SMFG

SMFG India Home Finance Company Ltd. (Formerly Fullerton India Home Finance Co. Ltd.) Grihashakti - corporate. Off.: 503 & 504, 5" Floor, G-Block, Insipre BKC, BKC Main Road, Bandra Kurla Complex, Bandra (E), Mumbai-400 051, MH.

Regd. Off.: Megh Towers, Flr. 3, Old No. 307, New No. 165, Poonamallee High Road, Maduravoyal, Chennai-600 095, Tamil Nadu.

POSSESSION NOTICE FOR IMMOVABLE PROPERTY [(Appendix IV) Rule 8(1)] WHEREAS the undersigned being the Authorized Officer of SMFG India Home Finance Company Ltd. (Formerly Fullerton India Home Finance Co. Ltd.) a Housing Finance Company [duly registered with National Housing Bank (Fully Owned by RBI)] (hereinafter referred to as "SMHFC") under Secuitisation and Reconstruction of Financial Assests and Enforcement of Security Interest Act, 2002 (54 of 2002), and in exercise of the 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 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 borrowers 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 the 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 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 said property and any dealings with the property will be subject to the charge of "SMHFC" for an amount as mentioned berein under and interest thereon.

ik	Name of the Borrower(s) / Guarantor(s) LAN	Description of Secured Assets	Demand Notice	Date of Physica
ik		(Immovable Property)	Date & Amount	Possession
LAN: 1. M 2. A 3. W M 01. Add. Floor, Sadbl Add. 151 Flo	600207510132178 ehmud Abdulgani Khatik fsanabibi Kureshi felcome Electronics And Mobile Sales & Services ehmud Abdulgani Khatik Proprietor Firm 1 (Common Add. For Sr. No. No. 1 & 2): Ground Flat No. 1, Aashiyana Residency, Moje Garn Kadodaea, havna Society, Opp Nilam Hotel, Surat, Gujarat-394 327; 2 (Common Add. For Sr. No. No. 2 & 3): Shop No. A-101 por, Vivekanand Complex, Chalthan Road, Chalthan Surat at-394 305.	In The Land Of "Vivekandn Complex" Situated At Block No. 7, of Moje Chalthan, Sub Dist. Palsana, Dist. Surat,	Seventy-Six Thousand Six	13.12.2023 (PHYSICAL POSSESSION)

Place: Surat, Gujarat Authorized Officer, SMFG INDIA HOME FINANCE COMPANY LIMITED Date: 13.12.2023 (Formerly Fullerton India Home Finance Co. Ltd.)

_		ty Interest Act, 2002 (The Act)	D . O.	
S. NO	Name of Borrower(s) (A)	Particulars of Mortgaged property/ (ies) (B)	Date Of NPA(C)	Outstanding Amount ( Rs.) (D)
NO.	` '	' ' ' ' ' ' '	' '	, , , ,
1	LOAN ACCOUNT NO. HHLAME00355514		09.11.2023	Rs.15,54,520.05 (Rupe
	1. RAJIV C TALAPALLI	BLOCK-B, PUSHKAR HILL-2,		Fifteen Lakh Fifty Four
	ALIAS RAJIV	NEAR SAIBABA TEMPLE,		Thousand Five Hundre
	CHANDRAMOHAN	BEHIND GURUDWARA, MOUJE		Twenty and Paise Five
	TALAPALLI	ODHAV, TALUKA CITY ODHAV,		Only) as on 20.11.2023
	2. VANDANA RAJIV	AHMEDABAD - 382415,		
	TALAPALLI	GUJARAT		
2	LOAN ACCOUNT NO.	SHOP NO. 67, GROUND FLOOR,	04.10.2023	, ,
	HLAPSUR00441576	BUILDING NO. B, ROYAL		(Rupees Twenty Four
	1. SAGAR KANUBHAI GEDIYA	PLAZA, REVENUE SURVEY NO.		Lakh Seventy Eight
	ALIAS GEDIA SAGAR KANUBHAI	95/1, 97/2, 98 OF BLOCK NO.		Thousand Two Hundre
	PROPRIETOR JAY BAJRANG HOME	164/1, SUB PLOT NO. 1, MOUJE		Twenty Six and Paise
	DECOR	GAM SIMADA, CHORYASI,		One Only) as on
	2. ANKITA SAGARBHAI GEDIYA	SURAT - 395006, GUJARAT		24.11.2023
	ALIAS GEDIYA ANKITA SAGARBHAI			
_	3. KAMALABEN KANUBHAI GEDIYA	SUCD NO. 67 CROUND FLOOR	04 40 2022	D- 0 52 227 55 (D
3	LOAN ACCOUNT NO. HLAPSUR00441601	SHOP NO. 67, GROUND FLOOR, BUILDING NO. B, ROYAL	04.10.2023	
	1. SAGAR KANUBHAI GEDIYA	PLAZA, REVENUE SURVEY NO.		Eight Lakh Fifty Two Thousand Two Hundre
	ALIAS GEDIA SAGAR KANUBHAI	95/1, 97/2, 98 OF BLOCK NO.		Thirty Seven and Paise
	PROPRIETOR JAY BAJRANG HOME	164/1, SUB PLOT NO. 1, MOUJE		Fifty Five Only) as on
	DÉCOR	GAM SIMADA, CHORYASI,		24.11.2023
	2. ANKITA SAGARBHAI GEDIYA	SURAT - 395006. GUJARAT		24.11.2023
	ALIAS GEDIYA ANKITA SAGARBHAI	SORAI - 393000, GOJARAI		
	3. KAMALABEN KANUBHAI GEDIYA			

books of accounts maintained in the ordinary course of business by the Company, Column D indicates the outstanding amount. Due to persistent default in repayment of the Loan amount on the part of the Borrower(s) the above said loan account has been classified by the Company as Non Performing Asset (as on date in Column C) within the guidelines relating to assets classification issued by Regulating Authority. Consequently, notices under Sec. 13(2) of the Act were also issued to each of

In view of the above, the Company hereby calls upon the above named Borrower(s) to discharge in full his/their liabilities towards the Company by making the payment of the entire outstanding dues indicated in Column D above including up to date interest, costs, and charges within 60 days from the date of publication of this notice, failing which, the Company shall be entitled to take possession of the Mortgaged Property mentioned in Column B above and shall also take such other actions as is available to the Company in law.

Please note that in terms of provisions of sub-Section (8) of Section 13 of the SARFAESI Act, "A borrower can tender the entire amount of outstanding dues together with all costs, charges and expenses incurred by the Secured Creditor only till the date of publication of the notice for sale of the secured asset(s) by public auction, by inviting quotations, tender from public or by private treaty. Further it may also be noted that in case Borrower fails to redeem the secured asset within aforesaid legally prescribed time frame, Borrower may not be entitled to redeem the property."

In terms of provision of sub-Section (13) of Section 13 of the SARFAESI Act, you are hereby prohibited from transferring, either by way of sale, lease or otherwise (other than in the ordinary course of his business) any of the secured assets referred to in the notice, without prior written consent of secured creditor.

Place: AHMEDABAD/SURAT

For Indiabulls Housing Finance Ltd. **Authorized Office** 

١	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 "407, 4th Floor, The Imperia, OppShashtri Maidan, Above Federa 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 & "Moti Palace,1st Floor, Above Hdfc Bank, Moti Bag Road, Junagadh" & "303, 3rd Floor, Bhagwandas Chambers, Opp, Circuit House, R C Dutt Road, Vadodara, Pin Code-390007"under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002(hereinafter "Act"). Whereas the Auhorized Officer ("AO") of IIFL-HF had taken the possession of the following propertylies 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, AS IS WHAT IS BASIS and WITHOUT RECOURSE BASIS" for realization of IIFL-HFL's dues, The Sale will be done to the undersigned through e-auction platform provided at the website: www.iflonehome.com

Borrower(s) / Co-Borrower(s)/	Demand Notice Date and Amount	Description of the Immovable property/ Secured Asset	Date of Physical Possession	Reserve Price
Guarantor(s)	16-Dec-2022 Rs. 11,21,145/-	All that part and parcel of the property	19-Nov-2023	Rs. 13,34,000/- (Rupees Thirteen Lakh Thirty Four
1. Mr. Jaydeep Amrutlal Muliya	(Rupees Eleven Lakh Twenty One Thousand One Hundred	Property bearing land admeasuring 435 Sq. Fts., of City Survey Ward	Total Outstanding As On Date 4-Dec-2023	Thousand Only)
2.Mr. Amrutlal Ravjibhai	Forty Five Only)	No.: 13, City Survey No.: 1624 of	Rs. 14,88,382/-	Earnest Money Deposit (EMD)
Muliya 3.Balaji Silver	Bid Increase Amount	Rajkot, Gujarat, India-360003 (Built )	(Rupees Fourteen Lakh Eighty Eight Thousand Three Hundred	- 1 - 1 - 1 - 2 - 2 - 2 - 2
4.Mrs. Bhavanaben Amrutbhai Muliya (Prospect No 829999)	Rs. 25000/- (Rupees Twenty Five Thousand Only)	up area admeasuring 538 sq. ft.)	Eighty Two Only)	One Lakh Thirty Three Thousand Four Hundred Only)
1. Mr. Navneetbhai	11-Jan-2023 Rs. 21,09,668/-	All that part and parcel of the property	Date of Physical Possession	Rs. 9,75,000/- (Rupees
Devjibhai Gotrejiya 2.Mrs.Krishnaben 3.Navneetbhai	(Rupees Twenty One Lakh Nine Thousand Six Hundred Sixty Eight Only)	Area Ad Measuring 554 Sq.ft. T Swaminarayan Flats, City Survey J No. 736, 737 , 738, 739, 740,741, Rs	Z6-Nov-2023 Total Outstanding As On Date 4-Dec-2023	Nine Lakh Seventy Five Thousand Only) Earnest Money Deposit (EMD)
Devjibhai Gotrejiya (Prospect No	Bid Increase Amount		Rs. 23,68,596/- (Rupees Twenty	Rs. 97500/- (Rupees
IL10204451)	Rs. 20000/- (Rupees Twenty Thousand Only)	742, Joravamagar, Surendranagar, Gujarat, India, 363020.	Three Lakh Sixty Eight Thousand Five Hundred Ninety Six Only)	Ninety Seven Thousand Five Hundred Only)
1. Mr. Bharat Mavjibhai	13-Apr-2023 Rs. 15,37,192/-	J- All that part and parcel of the property by Flat No-102, Carpet Area 412 Sq. Ft., e Super Built-up Area 687 Sq. Ft., Floor To	Date of Possession	Rs. 11,21,000/- (Rupees
Vasoya 2 Mrs. Vasoya Kiranben Bharatbhai	(Rupees Fifteen Lakh Thirty Seven Thousand One Hundred Ninety Two Only)		24-Nov-2023 Total Outstanding As On Date 4-Dec-2023	Eleven Lakh Twenty On Thousand Only)
(Prospect No	Bid Increase Amount	463 Block No 747/2, T.p No 66 F.p No		Earnest Money Deposit (EMD)
IL10307924)	Rs. 25000/- (Rupees Twenty Five Thousand Only)	209/b Kosad Surat, Gujarat-394107	Lakh Sixty Nine Thousand Six Hundred Sixty One Only)	Rs.1,12,100/-(Rupees One Lakh TwelveThousandOne Hundred Only)
1. Mr. Amitkumar	15-May-2023	Land Area 432 sq. ft., Carpet Area	Date of Physical Possession	Rs. 8,16,000/-
Ramakant Varma 2 Adarsh T V Center 3 Mrs. Induben	Rs. 9,95,812/- (Rupees Nine Lakh Ninety Nine Thousand Eight Hundred Twelve Only)		27-Nov-2023 Total Outstanding As On Date 4-Dec-2023	(Rupees Eight Lakh Sixteen Thousand Only) Earnest Money Deposit (EMD)
Ramakant Soni	Bid Increase Amount	sq. ft., GOKULDHAM RESIDENCY, THATHIYA PALSANA, SURAT, GUJARAT, INDIA-394305	Rs. 12,21,601/- (Rupees Twelve	Rs. 81600/- (Rupees
4.Mr. Ramakant Soni (Prospect No 786933)	Rs. 20000/- (Rupees Twenty Thousand Only)		Lakh Twenty One Thousand Six Hundred One Only)	Eighty One Thousand Six Hundred Only)
1. Mr. Kanaksinh	30-May-2023	Side, Plot No.41/2 Land Area Ad.Measuring: 423 Sq.ft, Carpet Area	Date of Physical Possession	Rs. 10,00,000/-
Lakhamanbhai Jadeja 2 Mrs Vanita Kanaksinh	Rs. 9,65,697/- (Rupees Nine Lakh Sixty Five Thousand Six		26-Nov-2023 Total Outstanding	(Rupees Ten lakh Only)
Jadeja	Hundred Ninety Seven Only)		As On Date 4-Dec-2023	Earnest Money Deposit (EMD)
3.Kankshi Jadeja (Prospect No	Bid Increase Amount	Ad.Measuring: 388 Sq.ft, Built-up Area Ad.Measuring: 508 Sq.ft Palky	100, 12,20,700	Rs. 1,00,000/- (Rupee: One Lakh only)
iL10147479)	Rs. 20000/- (Rupees Twenty Thousand Only)	RSN-142/3P Keshod Junagadh Tho	(Rupees Twelve Lakh Twenty Six Thousand Four Hundred Eighty Eight Only)	Ole Cash day)
1. Mr. Rajesh Kumar	20-May-2023 Rs. 10,19,677/-	All that part and parcel of the property	Date of Physical Possession	Rs. 7,39,000/- (Rupees Seven Lakh Thirty Nine
Kushwaha 2 Mrs Khusabu	(Rupees Ten Lakh Nineteen Thousand Six Hundred	Plot No. 149, Land area admeasuring 432 sq. ft., Super built up area		
Kushwaha	Seventy Seven Only)	admeasuring 390 sq. ft., Saleable	As On Date 4-Dec-2023	Thousand Only)
(Prospect No IL10203363)	Bid Increase Amount	area admeasuring 259 sq. ft., Mahek Residency, 2 Block, 285 Siwan	Rs. 12,43,750/- (Rupees Twelve	Rs. 73900/- (Rupees
IL 10203303)	Rs. 20000/- (Rupees Sayan Sugar Road, Olpad, Surat- Twenty Thousand Only) Residency-2, Block-285, Siwan, Sayan Sugar Road, Olpad, Surat- 394130, Gujarat, India	Lakh Forty Three Thousand Seven Hundred Fifty Only)	Seventy Three Thousand Nine Hundred Only)	
1. Mr. Sunil Pradhan	17-May-2023 Rs. 10,65,247/-	All that part and parcel of the property	Date of Physical Possession	Rs. 7,39,000/- (Rupees
2.Mrs. Rajeswari Pradhan (Prospect No	(Rupees Ten Lakh Sixty Five Thousand Two Hundred Forty Seven Only)	Plot No. 465, Mahek Residency-2, Land Area 433 sq. ft., Super Built-Up Area 390 sq. ft., Saleable Area 275		Seven Lakh Thirty Nine Thousand Only)
IL10219102)	Bid Increase Amount	sq. ft., Siwan, Sayan Sugar Road,	Rs. 12,91,849/- (Rupees Twelve	Earnest Money Deposit (EMD)
	Rs. 20000/- (Rupees Twenty Thousand Only)	Olpad, Surat, Gujarat, India-394130 (Area admeasuring 259 sq. ft.)	Lakh Ninety One Thousand Eight Hundred Forty Nine only)	Rs. 73900/- (Rupees Seventy Three Thousand Nine Hundred Only)
1. Mr. Kamlesh	13-Sep-2023	All that part and parcel of the property	Date of Possession	Rs. 20,02,000/-
Chandubhai Vasava 2. Mr. Chandubhai	Rs. 10,06,085/- (Rupees Ten Lakh Six Thousand and	APPARTMENT, DEVELOP ON LAND BEARING R.S 589 PAIKI	PPARTMENT, DEVELOP ON Total Outstanding AND BEARING R.S 589 PAIKI As On Date 4-Dec-2023	(Rupees Twenty Lakh Two Thousand Only)
Shanubhai Vasava 3. Mrs. Savitaben	Eighty Five Only)			Earnest Money Deposit (EMD)
Chandubhai Vasava	Bid Increase Amount	NO. 11 & 12 ITS C.S NO. 3005 OF	Rs. 10.28,453/- (Rupees Ten Lakh Twenty Eight Thousand	Rs. 2,00,200/- (Rupees
4. Chandubhai Shanubhai Vasava (Prospect No IL10307796)	Rs. 25,000/- (Rupees Twenty Five Thousand Only)	THE LOT MACON ALMADED NO.	Four Hundred Fifty Three Only)	Two Lakh Two Hundred Only)
				L

16-Jan-2024 11:00 hrs.-13:00 hrs. 10-Jan-2024 11:00 hrs -14:00 hrs 12-Jan-2024 till 5 pm. Mode Of Payment :- EMD payments are to be made vide online mode only. To make payments you have to visit https://www.iiflonehome.com and pay 

Date/ Time of E-Auction

For participating in e-auction, Intending bidders required to register their details with the Service Provider https://www.iiflonehome.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.

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.

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.

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.

Bidders are advised to go through the website https://www.iiflonehome.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.

For details, help procedure and online training on e-auction prospective bidders may contact the service provider E mail ID: auction hi@iff.com, Suppor Helpline Numbers @1800 2672 499. 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@iffl.com

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. Further the notice is hereby given to the Borrowen'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: Guiarat Date: 15-Dec-2023 Sd/-Authorised Officer, IIFL Home Finance Limited Notice under section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (The Act)

S. NO	Name of Borrower(s) (A)	Particulars of Mortgaged property/ (ies) (B)	Date Of NPA(C)	Outstanding Amount ( Rs.) (D)
1	LOAN ACCOUNT NO. HHLLPM00324144 1. NARESH BALRAJ BOJJA 2. SANTOSHA NARESH BOJJA	FLAT NO. B2-704 (A&B), 7TH FLOOR, TOWER B2, DOVE DECK-2, REVENUE SURVEY NO. 20/2/K, PAIKI 1, 20/2/K, PAIKI 2, 20/2/2K PAIKI 3 AND 20/2/K PAIKI 4, VILLAGE MOUJE SAYAJIPURA, BAPOD, VADODARA - 390019, GUJARAT	09.10.2023	Rs. 17,87,356.19 (Rupee Seventeen Lakh Eighty Seven Thousand Three Hundred Fifty Six and Paise Nineteen Only) as on 24.11.2023
2	LOAN ACCOUNT NO. HHLAHE00405475 1. JIGNESH M PATEL ALIAS JIGNESH MAHENDRABHAI PATEL 2. PATEL RENUKA ALIAS PATEL RENUKABEN	FLAT NO. G/204, SECOND FLOOR, SHRUSHTI LAVISH, SURVEY NO. 354/4, MOUJE NIKOL, OPP. SHYAMVILLA 2, NR. DEVASAYA SCHOOL, NIKOL, TALUKA ASARWA, AHMEDABAD - 382350, GUJARAT	04.11.2023	Rs. 14,69,663.84 (Rupee Fourteen Lakh Sixty Nir Thousand Six Hundred Sixty Three and Paise Eighty Four Only) as on 20.11.2023

That the above named borrower(s) have failed to maintain the financial discipline towards their loan account (s) and as pe books of accounts maintained in the ordinary course of business by the Company, Column D indicates the outstanding amount. Due to persistent default in repayment of the Loan amount on the part of the Borrower(s) the above said loan account has been classified by the Company as Non Performing Asset (as on date in Column C) within the guidelines relating to assets classification issued by Regulating Authority. Consequently, notices under Sec. 13(2) of the Act were also issued to each of

In view of the above, the Company hereby calls upon the above named Borrower(s) to discharge in full his/their liabilities towards the Company by making the payment of the entire outstanding dues indicated in Column D above including up to date interest, costs, and charges within 60 days from the date of publication of this notice, failing which, the Company shall be entitled to take possession of the Mortgaged Property mentioned in Column B above and shall also take such other actions as

is available to the Company in law. Please note that in terms of provisions of sub-Section (8) of Section 13 of the SARFAESI Act, "A borrower can tender the entire amount of outstanding dues together with all costs, charges and expenses incurred by the Secured Creditor only till the date of publication of the notice for sale of the secured asset(s) by public auction, by inviting quotations, tender from public or by private treaty. Further it may also be noted that in case Borrower fails to redeem the secured asset within aforesaid legally prescribed time frame, Borrower may not be entitled to redeem the property."

In terms of provision of sub-Section (13) of Section 13 of the SARFAESI Act, you are hereby prohibited from transferring, either by way of sale, lease or otherwise (other than in the ordinary course of his business) any of the secured assets referred to in the notice, without prior written consent of secured creditor.

Place: VADODARA/AHMEDABAD

For Indiabulls Housing Finance Ltd. **Authorized Officer** 

पंजाब नैश्नान बैंक 🕊 punjab national bank CIRCLE OFFICE, 6TH FLOOR, GUJARAT BHAWAN, ELLISIHBRIDGE, NR. TOWN HALL, AHMEDABAD - 380006. PH. 079 - 26578602-03, EMAIL:- coahmsamd@pnb.co.in

to Borrower Date :- 12/12/2023

60 Days' Notice

Mrs Nishi Chirag Sheth, Mr Chirag Pradipkumar Sheth Address: Flat No707, Block B, "Vedika Residency", Narol, Ahmedabad-382405

Mrs Nishi Chirag Sheth, Mr Chirag Pradipkumar Sheth Address: 11, Gopinath Apartments, Nr Dungrshinagar, Part-2, Bhattha, Paldi, Ahmedabad-380007

NOTICE U/S 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002. Reg:Account No. 0416305004968 Term Loan facility availed by Mrs. Nishi Chirag Sheth and Mr. Chirag Pradipkumar Sheth You, have availed the following credit facilities:

ROI at the time Prevailing Principal Outstanding Credit facilities Recorded Total Outstanding Recovery After excluding interest as as on 11.12.2023 Interest from sanctioned/ Rate of date of NPA (c) of Sanction as on 11.03.2019(A) 10.12.2018to **Availed Limit with** Interest (A+B-C)per sanction 11.12.2023 (B) account number letter Rs.3,70,913.00 9.55% 7.55% Rs.7,74,049.50 Rs.11,44,962.50 NIL Term Loan Housing Loan Limit-Rs.8,00,000.00 A/c-0416305004968

Due to non-payment of installment/ interest/ principal debt, the account/s has/ have been classified as Non-Performing Asset on 31/12/20107 as per Reserve Bank of India guidelines. We recall the entire outstanding together with interest and other charges due under the above facilities. he amount due to the Bank as on 11.12.2023 is Rs 11,44,962.50 (Rupees Eleven Lacs Forty I Fifty Only) with further interest until payment in full (hereinafter referred to as "secured debt"). nding under the shows said facilities, you have inter alls, greated security interest in respect of the following properties/assets

Facility	SECURITY DETAILS		
<b>Loan</b> Housing	Mortgage of FlatNo707, Seventh Floor, Block-B, N.A. Land bearing revenue survey No57/3/1, 57/3/2 T.P. Scheme No-57, Plot No-83 of Mouje Narol city in the district of Ahmedabad admesurng aboount 67 sq yards i.e. 56.02 sq mts in Vedica Residency at Mouje Narol, NrAkruti Township Road, Narol, Taluka-Narol, Dist-Ahmedabad-382405. EAST: Flat No-B 710, WEST-Akruti Township, NORTH-Flat No-B 708, SOUTH-Flat No:B706		

We hereby call upon you to pay the amount of 11.12.2023 is Rs 11.44.962.50 (Rupees Eleven Lacs Forty Four Thousand Nine Hundred Sixty Two and Paise Fifty Only ) with further interest at the contracted rate until payment in full within 60 days (Sixty Days) from the date of this notice. In default, besides exercising other rights of the Bank as available under Law, the Bank is intending to exercise any or all of the powers as provided under section 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (hereinafter referred to as "the Act"). The details of the secured asset/s intended to be enforced by the Bank, in the event of non-payment of secured debt by you are as under:

Facility	SECURITY DETAILS
Loan Housing	Mortgage of FlatNo707, Seventh Floor, Block-B, N.A. Land bearing revenue survey No57/3/1, 57/3/2 T.P. Scheme No-57, Plot No-83 of Mouje Narol city in the district of Ahmedabad admesurng aboount 67 sq yards i.e. 56.02 sq mts in Vedica Residency at Mouje Narol, NrAkruti Township Road, Narol, Taluka-Narol, Dist-Ahmedabad-382405. EAST: Flat No-B 710, WEST-Akruti Township, NORTH-Flat No-B 708, SOUTH-Flat No-B 706

Your attention is hereby drawn invited to provisions of sub-section (8) of section 13 of the Act in respect of time available to you redeem the securer

Please take notice that in terms of section 13(13) of the said Act, you shall not, after receipt of this notice, transfer by way of sale, lease or otherwise (other than in the ordinary course of business) any of the secured assets above referred to, without prior written consent of the Bank. You are also put on notice that any contravention of this statutory injunction/restraint, as provided under the said Act, is an offence

If for any reason, the secured assets are sold or leased out in the ordinary course of business, the sale proceeds or income realized shall b deposited/remitted with/to the Bank. You will have to render proper account of such realization/income. We reserve our rights to enforce other secured assets.

Please comply with this demand under this notice and avoid all unpleasantness. In case of non-compliance, further needful action will be resorted to, holding you liable for all costs and consequences.

This notice is issued without prejudice to the bank taking legal action before DRT/Court, as the case may be.

AUTHORISED OFFICER (CHIEF MANAGER)

Yours Faithfully, For, Punjab National Bank

SMFG India Home Finance Company Ltd.

SMFG (Formerly Fullerton India Home Finance Co. Ltd.) Grihashakti Corporate Off.: 503 & 504, 5th Floor, G-Block, Insigne BKC, BKC Main Road, Bandra Kurta Complex, Bandra (E), Mumbai - 400051 Regd. Off.: Mech Towers, 3" Floor, Old No. 307, New No. 165, Poonamallee High Road Maduravoyal, Chennai - 600 095, DEMAND NOTICE

UNDER THE PROVISIONS OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("the Act") AND THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("the Rules") The undersigned being the Authorized Officer of SMFG India Home Finance Company Ltd. (Formerly Fullerton India

Home Finance Co. Ltd.) (hereinafter referred to as SMHFC) under the Act and in exercise of the powers conferred under Section 13 (12) of the Act read with Rule 3 issued Demand Notice(s) under Section 13(2) of the Act, calling upon the following borrower(s) to repay the amount mentioned in respective notice(s) within 60 days from the date of receipt of the said notice. The undersigned reasonably believes that borrower(s) is/are avoiding the service of the Demand Notice(s), therefore the service of notice is being effected by affixation and publication as per Rules. The contents of Demand Notice(s) are extracted herein below:

SI. No.	Loan Account No. & Name of the Borrower /	Date of Demand Notice
No.	Co-Borrowers Property Holders as the case may be	U/s. 13 (2) & Total O/s.
10	LAN: 600238011101045	Dated : 25.11.2023
	1. Ashok Ayre 2. Roshani Ashokbhai Ayare	Rs. 9,70,417.12
St.	Add.: (Sr. No. 1 & 2) 85, Bharat Nagar, Opp. Sugar Factory, Sachin, Surat City,	(Rs. Nine Lakh Seventy Thousand Four
	Surat Palsana - 394305. Property Add :- Plot No. 11, Radhika Residency, Beside	Hundred Seventeen Paise Twelve Only)
	Arya Residency, Behind Mahaveer Residency, Near Kareli Lake, Mota-Kareli	as on 20.11.2023
	Road, Sub-District-Palsana, District Surat - 394310.	NPA Date: 05.11.2023

40.18 Sq.Mts. & As Per Site 40.13 Sq.Mts., Along With 29.50 Sq.Mts. Undivided Share In The Land Of Road & C. O. P. In "Radhika Residency" Situate At Block/Revenue Survey No. 83/A, Admeasuring He, aare 4-55-45 Sq. Mts, I, e.45545 Sq. Mts, of Moje Village

Ka	reli, Ta. Palsana, Dist. Surat, Bounded	As :- East : Society Road, West : Society Roa	d, North: Plot No.12, South: Plot No.10.
	The state of the state of the state of the	2. Anjanaben Kailash Rodage agar, Navagam Dindoli Surat, City Udhana 10. Property Add: Flat No. 202, 2 <sup>rd</sup> Floor, Vibhag 1, Nr. Tantithaiya Railway Crossing, ka, Dist. Surat - 394305.	trainers only angular discontinuous
Sq.	Mts. Built Up Area, Along With Undivi-	age Property: The Property Bearing Flat No. ded Share In The Land of "Gajanan Palace o Pot No. 1 Admeasuring 52.32 Sq.Mts.,& 70.73	f Shiv Residency-1" Situated At Revenue

Sq.Mts. i.e.147.17 Sq.vard, of Moje Village Tatithaiya, Ta. Palsana, Dist, Surat, Bounded As:- East: Open Space, West: Flat No. 203 North : Passage / Flat No. 201 South : Open Space

LAN: 600207510247524  1. Nilesh Jayantibhai Rathod 2. Sejalkumari Jayantibhai Mahyavanshi 3. Jayantibhai Laljibhai Rathod 4. Padmaben Jayantibhai Rathod 3. Add.: (Sr. No. 1, 2 & 3) B 51, Heavy Water Colony, Nr. Jail Compound, Danteshwar, Vadodara Pratap Nagar, Vadodara Gujarat - 395004. Property Add: Plot No. 45 & 46, Shree Shivam Associated, Block No. 305/8, Moje Village Baben, Ta. Bardoli Surat, Gujarat - 394601.	(Rs. Seven Lakh Eighty Four Thousand Eight Hundred Thirty Three Paise Ten
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Description Of Secured Assets / Mortgage Property : The Property Bearing Mot No. 45 & 46 locally A Fts. I.e.116.16 Sq.Mts. In "Shree Shivam Associated" Situated At Block No. 305/8, Moje Village Baben, Ta. Bardoli Surat, Gujarat Bounded As :- East : Plot No. 85 & 56, West : Internal Road, North : Internal Road, South : Plot No. 47. The borrower(s) are hereby advised to comply with the Demand Notice(s) and to pay the demand amount mentioned

therein and here in above within 60 days from the date of this publication together with applicable interest, additional interest, bounce charges, cost and expenses till the date of realization of payment The borrower(s) may note that SMHFC is a secured creditor and the loan facility availed by the Borrower(s) is a secured debt against the immovable property/ properties being the secured asset(s) mortgaged by the borrower(s). In the event borrower(s) are failed to discharge their liabilities in full within the stipulated time, SMHFC shall be entitled to exercise all the rights under section 13(4) of the Act to take possession of the secured assets(s) including but not limited to transfer the same by way of sale or by invoking any other remedy available under the Act and the Rules thereunder and realize payment. SMHFC is also empowered to ATTACH AND/OR SEAL the secured assets(s) before enforcing the right to sale or transfer. Subsequent to the Sale of the secured assets(s), SMHFC also has a right to initiate separate legal proceedings to recover the balance dues, in case the value of the mortgaged properties is insufficient to cover the dues payable to the SMHFC. This remedy is in addition and independent of all the other remedies available to SMHFC under any other law.

The attention of the borrower(s) is invited to Section 13(8) of the Act, in respect of time available, to redeem the secured assets and further to Section 13(13) of the Act, whereby the borrower(s) are restrained/prohibited from disposing of or dealing with the secured asset(s) or transferring by way of sale, lease or otherwise (other than in the ordinary course of business) any of the secured asset(s), without prior written consent of SMHFC and non-compliance with the above is an offence punishable under Section 29 of the said Act. The copy of the Demand Notice is available with the undersigned and the borrower(s) may, if they so desire, can collect the same from the undersigned on any working day during norma office hours.

Place : Surat, Gujarat Date: 13.12.2023

Authorized Officer, SMFG INDIA HOME FINANCE COMPANY LIMITED (Formerly Fullerton India Home Finance Co. Ltd.

KOTAK MAHINDRA BANK LIVITED UNLINET-AUCHO Registered Office: 27 BKC, C 27, G-Block, Bandra Kurla Complex, Bandra (E) Mumbai, SALE OF ASSET Maharashtra, Pin Code-400 051 Branch Office: G1, Twin Tower, Sahara Darwaja, Ring Road, Surat — 395 002 (E) kotak

E-auction sale notice for sale of immovable assets under the securitisation and reconstruction of financial assets and enforcement of security interest act, 2002 under rule 8(5) read with proviso to rule 9 (1) of the security interest (enforcement) rule, 2002. Notice is hereby given to the public in general and in particular to the borrower (s) and guarantor (s that the below described immovable property mortgaged/charged to the secured creditor, th possession of which has been taken by the authorised officer of Fullerton India Home Finance Company Ltd (hereinafter referred to as " FIHFCL"), pursuant to the assignment of debt by FIHFCL" in favour of Kotak Mahindra Bank Ltd. (KMBL), the property will be sold on "as is where is", "as is what is", and "whatever there is" basis on 03-01-2024 between 12:00 pm to 1:00 pm with unlimited extension of 5 minutes, for recovery of Rs.15,31,702/-(Fifteen lakh thirty one thousand seven hundred two only) as of 12.12.2023 along with future applicable interest till realization, under the Loan Account No. 600407510271716, due to the Kotak Mahindra Bank Ltd., secured creditor from Sanjay V Agravat, Diptiben Agarvat Pintu Vinodraÿ Agravat & Dharabel Dineshbhai Lashkari. The reserve price will be Rs.11,00,000/- (Rupees eleven lakh only) and the

earnest money deposit will be Rs.1,10,000/-(Rupees one lakh ten thousand only) & last date fo submission of emd with kyc is 02.01.2024up to 6:00 p.m. (IST.) Property Description: -: All that piece and parcel of property bearing Sub Plot No. 211/4 along with construction thereon, area admeasuring 39.96 sq.mtrs situated on Plot No. 23/2, admeasuring 58091.51 sq. mtrs. bearing R.S. No. 18-19 Paiki, Vibhapar Village, In Jamnagar City On Jamnagar - Rajkot Highway Near Subhesh Bridge within limits of Jamnagar Municipal Corporation, Gujrat. Demarcation of the mortgaged property: North: Sub Plot No. 211/3, East: 7.50 mtrs Wide Road, West: Plot No. 225 And 226. The borrower's attention is invited to the provisions of sub section 8 of section 13, of the act, i respect of the time available, to redeem the secured asset. Public in general and borrowers i

whatsoever then secured creditor may enforce security interest by way of sale through public auction. In case of any clarification/requirement regarding assets under sale, bidder may contact to Mr. Akshit Solanki (+91 6394015464), 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

particular please take notice that if in case auction scheduled herein fails for any reason

शेन्द्रव क्षेंड ओड़ एन्डिया सेन्ट्रल बैंक ओफ इंडिया CENTRAL BANK OF INDIA CENTRAL BANK OF INDIA

Place: Surat Date: 15.12.2023

VARACHHA BRANCH, SURAT

Authorised Officer For Kotak Mahindra Bank Ltd.

POSSESSION NOTICE APPENDIX-IV [Rule-8(1)] (For immovable property Whereas, the Authorised officer of the Central Bank of India, Varachha

Branch under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, and in exercise of powers conferred under Section 13 (2) and 13 (12) read with the Rule 3 of the Security Interest (Enforcement) Rules 2002 issued a demand notice dated 04.03.2023 calling upon the borrower Mr. Pankajbhai Bhailalbhai Patel (Borrower), Mr. Bhailal Desibhai Patel (Co Borrower) to repay the amount mentioned in the notice being Rs. 19,92,432/-(Rupees Nineteen Lakh Ninety Two Thousand Four Hundred Thirty Two Only) (which represents the principal plus interest due as on the 04/03/2023), plus interest and other charges from 04/03/2023 to till date within 60 days from the date of receipt The Borrower having failed to pay the entire dues of the bank, notice is hereby

given to the borrower, the Guarantor and the public in general that the undersigned has taken Physical Possession of the property described herein below in exercise of powers conferred on him/her under section 13 (4) of the said act, read with Rule 8 of the Security Interest (Enforcement) Rule 2002 on this 13th day of December 2023.

The Borrower and the Guarantor in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to charge of Central Bank of India for the amount of Rs. 19,92,432/- (Rupees Nineteen Lakh Ninety Two Thousand Four Hundred Thirty Two Only) (which represents the principal plus interest due on the 04/03/2023), plus interest and othe charges from 04/03/2023.

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

DESCRIPTION OF IMMOVABLE PROPERTY

Plot No. 54 (D Type), Adm. 60.77 sq. Mtrs. (as Per KJP Village Form No. 7/12. Block/Survey No. 19/54/D, Adm. 60.77 Sq.Mtrs.) With Proportionate Undivided Inchoate Share of Road and C.O.P. adm 43.22 Sq.Mtrs. In Sahjanand Watika Society, with all appurtenances Pertaining Thereto, Standing on Land Bearing Revenue Survey No. 11, Block No. 19, Lying, Being and Situated at, Vill: Velanja, Tal: Kamrej, Dist: Surat Sub-Dist: Kamrej. Bounded by :- East : Plot No. 69, West : Society's Road, North : Plot No. 53, South: Plot No. 55. Authorised Officer, Date: 13.12.2023, Place: Surat Central Bank of India

> ASIRVAD MICRO FINANCE LTD CIN U65923TN2007PLC064550 9th and 10th Floor, No 9, Club House Road, Anna Salai, Chennai 600 002. Tamil Nadu. Tel:044-42124493

## **GOLD AUCTION NOTICE**

The borrowers, in specific and the public, in general, are hereby notified that public auction of the gold ornaments pledged in the below accounts is proposed to be conducted at the following branches on 02/01/2024 from 10.00 am onwards. The auction is of the gold ornaments of defaulted customers who have failed to make payment of their loan amount despite being notified by registered letters. Unauctioned items shall be auctioned on any other days without any further notice. Change in venue or date if any) will be displayed at the auction centre and on the company website. The details given below are in the order of Branch Name, Loan Number.

**List of Pledges:-**

GUJARAT, AHMEDABAD, NAROL GL, 342370700000009, 0043, 342370730000019, NAVA NARODA-AHAMEDABAD GL, 342610700000007, Persons wishing to participate in the above auction shall

comply with the following:-Interested Bidders should submit Rs. 10,000/- as EMD (refundable to unsuccessful bidders) by way of Cash on the same day of auction. Bidders should carry valid ID card/PAN card. For more details, please contact 8149752363

**Authorised officer Asirvad Micro Finance Ltd.** 

## INVITATION FOR EXPRESSION OF INTEREST FOR **APODIS HOTELS & RESORTS LIMITED** OPERATING IN HOTEL INDUSTRY AT AHMEDABAD (Under sub-regulation (1) of regulation 36A of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)

**RELEVANT PARTICULARS** 

1.	Name of the corporate debtor along with PAN & CIN/ LLP No.	CIN: U55101MH2008PLC200363
2.	Address of the registered office	Office no. 408, 4th Floor, Metro Avenuepereira Hil Road, Andheri Kurla Road, Andheri East, Airpor (Mumbai), Mumbai, Maharashtra, India, 400099
3.	URL of website	NA
4.	Details of place where majority of fixed assets are located	Motera, Ahmedabad
	Installed capacity of main products/ services	The hotel has 100 room capacity along with restaurant services.
6.	Quantity and value of main products/ services sold in the last financial year	a) 1,06,43,657.00 as per the audited balance sheet of 2021-22. b) 2,11,10,317.00 as per the provisional balance sheet of 2022-23.
7.	Number of employees/ workmen	25 (inclusive of permanent and temporary employees)
8.	Further details including last available financial statements (with schedules) of two years, lists of creditors are available at URL	
9.	Eligibility for resolution applicants under section 25(2)(h) of the Code is available at	For detailed EOI and eligibility criteria, please write an email to cirp.apodis@gmail.com
10.	Last date for receipt of expression of interes	05.01.2024
11.	Date of issue of provisional list of prospective resolution applicants	10.01.2024
12.	Last date for submission of objections to provisional list	15.01.2024
	Date of issue of final list of prospective resolution applicants	25.01.2024
14.	Date of issue of information memorandum evaluation matrix and request for resolution plans to prospective resolution applicants	
15.	Last date for submission of resolution plans	29.02.2024
16.	Process email id to submit Expression of Interest	cirp.apodis@gmail.com
		<b>SD/-</b> IP Megha Agrawal Resolution Professional

For Apodis Hotels and Resorts Limite IBBI/IPA-001/IP-P01456/2018-19/1227 AFA valid up to - 02.10.2024 Email: cirp.apodis@gmail.com

Date: 15.12.2023 Place: Nagpur

Registered address: - 001, Shivranjini Apartments in Circle of Congress Nagar Garden, Congress Nagar, Nagpur - 440012.

Ahmedabad

financialexp.epapr.in

Date of Inspection of property