

BAJAJ HOUSING FINANCE LIMITED
 Corporate Office: Cerebrum IT Park B2 Building 5th Floor, Kalyani Nagar, Pune, Maharashtra 411014, Branch Office: 4th Floor, Aurum Avenue, Opp- Mayer Bunglow, Nr- Lawgardens, Ellisbridge, Ahmedabad – 380006
Demand Notice Under Section 13 (2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

Undersigned being the Authorized Officer of M/s Bajaj Housing Finance Limited, hereby gives the following notice to the Borrower(s)/Co-Borrower(s) who have failed to discharge their liability i.e. defaulted in the repayment of principal as well as the interest and other charges accrued there-on for Home loan(s)/Loan(s) against Property advanced to them by Bajaj Housing Finance Limited and as a consequence the loan(s) have become Non Performing Assets. Accordingly, notices were issued to them under Section 13 (2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and rules there-to, on their last known addresses, however the same have been returned un-served/undelivered, as such the Borrower(s)/Co-Borrower(s) are hereby intimated/informed by way of this publication notice to clear their outstanding dues under the loan facilities availed by them from time to time.

Loan Account No./Name of the Borrower(s)/Co-Borrower(s)/Guarantor(s) & Addresses	Address of the Secured/Mortgaged Immovable Asset / Property to be enforced	Demand Notice Date and Amount
Branch : AHMEDABAD (LAN No. 412LH89343792 and 412LH89442844 and H418ECN0448216) 1. RENUKA SANGHAVI (Borrower) 2. PARAS SANGHAVI (Co-Borrower) Both At A 003 Sarjan Tower, Near Sun Villa Row House, Gurukul Road Memnagar, Ahmedabad-380052.	All That Piece And Parcel Of The Non-agricultural Property Described As: Flat No A/003, Of Ground Floor, Admeasuring About 124 Sq Yards I.E.104.51 Sq Meters Approximately In The Scheme Known As Sarjan Tower Of Sarthi (Memnagar) Owners Association Bearing Town Planning Scheme No. 1, Final Plot No 147, Old Survey No 96 Of Mouje Memnagar, Taluka City In The Registration District Of Ahmedabad & Sub – District Of Ahmedabad, East - Main Road, West - Stairs & Passage , Flat No 0002 , North : Flat No 0004, South : Society Main Entrance Road	20th Dec 2023 Rs.49,20,084/- (Rupees Forty Nine Lac Twenty Thousand Eighty Four Only)

This step is being taken for substituted service of notice. The above Borrowers and/or Co-Borrowers/Guarantors are advised to make the payments of outstanding along with future interest within 60 days from the date of publication of this notice failing which (without prejudice to any other right remedy available with Bajaj Housing Finance Limited) further steps for taking possession of the Secured Assets/ mortgaged property will be initiated as per the provisions of Sec. 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The parties named above are also advised not to alienate, create third party interest in the above mentioned properties. On which Bajaj Housing Finance Limited has the charge.
 Date: 04.01.2024 Place:- AHMEDABAD Authorized Officer Bajaj Housing Finance Limited

DEBTS RECOVERY TRIBUNAL-II
 (Government of India, Ministry of Finance)
 3rd floor, Bhikhubhai Chambers, Nr. Kochrab Ashram, Paldi, Ahmedabad, Gujarat

FORM NO. 22 (Earlier 62) [Regulation 36 & 37 of DRT Regulations, 2015] [See Rule 52 (1) (2) of the Second Schedule to the Income Tax Act, 1961] READ WITH THE RECOVERY OF DEBTS DUE TO BANK AND FINANCIAL INSTITUTIONS ACT, 1993
E-AUCTION/SALE NOTICE
 THROUGH REGD.AD/DASTI/AFFIXATION/BEAT OF DRUM/PUBLICATION
R. P./R.C. No. 71/2017 O. A. No. 347/2016

Certificate Holder Bank : State Bank of India V/s.
 Certificate Debtors : M/s. Tube Products Incorporate & Ors.
 To,
 C.D. No. 1: M/s. Tube Products Incorporate, Proprietorship Concern of M/s Topack Fittings Ltd. Having its Regd. Office : Level - 2, Kalpara Synergy Opp. Grand Hyatt, Santacruz (E) Mumbai 400 055.
 Works to : C/o M/s Topack Fitting Ltd, Plot No. 460, G.I.D.C. Village : Por-rangamdi-391 243 Dist. Vadodara.
 C.D. No. 2: Mr. Janak Jagmohandas Katakia, 23/B, Kunj Society/Aikapuri Vadodara-390 007.
 C.D. No. 3: Mr. Jagmohandas Kuberdas Katakia, 23/B, Kunj Society/Aikapuri Vadodara-390 007.
 C.D. No. 4: Mrs. Surbhi Janak Katakia, 23/B, Kunj Society/Aikapuri Vadodara-390 007

The aforesaid CDs No. 1 to 4 have failed to pay the outstanding dues of 53,51,95,450.18 (Rupees Fifty Three Crore Fifty One Lakhs Ninety Five Thousand Four Hundred Fifty and Eighteen paise only) (Less Recovery if any) as on 28/12/2015 including interest in terms of judgment and decree dated 08/12/2017 passed in O.A.No. 347/2016 as per my order dated 01.01.2024 under mentioned property (s) will be sold by public e-auction in the aforementioned matter. The auction sale will be held through "online e-auction" https://www.bankeuctions.com

Lot No.	Description of Property	Reserve price (in Rs.) Rounded off	EMD 10% (in Rs.) rounded off
1.	Industrial Premises - Plot No. 456/A, 456/B, 456, 460, 462/B, 462/C, GIDC, Industrial Estate, At & Post :- Por - Rangamandi, Dist. Vadodara (40389.92 Sq. Mtrs)	Rs. 2080.00 Lacs	Rs. 208.00 Lacs

Note: The EMD shall be deposited by way of Demand Draft in favour of State Bank of India and submitted in the office of Recovery Officer-II, Debts Recovery Tribunal-II Ahmedabad along with Bid Submission Form on or before 08.02.2024. OR EMD shall be deposited by through RTGS/NEFT in the account as per details as under:

Beneficiary Bank Name	State Bank of India
Beneficiary Bank Address	SBI Commercial Branch Paramsidhi Complex, Opp. V S Hospital, Anmedabad
Beneficiary Account No.	31666015329
IFSC Code	SBIN006926

- The bid increase amount will be Rs. 5,00,000/- for Single lot.
- Prospective bidders may avail online training from service provider C1 India Pvt. Ltd. (Tel Helpline No. 7291981124/1125/1126 and Mr. Bhavik Pandya (Mobile No.886662937), Helpline E-mail ID: support@bankeuctions.com and for any property related queries may contact Kamal Garg, (Mob. No. 979953400).
- Prospective bidders are advised to visit website https://www.bankeuctions.com for detailed terms & conditions and procedure of sale before submitting their bids.
- The prospective bidders are advised to adhere payment schedule of 25% (minus EMD) immediately after fall of hammer/close of auction and 75% within 15 days from the date of auction and if 15th day is Sunday or other Holiday, then on immediate next first bank working day. No request for extension will be entertained.
- The properties are being put to sale on "as is where is", "as is what is" and "as is whatever basis" and prospective buyers are advised to carry out due diligence property.
- Schedule of auction is as under:-

SCHEDULE OF AUCTION	
Inspection of property	17/01/2024 Between 11.00 AM to 2.00 PM
Last date for receiving bids alongwith earnest money and uploading documents including proof of payment made	08/02/2024 Upto 05.00pm
e-auction	09/02/2024 Between 12.00 pm to 01.00 pm (with auto extension clause of 03 minutes, till E-Auction ends)

(Prakash Meena)
 Recovery Officer-II
 Debts Recovery Tribunal-II, Ahmedabad.

Government of India भारतसरकार
 Ministry of Finance वित्तमंत्रालय
Debts Recovery Tribunal-II, ऋणवसूलीअधिकरण-II
 3rd Floor, Bhikhubhai Chambers, तीसरा मंजला, भिखुभाईचेंबरस,
 Near Kochrab Ashram, Paldi, Ahmedabad, Gujarat कोचरबआश्रमकेपास, पालडी, अहमदाबाद, गुजरात

FORM NO. 22 (Earlier 62) [Regulation 36 & 37 of DRT Regulations, 2015]
 [See Rule 52 (1) (2) of the Second Schedule to the Income Tax Act, 1961]
READ WITH THE RECOVERY OF DEBTS DUE TO BANK AND FINANCIAL INSTITUTIONS ACT, 1993
E-AUCTION/SALE NOTICE
 THROUGH REGD.AD/DASTI/AFFIXATION/BEAT OF DRUM/PUBLICATION

RP/R.C. No.	475/2018.	OA No.	1180/2017
Certificate Holder Bank	Axis Bank Ltd.		
Vs.			
Certificate Debtors	Krishna Oil Mill & Ors.		

To,
 C.D.No.1: Krishna Oil Mill Prop. Maganlal Bhovalbhai Katsagara 702, 7 th Floor, Paradise Apartment Royal Park Street No.3, Kalawad Road, Nr. R.K.V.Circle, Rajkot-360 005.
 And also at: G-803, Metoda GIDC, Metoda, Dist. Rajkot-360 021
 C.D.No.2: Maganlal Bhovalbhai Katsagara, 702, 7 th Floor, Paradise Apartment Royal Park Street No.3, Kalawad Road, Nr. R.K.V.Circle, Rajkot-360005.
 And also at: G-803, Metoda GIDC, Metoda, Dist. Rajkot-360021.
 C.D.No.3: Jayshriben Maganbhai Katsagara, 702, 7 th Floor, Paradise Apartment Royal Park Street No.3, Kalawad Road, Nr. R.K.V.Circle, Rajkot-360 005
 And also at: Plot No. 7, R.S.No. 457 P 2 Vanraj Industrial Park, Gundala Road, Gondal, Rajkot-360311.
 C.D.No.4: Ravibhai Maganbhai Katsagara, at: 702, 7 th Floor, Paradise Apartment Royal Park Street No.3, Kalawad Road, Nr. R.K.V.Circle, Rajkot-360005.
 And also at: Plot No. 7, R.S.No. 457 P 2 Vanraj Industrial Park, Gundala Road, Gondal, Rajkot-360311.
 The aforesaid CDs No. 1 - 4 have failed to pay the outstanding dues of Rs.1,70,87,823.77 (Rupees One Crore Seventy Lakhs Eighty Seven Thousand Eight Hundred Twenty Three and Seventy Seven paise only) as on 15/11/2017 including interest in terms of judgment and decree dated 25/07/2018 passed in O.A.No.1180/2017 as per my order dated 02/01/2024 under mentioned property (s) will be sold by public e-auction in the aforementioned matter. The auction sale will be held through "online e-auction" https://www.bankeuctions.com

LOT No.	Description of the property	Reserve price (Rounded off)	EMD 10% or (Rounded off)
1.	Residential Flat - All that piece and parcel or property bearing flat no. 702 having built up area of 116.87 sq. mtrs on 7th floor or residential building named "Paradise" constructed on land of plot no. 112 of survey no. 77 paiki on Nana Mava which is more identified as final plot no. 143 paiki of T. P. Schme no. 2 of nana mava of Sub Registration and Registration District Rajkot.	Rs. 50.00 Lakh	Rs. 05.00 Lakh

The EMD shall be deposited by way of Demand Draft in favour of Axis Bank and submitted in the office of Recovery Officer-II, Debts Recovery Tribunal-II Ahmedabad along with Bid Submission Form on or before 19.02.2024. OR EMD shall be deposited by through RTGS/NEFT in the account as per details as under:

Beneficiary Bank Name	Axis Bank Ltd.
Beneficiary Bank Address	SG Highway Branch, Baleshwar Avenue, SG Highway, Opp Rajpath Club, Bodakdev, Ahmedabad, Gujarat-380054.
Beneficiary Account No	297010633007
IFSC Code	UTIB000297

- The bid increase amount will be Rs. 10,000/- for Single lot.
- Prospective bidders may avail online training from service provider C1 India Pvt. Ltd. (Tel Helpline No. 7291981124/1125/1126 and Mr. Bhavik Pandya (Mobile No.886662937), Helpline E-mail ID: support@bankeuctions.com and for any property related queries may contact Mr. Darshan Trivedi, (Mob.No.9978953003) & Mr. Sagar Kotecha (Mob. 9909799027).
- Prospective bidders are advised to visit website https://www.bankeuctions.com for detailed terms & conditions and procedure of sale before submitting their bids.
- The prospective bidders are advised to adhere payment schedule of 25% (minus EMD) immediately after fall of hammer/close of auction and 75% within 15 days from the date of auction and if 15th day is Sunday or other Holiday, then on immediate next first bank working day. No request for extension will be entertained.
- The properties are being put to sale on "as is where is", "as is what is" and "as is whatever" basis and prospective buyers are advised to carry out due diligence property.
- Schedule of auction is as under:-

SCHEDULE OF AUCTION	
1	Inspection of property 29/01/2024 Between 11.00am to 2.00 pm.
2	Last date for receiving bids alongwith earnest money and uploading documents including proof of payment made 19/02/2024 Up to 05.00pm
3	e-auction 20/02/2024 Between 12.00pm to 01.00pm (with auto extension clause of 03 minutes, till E-Auction ends)

(PRAKASH MEENA)
 RECOVERY OFFICER - II
 DEBTS RECOVERY TRIBUNAL - II AHMEDABAD

ROHA HOUSING FINANCE PRIVATE LIMITED
 Corporate Office: Unit No 1117 & 1118, 11th Floor, World Trade Tower, Sector 16, Noida, U.P. 201301

POSSESSION NOTICE (Under Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002)

Whereas the undersigned being the authorized officer of Roha Housing Finance Private Limited (hereinafter referred to as "RHFPL"), Having its registered office at JTT House, A 44/45, Road No. 2, MIDC, Andheri East, Mumbai - 400 093 under 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 mentioned below under Section 13(2) of the said Act calling upon you being the borrowers (names and addresses mentioned below) to repay the amount mentioned in the said notice and interest thereon within 60 days from the date of receipt of the said notice. The borrower mentioned herein below having failed to repay the amount, notice is hereby given to the borrowers mentioned herein below and to the public in general that undersigned has taken Physical Possession of the property described herein below in exercise of powers conferred on me under sub section (4) of section 13 of the Act read with the Rule 8 of the Security Interest (Enforcement) Rules, 2002. The borrowers mentioned here in above in particular and the public in general are hereby cautioned not to deal with the said property and any dealings with the property will be subject to the Charge of Roha Housing Finance Private Limited for an amount as mentioned herein under 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.

Sr No.	Name of the Borrower(s) / Co-Borrower (s) / Loan A/c No./Branch	Schedule of The Properties	Demand Notice Date & Amount	Date of Possession
1.	Loan Account No. HLMORBSCT000005009171 Branch: MORBI 1. Mr. CHIRAG B MEHTA Add. : Hir Enterprise, Shop No 12 Ground Floor, Morbi, Gujarat-363641. 2. Mrs. PAYAL CHIRAGBHAI MEHTA Both Add. : 201 Rudra Palace, Moti Madhani Sheri, Morbi, Gujarat-363641, A/c No. 19 Flat No. 102, 1st Floor, Iscon A, Nr. Murlidhar Hotel, Morbi, Gujarat-363641.	All that part and parcel of Property bearing - Lekh No. 19 Flat No. 102, 1st Floor, Iscon A, Nr. Murlidhar Hotel, Morbi, Gujarat-363641	16/12/2023 & 21.12.2023 Rs.18,21,906/-	29-12-2023

Place : Morbi Date : 04-01-2024 Sd/- Authorised Officer Roha Housing Finance Private Limited

Kotak Mahindra Bank
 Registered Office: 27 BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400051. (Corporate Identity No. L65110MH1985PLC038137)
 Regional Office : Kotak Mahindra Bank Ltd., 4th Floor, Siddhi Vinayak Complex, Near Shiv Hanjani Cross Road, Satellite, Ahmedabad-380015.

PUBLIC NOTICE FOR E-AUCTION CUM SALE

Notice is hereby given to the public in general and in particular to the Borrower/Co-Borrower/Guarantor that the below described immovable property mortgaged to the Authorized Officer of Kotak Mahindra Bank Ltd., the Physical Possession of which has been taken by the Authorized Officer of Kotak Mahindra Bank Ltd., will be sold on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATSOEVER THERE IS" basis, offers are invited to submit online through the Web Portal of our e-Auction Service Partner, M/s. C1 India Pvt. Ltd. i.e. www.c1india.com by the undersigned for sale of the immovable property of which particulars are given below:-

Sl No	Name of the Borrower(s) / Guarantor(s) / Mortgagee(s)	Demand Notice Date and Amount	Description of the Immovable properties	Reserve Price	Earnest Money Deposit (EMD)	Date / Time of Auction
1.	Golden Star Designer Pvt Ltd (Borrower)	DT. 24.03.2023	Unit/Offices No. 701-708, Block B, 7th Floor, Siddhi Vinayak Arcade, Vasna, Ahmedabad-382460. Type of Possession- Physical	Rs. 1,27,93,500/- (Rupees One Crore Twenty Seven Lakh Ninety Three Thousand Five Hundred Only)	10% of Bid Amount Rs. 12,79,350/- (Rupees Twelve Lakh Seventy Nine Thousand Three Hundred Fifty Only)	31.01.2024 From 11:00 AM to 12:00 PM
2.	Ina Sandeep Chokshi (Director/Guarantor/Mortgagor)	Rs. 86,32,793.06/-				
3.	Ghanshyam Pankaj Patel (Director/Guarantor) (Loan A/c No. HF38023155)					

Date of Inspection of Immovable Properties : 22.01.2024, 11:00 A.M. to 01:00 P.M. Last Date for Submission of Offers/ EMD : 29.01.2024, till 04.00 P.M.

IMPORTANT TERMS & CONDITIONS OF SALE :-

- The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may go through the website of our e-Auction Service Provider, M/s. C1 India Pvt. Ltd. i.e. https://www.bankeuctions.com for bid documents, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online;
- All the intending purchasers/ bidders are required to register their name in the Web Portal mentioned above as https://www.bankeuctions.com and generate their User ID and Password in free of cost of their own to participate in the e-Auction on the date and time aforesaid;
- For any enquiry, information, support, procedure and online training on e-Auction, the prospective bidders may contact the M/s. C1 India Pvt. Ltd. Department of our e-Auction Service Partner M/s. Vinod Chauhan, through csa@disposahub.com Tel. No. : +91 729191124, 25, 26, Mobile No. : 9813887931 & E-mail ID: delhi@ciindia.com & support@bankeuctions.com;
- To the best of knowledge and information of the Authorized officer, there is no encumbrance in the property/ies. However, the intending bidders may inspect the property and its documents as mentioned above or any other date & time with prior appointment and they should make their own independent inquiries regarding the encumbrance, title of property/ies put on e-Auction and claims/ rights/ dues/ affecting the property prior to submitting their bid. The e-Auction advertisement does not constitute any commitment or any representation of KMBL. The property is being sold with all the existing and future encumbrances whether known or unknown to KMBL. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues;
- For participating in the e-Auction, intending purchasers/ bidders will have to submit/upload in the Web Portal (https://www.bankeuctions.com) the details of interest-free refundable Earnest Money Deposit (EMD) of the secured asset as mentioned above by way of Demand Draft in favour of "Kotak Mahindra Bank Limited" payable at Surat along with self-attested copies of the PAN Card, Aadhar Card, Residence Address Proof, Board Resolutions in case of company and Address Proof as specified above.
- The Borrower(s) / Mortgagee(s) / Guarantor(s) are hereby given STATUTORY 15 DAYS NOTICE UNDER RULE 6(2), 8(6) & 9(1) OF THE SARFAESI ACT to discharge the liability in full and pay the dues as mentioned above along with upto date interest and expenses with in fifteen days from the date of this notice failing which the Secured Asset will be sold as per the terms and conditions mentioned above. In case there is any discrepancy between the publications of sale notice in English and Vernacular newspaper, then in such case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final copy, thus removing the ambiguity. If the borrower/guarantors/mortgagors pays the amount due to Bank, in full before the date of sale, auction is liable to be stopped.
- For detailed terms and conditions of the sale, kindly visit our official website https://www.kotak.com/in/bank-auctions.html or contact the Authorized Officer Mr. Prashant Satpute @91724432999 Mr. Ashok Motwani on @981373751 at above mentioned Regional office of Bank. Special Instruction :- e-Auction shall be conducted by our Service Provider, M/s. C1 India Pvt. Ltd. on behalf of Kotak Mahindra Bank Limited (KMBL), on pre-specified date, while the bidders shall be quoting from their own homes/offices/ place of their Bid as per their choice above the Reserve Price. Internet connectivity and other paraphernalia requirements shall have to be ensured by bidders themselves. Please note that failure of internet connectivity (due to any reason whatsoever it may be) shall be sole responsibility of bidders and neither KMBL nor C1 India Pvt. Ltd. shall be responsible for these unforeseen circumstances. In order to ward-off such contingent situation, bidders are requested to make all the necessary arrangements/ alternatives whatever required so that they are able to circumvent such situation and still be able to participate in the e-Auction successfully. However, it is requested to the Bidder(s) not to wait till the last moment to quote/ improve his/ her Bid to avoid any such complex situations.

Sd/- Authorized Officer,
 Kotak Mahindra Bank Ltd.
 Date : 04.01.2024, Place : Ahmedabad

SBI STATE BANK OF INDIA
 Stressed Assets Management Branch : Paramsidhi Complex, 2nd Floor, Opp. V.S. Hospital, Ellisbridge, Ahmedabad-380006. Phone:079-26580794, E-mail: sbi.04199@sbi.co.in & team4samb.ahm@sbi.co.in
 Authorised Officer's Name : Shri Viveka Nand, Mob: 9979892750

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
Appendix - IV-A [See Provision to 8(6)]

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/charged to the Secured Creditor, the Physical Possession of which has been taken by the Authorized Officer of State Bank Of India, the Secured Creditor, will be sold on "As is Where is", "As is What is" and "Whatever there is" by public e-Auction on 22.01.2024 for recovery of Rs. 14,16,17,397.00 due to the secured creditor as on 28.02.2019 as per Demand Notice of State Bank of India dated 02.03.2019 plus interest cost & expenses ete thereon and less Recovery from M/s Gururupa Corporation (Borrower) and Shri Rakesh Ravjibhai Desai, (Partner & Guarantor) Shri Parimal Jivanbhai Savalia (Partner & Guarantor) and Shri Kalpesh Ravjibhai Desai (Guarantor).

The bidders should get themselves registered on https://www.msfccommerce.com/auctionhome/bapi/index.jsp by providing requisite KYC documents and registration fee as per the practice followed by M/s MSTC Ltd well before the auction date. All the properties are in Physical Possession of the Bank under SARFAESI Act, 2002.

Property ID No	Reserve Price (Rs.)	Earnest Money Deposit (Rs.)	Bid increase Amount (Rs.)	Date & time of Inspection
SBIN07798738477	23,11,00,000/-	2,31,10,000/-	5,00,000/-	11.01.2024 1.00 p.m. to 3:00 p.m.

Date & Time of public E-Auction 22.01.2024 from 11.00 AM to 4:00 PM with unlimited extension of 10 minutes each.

Description of Properties / assets	
1.	All these pieces or parcels of Residential project known as Skydeck situated at Sub Plot No 2-B, land admeasuring 8818.95 Sq Mtr along with construction thereon approximate 202000 sq. ft (Building A+B+C+D+E+F+G & M Incomplete Project) together with undivided proportionate share in land admeasuring 4602.48 sq. mtrs of (Original Land Survey No 354, Block No-341, Khata No -1448 of total land admeasuring 34095 sq.mtrs) near Sanskar Vidyalaya, Kadodara - Palsana Road at Mouje - Village Baleshwar, Taluka-Palsana, Dist-Surat in the name of M/s Gururupa Corporation.
2.	All these pieces or parcels of Project Land Sub Plot No 2-A, land admeasuring 8825.95 sq.mtrs together with undivided proportionate share in land admeasuring 4605.74 of (Original Land Survey No 354, Block No-341, Khata No -1448 of total land admeasuring 34095 sq.mtrs) near Sanskar Vidyalaya, Kadodara - Palsana Road at Mouje - Village Baleshwar, Taluka-Palsana, Dist-Surat in the name of Shri Rakesh Ravjibhai Desai.
3.	All these pieces or parcels of Project Land Sub Plot No 1, land admeasuring 7242.65 Sq Mtrs. of (Original Land Survey No 354, Block No-341, Khata No -1448 of total land admeasuring 34095 sq.mtrs) near Sanskar Vidyalaya, Kadodara - Palsana Road at Mouje - Village Baleshwar, Taluka-Palsana, Dist-Surat in the name of Kalpesh Ravjibhai Desai and Shri Parimal JivanbhaiSavalia

Note: All above mortgaged properties shall be put on e-auction in one lot only

Property Location	Direct Link to E-auction website	Auction details Bank web site	Property Video
49X+RJC, Surat, Gujarat			

Applicable GST / TDS will be borne by successful buyer over and above bid amount.
Encumbrances: To the best of knowledge and information of the Authorized Officer, There are no other encumbrances advised to the Bank. The intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues. Sale Confirmation will be subject to consent of mortgagee/borrower if auction do not fetch more than the Reserve Price as per provision of SARFAESI rule 9 (2).
 For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the Secured Creditor's Website www.sbi.co.in, https://www.msfccommerce.com/auctionhome/bapi/index.jsp and https://bapi.in or contact to the authorized officer- Shri. Viveka Nand (Mob: 9979892750) & Case officer- Shri. Rajesh Bhatt (Mob: 9870058705). This notice should also be considered as 15 days' Notice to the Borrower/ Guarantors /Mortgagors under 8(6) of the security interest (enforcement) Rule 2002
 Date : 02.01.2024, Place : Ahmedabad Sd/- Authorized Officer, State Bank of India.

Kotak Mahindra Bank Limited
 Regd. office: 27 BKC, C-27, G-Block, Bandra Kurla Complex, Bandra (E) Mumbai - Maharashtra - Pin Code-400 051, B.O.: KMBL, 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 possession of which has been taken by the authorised officer of Fullerton India Home Finance Company Ltd. (hereinafter referred to "FIHFC") as on 23.07.2021 and pursuant to the assignment of debt in favour of Kotak Mahindra Bank limited by "FIHFC", the property will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 02.02.2024 between 12.00 pm to 01.00 pm with unlimited extension of 5 minutes, for recovery of Rs. 16,82,091/(Rupees Sixteen Lakh Eighty Two Thousand And Ninety One Only) as on 28.12.2023 along with future interest applicable from 27.12.2023 until payment in full with cost and charges under the Loan Account No. 60020721062276 due to Kmb secured creditor from Mr. Mukeshbhai Dyalbhai Kathrotiya, Mrs. Sangateebai Mukeshbhai Kathrotiya. The Reserve Price will be Rs. 6,00,000/- (Rupees Six Lakhs Only) and the Earnest Money Deposit will be Rs. 60,000/- (Rupees Sixty Thousand Only) & last date of submission of Emd with Kyc is 01.02.2024 upto to 6:00 p.m. (IST).
Property Description:- All that part and parcel of immovable property being open plot no. 13 admeasuring about 63.56 sq. meters plot area on spot and admeasuring about 68.57 sq. meters as per village form no. 7/12 along with undivided share in the land in the scheme known as Kavya Residency Vihab-G, forming part of land bearing revenue survey no. 232/1, 232/2, 233/1, 233/2, 234/1, 234/2 Block no. 302/B as per village form no 7/12 Block no. 302/B/13 of Mouje Mulad of Opa Taluka in the registration district and sub registration of Surat. The borrower's attention is invited to the provisions of sub section 8 of section 13 of the sarfaesi act, in respect of 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 public auction, at the discretion of the secured creditor. In case of any clarification/requirement regarding assets under sale, bidder may contact Mr. Akshit Solanki (+91 730211608, +91 9152219751) & Mr. Rajender Dahyia (+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 https://bankeuctions.in/ Place: Surat, Date: 04.01.2024 Authorized Officer: Kotak Mahindra Bank Limited

Central Bank of India
 "CENTRAL" TO YOU SINCE 1911

BRANCH : BHAVNAGAR, DIST. : BHAVNAGAR

APPENDIX IV [Rule 8 (1)] POSSESSION NOTICE (For Immovable Property)

Whereas The undersigned being the authorized officer of the Central Bank of India, Bhavnagar Branch, Dist. : Bhavnagar 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 a Demand Notice Dated 17.03.2023 calling upon the Borrower Mrs. Ramlaben Mukeshbhai Boricha Wo. Mukeshbhai Lakhajibhai Boricha to repay the amount mentioned in the notice being Rs. 9,79,271/- (In words : Rs. Nine Lakh Seventy Nine Thousand Two Hundred Seventy Nine Only) within 60 days from the date of receipt of the said Notice.

The Borrower/Guarantor/Mortgagor having failed to pay repay the amount notice is hereby given to the Borrower/Guarantor/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 under Sub-Section (4) of Section 13 of Act read with rule 8 of the security interest Enforcement Rules 2002 on this 02nd day of January of the Year 2024.

The Borrower/Guarantor 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 Central Bank of India, Bhavnagar Branch for an amount Rs. 9,79,271/- (in words : Rs. Nine Lakh Seventy Nine Thousand Two Hundred Seventy Nine Only) and interest thereon w.e.f. 17/03/2023 plus other charges. (Amount deposited after issuing of Demand Notice Under Section 13(2) has been given effect)

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

DESCRIPTION OF THE IMMOVABLE PROPERTY

Residential Property in the name of Mr. Mukeshbhai Lakhajibhai Boricha at Survey No. 196/1, Flat No. 201, 2nd Floor, Sakar Residency, Plot No. 1, Savgun Nagar, Verjei, Bhavnagar (Gujarat). Boundaries are as under:
 On East : Marginal Space On North : Entrance Stair Case, Passage
 On West : Marginal Space On South : Marginal Space

Date : 02/01/2024 Sd/- Authorised Officer, Place : Bhavnagar Central Bank Of India.

ART NIRMAN LTD
 CIN: L45200GJ2011PLC064107
 Registered Office: 410, JBR A/Ced, Service City Road, Sola, Ahmedabad, Gujarat-380060. (O): 079 22710511/12 (E): cs@artnirman.com (W): www.artnirman.com

POSTAL BALLOT NOTICE

Members are hereby informed that pursuant to the provisions of Section 108 and 110 and other applicable provisions, if any, of the Companies Act, 2013 ("the Act") read with Rule 20 and Rule 22 of the Companies (Management and Administration) Rules, 2014 ("Rules") and other applicable Rules made thereunder (including any statutory modification or re-enactment thereof for the time being in force), Secretarial Standard on General Meetings ("SS-2") read with the General Circular Nos. 14/2020 dated April 8, 2020, 17/2020 dated April 13, 2020, followed by General Circular Nos. 20/2020 dated May 5, 2020, and subsequent circulars issued in this regard, the latest being 9/2023 dated September 25, 2023 issued by the Ministry of Corporate Affairs ("MCA") (hereinafter collectively referred to as "MCA Circulars"), Regulation 44 of the Securities and Exchange Board of India ("Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations") and other applicable provisions of the act, rules, regulations, modifications thereof for the resolutions as set out in the Postal ballot notice are proposed for the approval of the members of Art Nirman Limited ("the Company") as ordinary resolutions, by way of postal ballot through remote-voting i.e. voting through electronic Means only.

In compliance with the abovementioned provision of MCA circulars, the company has circulated the electronic copy of Postal ballot notice along with the explanatory statement to all the members whose name appear in the register of members as on