. Chandrikaben Hasumukhbhai Dholaria (Borrower) Address: B-104, Sahjanand, Residency, Opp. Green Valley, Valak Gam, Surat - 394190. 2) Mr. Hasmukh Manubhai Dholaria (Co-Borrower cum Mortgagor) Address: B-104, Sahjanand, Residency, Opp. Green Valley, Valak Gam, Surat - 394190. 3) Mr. Chirag N Patel (Mortgagor cum Guarantor) Address: Flat No B-402, Sumeru, Silverleaf, Near Gajera School, Pal, Surat - 395009. 4) Mr. Ashvinkumar Nanubhai Chovaitiya (Mortgagor cum Guarantor) Address: B-104, Sahjanand, Residency, Opp. Green Valley, Valak Gam, Surat - 394190. 5) Mr. Himat M Chodvadiya (Mortgagor cum Guarantor) Address: B-104, Sahjanand, Residency, Opp. Green Valley, Valak Gam, Surat - 394190. 6) Mr. Laljibhai Chhaganbhai Vastani (Mortgagor cum Guarantor) Address: B-104, Sahjanand, Residency, Opp. Green Valley, Valak Gam, Surat - 394190. 7) Mr. Hardikbhai M Dholariya (Mortgagor cum Guarantor) Address: 16, City Light Row House, Near Mahadev Chowk, Satellite Road, Chorasi, Mota Varachha, Surat - 394101. 8) M/s. Siddheshwar Corporation (Guarantor) Address: Plot No. 87-A, 87-B, Yogi Chowk, Opp. Balaji Bunglows, Punagam, Sahjanand Heights, Surat - 395010.	Rs. 79,45,715.96 with further interest, cost and charges, thereon
1) Mrs. Dayaben Ashvinbhai Chovaitiya (Borrower) Address: B-104, Sahjanand, Residency, Opp. Green Valley, Valak Gam, Surat - 394190. 2) Mr. Ashvinkumar Nanubhai Chovaitiya (Co-Borrower cum Mortgagor) Address: B-104, Sahjanand, Residency, Opp. Green Valley, Valak Gam, Surat - 394190. 3) Mr. Chirag N Patel (Mortgagor cum Guarantor) Address: Flat No B-402, Sumeru, Silverleaf, Near Gajera School, Pal, Surat - 395009. 4) Mr. Hasmukh Manubhai Dholaria (Mortgagor cum Guarantor) Address: B-104, Sahjanand, Residency, Opp. Green Valley, Valak Gam, Surat - 394190. 5) Mr. Himat M Chodvadiya (Mortgagor cum Guarantor) Address: B-104, Sahjanand, Residency, Opp. Green Valley, Valak Gam, Surat - 394190. 6) Mr. Laljibhai Chhaganbhai Vastani (Mortgagor cum Guarantor) Address: B-104, Sahjanand, Residency, Opp. Green Valley, Valak Gam, Surat - 394190. 7) Mr. Hardikbhai M Dholariya (Mortgagor cum Guarantor) Address: 16, City Light Row House, Near Mahadev Chowk, Satellite Road, Chorasi, Mota Varachha, Surat - 394101. 8) M/s. Siddheshwar Corporation (Guarantor) Address: Plot No 87-A, 87-B, Yogi Chowk, Opp. Balaji Bunglows, Punagam, Sahjanand Heights, Surat - 395010.	Rs. 83,36,949.90 with further interest, cost and charges, thereon
1) Mr. Hasmukh Manubhai Dholaria (Borrower cum Mortgagor) Address: B-104, Sahjanand, Residency, Opp. Green Valley, Valak Gam, Surat - 394190. 2) Mr. Chirag N Patel (Mortgagor cum Guarantor) Address: Flat No B-402, Sumeru, Silverleaf, Near Gajera School, Pal, Surat - 395009. 3) Mr. Ashvinkumar Nanubhai Chovaitiya (Mortgagor cum Guarantor) Address: B-104, Sahjanand, Residency, Opp. Green Valley, Valak Gam, Surat - 394190. 4) Mr. Himat M Chodvadiya (Mortgagor cum Guarantor) Address: B-104, Sahjanand, Residency, Opp. Green Valley, Valak Gam, Surat - 394190. 5) Mr. Laljibhai Chhaganbhai Vastani (Mortgagor cum Guarantor) Address: B-104, Sahjanand, Residency, Opp. Green Valley, Valak Gam, Surat - 394190. 6) Mr. Hardikbhai M Dholariya (Mortgagor cum Guarantor) Address: 16, City Light Row House, Near Mahadev Chowk, Satellite Road, Chorasi, Mota Varachha, Surat - 394101. 7) M/s. Siddheshwar Corporation (Guarantor) Address: Plot No 87-A, 87-B, Yogi Chowk, Opp. Balaji Bunglows, Punagam, Sahjanand Heights, Surat - 395010.	Rs. 1,10,64,976.70 with further interest, cost and charges, thereon
1) Mr. Himat Maganbhai Chovaitiya (Borrower cum Mortgagor) Address: B-104, Sahjanand, Residency, Opp. Green Valley, Valak Gam, Surat - 394190. 2) Mr. Chirag N Patel (Mortgagor cum Guarantor) Address: Flat No B-402, Sumeru, Silverleaf, Near Gajera School, Pal, Surat - 395009. 3) Mr. Ashvinkumar Nanubhai Chovaitiya (Mortgagor cum Guarantor) Address: B-104, Sahjanand, Residency, Opp. Green Valley, Valak Gam, Surat - 394190. 4) Mr. Hasmukh Manubhai Dholaria (Mortgagor cum Mortgagor) Address: B-104, Sahjanand, Residency, Opp. Green Valley, Valak Gam, Surat - 394190. 5) Mr. Laljibhai Chhaganbhai Vastani (Mortgagor cum Guarantor) Address: B-104, Sahjanand, Residency, Opp. Green Valley, Valak Gam, Surat - 394190. 6) Mr. Hardikbhai M Dholariya (Mortgagor cum Guarantor) Address: 16, City Light Row House, Near Mahadev Chowk, Satellite Road, Chorasi, Mota Varachha, Surat - 394101. 7) M/s. Siddheshwar Corporation (Guarantor) Address: Plot No 87-A, 87-B, Yogi Chowk, Opp. Balaji Bunglows, Punagam, Sahjanand Heights, Surat - 395010.	Rs. 92,22,345.26 with further interest, cost and charges, thereon
1) Mr. Laljibhai Chhaganbhai Vastani (Borrower cum Mortgagor) Address: B-104, Sahjanand, Residency, Opp. Green Valley, Valak Gam, Surat - 394190. 2) Mr. Chirag N Patel (Mortgagor cum Guarantor) Address: Flat No. B-402, Sumeru, Silverleaf, Near Gajera School, Pal, Surat - 395009. 3) Mr. Hasmukh Manubhai Dholaria (Mortgagor cum Guarantor) Address: B-104, Sahjanand, Residency, Opp. Green Valley, Valak Gam, Surat - 394190. 4) Mr. Himat M Chodvadiya (Mortgagor cum Guarantor) Address: B-104, Sahjanand, Residency, Opp. Green Valley, Valak Gam, Surat - 394190. 5) Mr. Ashvinkumar Nanubhai Chovaitiya (Mortgagor cum Guarantor) Address: B-104, Sahjanand, Residency, Opp. Green Valley, Valak Gam, Surat - 394190. 6) Mr. Laljibhai Chhaganbhai Vastani (Mortgagor cum Guarantor) Address: B-104, Sahjanand, Residency, Opp. Green Valley, Valak Gam, Surat - 394190. 7) Mr. Hardikbhai M Dholariya (Mortgagor cum Guarantor) Address: 16, City Light Row House, Near Mahadev Chowk, Satellite Road, Chorasi, Mota Varachha, Surat - 394101. 8) M/s. Siddheshwar Corporation (Guarantor) Address: Plot No 87-A, 87-B, Yogi Chowk, Opp. Balaji Bunglows, Punagam, Sahjanand Heights, Surat - 395010.	Rs. 88,63,043.88 with further interest, cost and charges, thereon
1) Mr. Nanubhai Balubhai Chovaitiya (Borrower) Address: B-104, Sahjanand, Residency, Opp. Green Valley, Valak Gam, Surat - 394190. 2) Mr. Chirag N Patel (Mortgagor cum Guarantor) Address: Flat No B-402, Sumeru, Silverleaf, Near Gajera School, Pal, Surat - 395009. 3) Mr. Ashvinkumar Nanubhai Chovaitiya (Mortgagor cum Guarantor) Address: B-104, Sahjanand, Residency, Opp. Green Valley, Valak Gam, Surat - 394190. 4) Mr. Hasmukh Manubhai Dholaria (Mortgagor cum Mortgagor) Address: B-104, Sahjanand, Residency, Opp. Green Valley, Valak Gam, Surat - 394190. 5) Mr. Himat M Chodvadiya (Mortgagor cum Guarantor) Address: B-104, Sahjanand, Residency, Opp. Green Valley, Valak Gam, Surat - 394190. 6) Mr. Laljibhai Chhaganbhai Vastani (Mortgagor cum Guarantor) Address: B-104, Sahjanand, Residency, Opp. Green Valley, Valak Gam, Surat - 394190. 7) Mr. Hardikbhai M Dholariya (Mortgagor cum Guarantor) Address: 16, City Light Row House, Near Mahadev Chowk, Satellite Road, Chorasi, Mota Varachha, Surat - 394101. 8) M/s. Siddheshwar Corporation (Guarantor) Address: Plot No 87-A, 87-B, Yogi Chowk, Opp. Balaji Bunglows, Punagam, Sahjanand Heights, Surat - 395010.	Rs. 1,09,17,234.34 with further interest, cost and charges, thereon

Description of the immovable property	EMD REMITTANCE Account Details	Reserve Price Earnest Money Deposit Bid Increase Amount
Non-agriculture immovable residential property being open land of sub plot no. B of Block No. 57/B (Khata No 559), admeasuring total land area of 6633.91 Sq. Mts. with all other present and future construction on the said land, F.P. No. 43/B, T.P. Scheme No. 25, (Singapore-Turki), Nr. Rajlaxmi residency, singapore, City Taluka, Surat, Gujarat, India, owned and possessed by Mr. Hasmukh Manubhai Dholaria, Mr. Chirag N Patel, Mr. Ashvinkumar Nanubhai Chovaitiya, Mr. Himat M Chodvadiya, Mr. Laljibhai Chhaganbhai Vastani, Mr. Hardikbhai M Dholariya with boundaries as under: East: 24mt wide Road, West: 18mt wide Road, North: 30mt wide Road, South: F.P. No. 52. Together with all fixtures and fittings buildings and structures attached to the earth permanently fastened to anything attached to the earth, both present and future and all easementary / mamool rights annexed thereto.	Account No. 06410125272001 Kotak Mahindra Bank Ltd., Nariman Point Branch, Mumbai, IFSC Code: KKBK0000958	RP: Rs. 39,27,33,000/- (Open Land) EMD: Rs. 3,92,73,300/- (Open Land) BIA: Rs. 50,000/-

Name of Account & Borrower/ Mortgagor(s)/ Guarantor(s)	Amount (s) as per demand notice
1) Mr. Sanjaykumar Thakorbalai Naik (Borrower cum Mortgagor) Address: B-40, Sundar Nagar, Jamalpore, Navsari - 396445. 2) Mrs. Jyotiben Thakorbalai Bhagat (Guarantor) Address: B-40, Sundar Nagar, Jamalpore, Navsari - 396445. 3) Ms. Chetnaben Thakorbalai Naik (Guarantor) Address: B-40, Sundar Nagar, Jamalpore, Navsari - 396445. 4) Mrs. Dipitben Sanjaykumar Naik (Guarantor) Address: B-40, Sundar Nagar, Jamalpore, Navsari - 396445. 5) Mr. Satishekumar Dolatri Desai (Guarantor) Address: 2565, Kasabwadi, Near Saralime, Gandevi, Navsari - 396360.	Rs. 2,01,63,094.18 with further interest, cost and charges, thereon
1) Miss Chetnaben Thakorbalai Naik (Borrower) Address: B-40, Sundar Nagar, Jamalpore, Navsari - 396445. 2) Mr. Sanjaykumar Thakorbalai Naik (Co-Borrower cum Mortgagor) Address: B-40, Sundar Nagar, Jamalpore, Navsari - 396445. 3) Mrs. Jyotiben Thakorbalai Bhagat (Guarantor) Address: B-40, Sundar Nagar, Jamalpore, Navsari - 396445. 4) Mrs. Dipitben Sanjaykumar Naik (Guarantor) Address: B-40, Sundar Nagar, Jamalpore, Navsari - 396445. 5) Mr. Satishekumar Dolatri Desai (Guarantor) Address: 2565, Kasabwadi, Near Saralime, Gandevi, Navsari - 396360. 6) Mr. Sanjaykumar Thakorbalai Naik (Borrower) Address: B-40, Sundar Nagar, Jamalpore, Navsari - 396445. 7) Mr. Sanjaykumar Thakorbalai Naik (Co-Borrower cum Mortgagor) Address: B-40, Sundar Nagar, Jamalpore, Navsari - 396445. 8) Mrs. Chetnaben Thakorbalai Naik (Guarantor) Address: B-40, Sundar Nagar, Jamalpore, Navsari - 396445. 9) Mrs. Dipitben Sanjaykumar Naik (Guarantor) Address: B-40, Sundar Nagar, Jamalpore, Navsari - 396445. 10) Mr. Satishekumar Dolatri Desai (Guarantor) Address: 2565, Kasabwadi, Near Saralime, Gandevi, Navsari - 396360.	Rs. 1,02,48,818.46 with further interest, cost and charges, thereon
1) Mrs. Dipitben Sanjaykumar Naik (Borrower) Address: B-40, Sundar Nagar, Jamalpore, Navsari - 396445. 2) Mr. Sanjaykumar Thakorbalai Naik (Co-Borrower cum Mortgagor) Address: B-40, Sundar Nagar, Jamalpore, Navsari - 396445. 3) Ms. Chetnaben Thakorbalai Naik (Guarantor) Address: B-40, Sundar Nagar, Jamalpore, Navsari - 396445. 4) Mrs. Jyotiben Thakorbalai Bhagat (Guarantor) Address: B-40, Sundar Nagar, Jamalpore, Navsari - 396445. 5) Mr. Satishekumar Dolatri Desai (Guarantor) Address: 2565, Kasabwadi, Near Saralime, Gandevi, Navsari - 396360.	Rs. 1,44,03,329.51 with further interest, cost and charges, thereon
1) Mrs. Jyotiben Thakorbalai Bhagat (Borrower) Address: B-40, Sundar Nagar, Jamalpore, Navsari - 396445. 2) Mr. Sanjaykumar Thakorbalai Naik (Co-Borrower cum Mortgagor) Address: B-40, Sundar Nagar, Jamalpore, Navsari - 396445. 3) Miss Chetnaben Thakorbalai Naik (Guarantor) Address: B-40, Sundar Nagar, Jamalpore, Navsari - 396445. 4) Mrs. Dipitben Sanjaykumar Naik (Guarantor) Address: B-40, Sundar Nagar, Jamalpore, Navsari - 396445. 5) Mr. Satishekumar Dolatri Desai (Guarantor) Address: 2565, Kasabwadi, Near Saralime, Gandevi, Navsari - 396360, Gujrat.	Rs. 1,30,45,701.11 with further interest, cost and charges, thereon

Description of the immovable property	EMD REMITTANCE Account Details	Reserve Price Earnest Money Deposit Bid Increase Amount
All the piece and parcel of Non Agriculture Immovable Industrial property of Survey No. 37 admeasuring 41885.00 Sq Mts., and Survey No.45 admeasuring 40166.00 Sq Mts., Khata No. 402, admeasuring total combine land area of 82051.00Sq Mts., with all present and future construction, Pungam Village Road, Moje-Pungam, Sub-Dist-Ankleshwar, Distt. Bharuch, Gujarat, owned and possessed by Mr. Sanjaykumar Thakorbalai Naik with boundaries as under: East: Road, West: Survey 38 and 40, North: Survey No. 36, South: Survey No. 43, 44 and 46. Together with all fixtures and fittings buildings and structures attached to the earth permanently fastened to anything attached to the earth, both present and future and all easementary / mamool rights annexed thereto.	Account No. 06410125272001 Kotak Mahindra Bank Ltd., Nariman Point Branch, Mumbai, IFSC Code: KKBK0000958	RP: Rs. 10,04,31,000/- (Open Land) EMD: Rs. 1,00,43,100/- (Open Land) BIA: Rs. 50,000/-

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 & CONDITIONS: (1) The E-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS" and no Complaint Basis. To the best of knowledge and information of the Authorized Officer, there are no encumbrances on the properties. However, the intending bidders should make their own independent enquiries regarding the encumbrances, title of properties/ies put on auction and claims/rights/dues affecting the property, prior to submitting their bid. The Authorized 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 properties 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 website - **https://www.kotak.com/en/bank-auctions.html** for auction details and for the terms and conditions of sale. (4) 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 alongwith Duly Filled up & Signed Copy of Annexure II & III attached to the Tender form or before 4.00 P.M. on 26.04.2023. Tender form can also be obtained from the concerned bank branch. (5) 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. (6) 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 e-procurement Technologies Ltd. (Auction Tiger), Ahmedabad: Contact Person: Mr. Ram Sharma, Mobile No. 9978591888 & 6351896833, Contact No. 079-6813637/68136880/68136844. E-Mail ID: ramprasad@auctiontiger.net, support@auctiontiger.net**, / also on Auction tiger Mobile App. and for any property related query may contact details of bank officials are: **Commercial Banking, Kotak Mahindra Bank: 8th Floor, International Business Centre, Gaurav Path Road, Dumas Road, Pipload, Surat - 395007. Mr. Mitesh Parmar, Mobile: +91-9374017931, email: mitesh.parmar@kotak.com**, within office hours during the working days. (7) Only bidders holding valid User ID/Password and confirmed payment of EMD through Demand Draft/online shall be eligible for participating in the online auction process. (8) The interested bidders who have submitted their EMD below the 10% of reserve price through Demand Draft/online before 4.00 P.M. on 26.04.2023 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. The bidders shall improve their offer in multiple of amount mentioned under the column 'Bid Increase Amount' against the Property. In case bid is placed in the last 5 minutes of the closing time of the e-auction, the closing time will be 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. (9) The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. 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, within 48 hours of the acceptance of bid price by the Authorized Officer and the balance 75% of the sale price on or before 15th day of the sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer. In case of default in payment by the successful bidder, the amount already deposited by the Bidder shall be liable to be forfeited and the property shall be put to re-auction and the defaulting bidder shall have no claim/right in respect of property/amount. (10) 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 Authorized Officer/Bank nor **M/s e-procurement technologies Ltd.** shall be liable for any network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-auction event. (11) 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. (12) The Authorized Officer is not bound to accept the highest offer and the Authorized 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. (13) The bidders are advised to go through the detailed terms and 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. (14) The publication is subject to the force majeure clause. (15) The sale certificate shall be issued after receipt of entire