TATA

TATA CAPITAL HOUSING FINANCE LTD

Regd. Office: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai-400013. CIN No. U67190MH2008PLC187552

DEMAND NOTICE

Under Section 13 (2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("Rules").

Whereas the undersigned being the Authorised Officer of Tata Capital Housing Finance Limited (TCHFL) under the Act and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Rules already issued detailed Demand Notice dated below under Section 13(2) of the Act, calling upon the Borrower(s)/Co-Borrower(s)/Guarantor(s) (all singularly or together referred to "Obligors")/Legal Heir(s)/Legal Representative(s) listed hereunder, to pay the amount mentioned in the respective Demand Notice, within 60 days from the date of the respective Notice, as per details given below. Copies of the said Notices are served by Registered Post A.D. and are available with the undersigned, and the said Obligor(s)/Legal Heir(s)/Legal Representative(s), may, if they so desire, collect the respective copy from the undersigned on any working day during normal office hours.

In connection with the above, Notice is hereby given, once again, to the said Obligor(s) /Legal Heir(s)/Legal Representative(s) to pay to TCHFL, within 60 days from the date of the respective Notice/s, the amount indicated herein below against their respective names, together with further interest as detailed below from the respective dates mentioned below in column (d) till the date of payment and / or realization, read with the loan agreement and other documents/writings, if any, executed by the said Obligor(s). As security for due repayment of the loan, the following Secured Asset(s) have been mortgaged to TCHFL by the said Obligor(s) respectively.

Sr. No.	Loan Account No.	Name of Obligor(s) /Legal Heir(s)/Legal	Total Outstanding Dues (Rs.) as on	Date of Demand Notice	
100000		Representative(s)	below date"	Date of NPA	
1.	TCHIN0259000100167209 & TCHHL02590	Pintu Kumar,	45131 & 579267 &	07-04-2025	
00/2	00100166323 & TCHHF0259000100377438	Mandal Pinki Devi	106350	05-03-2025	

Description of the Secured Assets/Immovable Properties/ Mortgaged Properties: All the rights, piece and parcel of the immovable property bearing Flat no. A-301 on third floor of Wing 'A' having a Built-up area approx. 28.32 Sq. mtrs and Carpet area 23.40 Sq. mtrs in the Premises/Scheme known as "Pramukhraj Hill" constructed on non-agricultural land meant for residential and commercial purpose admeasuring approx. 1413.22 Sq. mtrs bearing Sub Plot no. 1 to 13/1 of Plot no. 1 to 13 of Revenue Survey no. 193 paiki 2 of Village: Khirasara, Taluka: Lodhika, District: Rajkot, Gujarat. Bounded as follows: East By this flat's Main door and Common passage, Lift, and Flat no. A-302, West: By, Margin, Parking, afterwards other's property, North: By Wing 'B' Flats, South: By Stairs, Common passage, afterwards Flat no. 307 and 308.

	Vimalaben Prabhatsinh Puvar,	61863 & 1100165	08-04-2025	
TCHHL0274000100090568 & TCHIN0274000100173424	Sureshkumar Prabhatsinh Puvar, Jayeshkumar Prabhatsinh Puvar	& 133420	05-04-2025	

Description of the Secured Assets/Immovable Properties/ Mortgaged Properties: All the rights, piece & parcel of Immovable property bearing Plot No. 139-A admeasuring 48 Sq. Mtrs,i.e. 516.48 Sq. Ft. and built up area 28 Sq. Mtrs, i.e. 301.28 Sq. Ft. located in the Premises known as "VRISHTI RESIDENCY" bearing Revenue Survey number 1638, Mouje: Kanjari, Taluka: Halol, Sub District: Halol, District: panchmahal, Gujarat. Bounded as Follows: - East :: By 6 Mtr. Wide Road, West :: By the land of house number 124 B, North :: By the land of house no. 138 B, South: By the land of house no. 139 B.

3.	100139416 &	Ms. Payatben Kalpeshbhai Patel (Co-Borrower) Legal Heirs & W/o Borrower Late Kalpeshbhai Manjibhai Patel Through All His Legal Heirs (A) Vaibhaviben Kalpeshbhai Patel (B) Jenishaben	290716 &	
	0100138631 & TCHIN0259000	Kalpeshbhai Patel Both Legal Heir & Daughter of Borrower Late Kalpeshbhai Manjibhai Patel Through His Natural Guardian Mrs. Payalben Alpeshbhai Patel		P 2

Description of the Secured Assets/Immovable Properties/ Mortgaged Properties: All the piece and parcel of the immovable property bearing Flat no. 601 on the sixth Floor whose builtp up area is 79.59 Sq. mtr in the Scheme/Building known as "Samruddhi Appartment" constructed on non-agricultural land bearing Plot no. 2 admeasuring 320.84 Sq. mtr bearing survey no. 65 paiki 1 of mouje village: Mahendranagar, Taluka: Morbi, Registration Sub District and District: Morbi, Gujarat. Bounded as follows: East; By Non-agricultural 7.50 mtr. road, West: By Flat no. 604, OTS, Lift and Passage. Door of Said Flat, North: By Land of Public Plot no. B meant for Residential Purpose, South: By Flat no. 602.

				100	4
4.	TCHIN0691000100106372 & TCHHL069100	Subash Ramnaresh	72247 & 837637	10-04-2025	ı
	0100105864 & TCHIN0259000100158842	Tiwari, Dipali Tiwari	& 90445	05-04-2025	ı

Description of the Secured Assets/Immovable Properties/ Mortgaged Properties: All the rights, piece & parcel of Immovable property bearing Plot No.2 admeasuring 54.40 Sq. Mtrs. with 34.977 Sq. Mtrs. built up area of residential load bearing structure constructed on this plot in the year 2012 located on land Acre 10.00 Guntha converted to non agricultural land meant for residential purpose known as "Vibhag-A" bearing Revenue survey number 132 falling under the boundaries of Village: Meghpar Borichi, Taluka: Anjar, District; Kutch, Gujarat, Bounded as follows: East: By 9.14 Mtr. Road, West: By Plot no. 88, North: By Plot no. 3, South: By Plot no. 1.

"with further interest, additional Interest at the rate as more particularly stated in respective Demand Notices dated mentioned above, incidental expenses, costs, charges etc incurred till the date of payment and/or realization. If the said Obligor(s) shall fall to make payment to TCHFL as aforesaid, then TCHFL shall proceed against the above Secured Asset(s)/Immovable Property (ies) under Section 13(4) of the said Act and the applicable Rules entirely at the risk of the said Obligor(s)/Legal Heir(s)/Legal Representative(s) as to the costs and consequences.

The said Obligor(s)/Legal Heir(s)/Legal Representative(s) are prohibited under the said Act to transfer the aforesaid Secured Asset(s)/Immovable Property(ies), whether by way of sale, lease or otherwise without the prior written consent of TCHFL. Any person who contravenes or abets contravention of the provisions of the Act or Rules made thereunder shall be liable for imprisonment and/or penalty as provided under the Act.

Date: 17.04.2025 Sd/-Authorised Officer, For Tata Capital Housing Finance Limited Place: Gujarat

Bank

IDFC FIRST Bank Limited

IDFC FIRST (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) | CIN : L65110TN2014PLC097792 Registered Office: - KRM Towers, 8th Floor, Harrington Road, Chetpet, Chennai- 600031. Tel: +91 44 4564 4000 | Fax: +91 44 4564 4022

OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 The following borrowers and co-borrowers availed the below mentioned secured loans from IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) The loans of the below-mentioned borrowers and co-borrowers have been secured by the mortgage of their respective properties. As they have failed to adhere to the terms and conditions of the respective loan agreements and had become irregular, their loan were classified as NPA as per the RBI guidelines. Amounts due by them to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) are mentioned as per respective notices issued more particularly described in the following table and further interest on the said amounts shall also be applicable and the same will be charged as per contractual rate with effect from their respective dates.

NOTICE UNDER SECTION 13 (2) OF THE SECURITIZATION AND RECONSTRUCTION

Sr	Loan	Type of	Name of borrowers and	Section 13 (2)	Outstanding amount as per
No.	Account No.	Loan	co-borrowers	Notice Date	Section 13 (2) Notice
1	81748509	Home Loan	Mr. Bharatkumar Jethabhai Parmar Mrs. Hira Ben Bharatbhai Parmar	07.03.2025	INR 5,97,404.92/-

Property Address: All That Piece And Parcel Of Land Along With Structure Standing Thereon Being The Residential Property Out Of Sadarpur Gram Panchayat Property No. 565/1, In Old Gamtal, Total Admeasuring 750 Sq. Fts., Situated In The Sim Of Sadarpur, Tal. Palanpur, Dist. Banaskantha, Gujarat-385001, And, Bounded As: East: House Of Shrimali Babubhai Chelabai, West: Open Land, North: Room Of Daliben, South: Road 2 27823411 Home Loan 1, Jatin Rameshbhai Rajai 12.03.2025 INR 9.85,539.08/-2. Nilam J Rajai

Property Address: All That Piece And Parcel Of Flat No. 304, On 3rd Floor In Block-A, (Above Second Floor Above Hollow Plinth As Per AMC Approved Plan) Having Built Up Area Admeasuring 59 Sq. Mtrs. Togetherwith Undivided Share Of Land Admeasuring 29.45 Sq. Mtrs. In Scheme Known As "Maruti Shrushti" Constructed On Land Bearing Consolidated City Survey No. 2245 (old City Survey Nos. 8718, 8719) (plot No.3 Of Old Naroda Survey No. 71) Situated At Near Kubernagar Old Post Office, Kubernagar, Mouje: Sardamagar, Taluka: Asarva In The District Of Ahmedabad And Registration Sub District Ahmedabad-6 [Naroda] Within The State Of Gujarat-382340, And Bounded As: - East: Flat No. A/305, West: Ots, North: Ots, South: Lift Than Flat No. A/303 3 36390890 Loan Against 1 Lalibhai Raghibhai 29.03.2025 INR 6.01.623.28J-

	0000000	Property	Chaudhary 2. Doliben Raghjibhai Juva		11.1.2.4.1.1000.000
Res Sq.	sidential Prope Fts. Situated	erty Out Of Adra I In The Sim O	ece And Parcel Of Land Along na Gram Panchayat Property N If Ardana, Tal: Vadgam, Distri : Navoli, North: House, Sout	No. 171 In Old Ga ct: Banaskantha.	mtal, Total Admeasuring 1000

INR 6.14.743.26/-4 125531383 Loan Against 1. Raval Shankarbhai 29.03.2025 Property 2. Raval Savitaben Property Address: All That Piece And Parcel Of Pucca Residential House Bearing Gram Panchayat Property

No 300 In Gamtal Land, Property Area: 720.00 Sq. Feet, Situated At Village: Mokal, Taluka: Kalol, District Panchmahal, Gujarat-389320, And Bounded As:- East: Kotar, West: Public Road, North: Vado, South: House Of Mangalbhai

26.03.2025

INR 6.17,192.73/-

5 | 45879929 | Loan Against | 1. Satpalsinh Parmar

South: Plot Of Dasrathsinh Barad

Date: 17.04.2025

Place : Gujarat

0.50		Property	2. Ulasba Parmar	200746670000	Abbreside Markey 1990s.
Pro	perty Addres	ss : All That Pi	ece And Parcel Of Land Ale	ong With Structure S	tanding There On Being The
Res	sidential Prope	erty Out Of Ga	ngava Gram Panchayat Pro	operty No. 284 In Ol	d Gamtal, Total Admeasuring
160	0 Sq. Fts., Sit	uated in The Si	m Of Gangava, Tal.: Danta,	District: Banaskantha	a State: Gujarat-385120, And
Boi	inded As: Fas	st · House Of C	handrakant Soni West - R	oad North - House	Of Rajendrasinh Parmar

12.03.2025 INR 3,35,994.33/-64529617 | Loan Against | 1. Tadvi Ketanbhai Property 2. Tadvi Jagrutiben Property Address: All That Piece And Parcel Of The Gram Panchayat House No. 388/1, Area: 12*55 Sq. Ft. Situated At Moje: Khadagada Of Registration Sub District: Nandod & Registration District: Narmada, Gujarat 393151, And Bounded As:- East: House Of Kanjibhai Manuhai, North: Road, West: House Of Kanchanbhai

7	22580682	Death Sent Company of the Control of	Yunusbhai Sulemanbhai	29.03.2025	INR 4,07,725.74/-
	59235050	Property	Aglodiya 2. Shakinaben Sulemanbhai		
			Agalodiya 3. Sulemanbhai Nashirbhai		
			Agalodiya 4. Sumaiyaben Yunusbhai		

Property Address: Item No. 1:- All That Piece And Parcel Of Land Along With Structure Standing There On Being The Residential Property Out Of Mumanvas Gram Panchayat Property No. 988 And Assessment Serial No. 988 In Old Gamtal, Total Admeasuring 715-00 Sq. Feet, Situated In The Sim Of Mumanvas, Tal.: Vadgam Dist: Banaskantha, State: Gujarat-385120, And Bounded As:- East: House Of Mahamad Nashir Abdul, West: House Of Rajakbhai Sulemanbhai Abdul, North: Anganvai & House Of Jalal Pira, South: Public Road Item No. 2:- All That Piece And Parcel Of Land Along With Structure Standing There On Being The Residential Property Out Of Mumanvas Gram Panchayat Property No. 1133 in Old Gamtal, Total Admeasuring 1125-00 Sq. Feet, Situated In The Sim Of Mumanvas, Tal.: Vadgam, Dist: Banaskantha, State: Gujarat-385120, And Bounded As: - East: Road, West: Road, North: House Of Rahimbhai, South: House Of Allaudinbhai

You are hereby called upon to pay the amounts to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) as per the details shown in the above table with contracted rate of interest thereupon from their respective dates and other costs, charges etc., within 60 days from the date of this publication, failing which the undersigned shall be constrained to initiate proceedings, under Section 13 (4) and section 14 of the SARFAESI Act, against the mortgaged properties mentioned hereinabove to realize the amount due to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited). Further you are prohibited under Section 13 (13) of the said Act from transferring the said secured assets either by way of sale/lease or otherwise.

Sd/- Authorized Officer **IDFC First Bank Limited** (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)

AAVAS FINANCIERS LIMITED

(CIN:L65922RJ2011PLCO34297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020



Demand Notice Under Section 13(2) of Securitisation Act of 2002 As the Loan Account Became NPA therefore The Authorised Officer (AO) Under section 13 (2) Of Securitisation And Reconstruction of Financial Assets And Enforcement of Security Interest Act 2002 had issued 60 day demand notice to the borrower as given in the table According to the Notice if the Borrower does not deposit the Amount within 60 days, the amount will be recovered from Auction of the security as given below. As the demand Notice send to the borrower/guarantor has not been served, copy of demand notice has also been affixed on the secured assets as given below. Therefore you the borrower is informed to deposit the loan amount along with uture interest and recovery expenses within 60 days, otherwise under the provisions of section 13 (4) and 14 of the said Act, the AO is free to take possession of the Security as given below.

Name of the Borrower	Demand Notice Date and Amount	Description of Mortgaged property
VISHNU DEVI, MR. PREM SUKH, MR. MAGRAJ JIYARAM GUARANTOR: MR. SUNILKUMAR MANOJKUMAR GEHLOT (A/C NO.) LNSUR00319-200119318	15 APR 25 Rs. 2485534/- 11 APR 25	PROPERTY SITUATED AT FLAT NO-602, PLUS POINT COMPLEX, SIXTH FLOOR, CITY SURVEY NO. 508, 509 & 510, WARD NO. 6, GALEMANDI MAIN ROAD, KHARADISHERI-KOLSAWAD, SURAT, GUJARAT ADMEASURING 66.684 SQ. MTRS.
PRAHALADBHAI MOHANBHAI YADAV, Mrs. BHAGVATI YADAV (A/C NO.) LNGOD01819-200108427 & LNGOD02119-200108328	15 APR 25 Rs. 1586537/- & Rs. 784239/- 11 APR 25	PLOT NO. 62, SITUATED AT DAHOD DELSAR UKARDI ROAD, PAIKI NORTH SIDE, INDRAPRASTH SOCIETY, CONSTRUCTED UPON LAND BEARING R.S NO. 64/1/P/2 PAIKI 13 OF VILLAGE DELSAR, , MOUJE – DELSAR, TA. & DIST DAHOD, GUJARAT. ADMEASURING 127.50 SQ. MTR PAIKI NORTH SIDE AREA OF PROPERTY 63.75 SQ. MTR
Place : Jaipur Date : 17.04.2025	-	Authorised Officer Aavas Financiers Limited

☑ M Indusind Bank APPENDIX -IV[Rule 8(1)]Possession Notice (For Immovable Property)

1st Floor, Sangam Tower Church Road, Jaipur- 302001

Whereas,The undersigned being the Authorized Officer of the INDUSIND BANK LTD under th curitization And Reconstruction Of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(2) read with rule 9 of the Security Interes Enforcement) Rules, 2002 issued a demand notice dated 09/01/2025 calling upon the borrowers M Mihir Rajeshbhai Chauhan (Borrower/Mortgagor) Mrs. Jyotiben Rajeshbhai Chauhan (Co-Borrower/ Guarantor/ Mortgagor) & Mr. Rajesh Babubhai Chauhan (Co-Borrower/Guarantor) (A/C # 778000005739, 776000002464 & 773000008573) to repay the amount mentioned in the demand notice i.e. sum INR 23,08,929.55 (Rupees TwentyThree Lakh Eight Thousand Nine Hundred Twenty Nine Paise Fifty Five Only) as on 13-12-2024 within 60 days from the date of receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in seneral that the undersioned has taken physical possession of the property described. public in general that the undersigned has taken physical possession of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with Rule 9 of the said Rules on this 11th day of April Month of the year 2025.

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the INDUSIND BANK LTD for an amount of INR 23,08,929.55 (Rupees Twenty Three Lakh Eight Thousand Nine Hundred Twenty Nine Paise Fifty Five Only) as on 13-12-2024 and interest, charges thereon.

DESCRIPTION OF THE IMMOVABLE PROPERT All The piece and parcel of the property bearing Flat no. 404, fourth floor, Wing C - Easter Building Sundaram City, Madhapar, Rajkot, Gujarat 360006 having built-up area of 53.45 sq. mtrs.BOUNDARIES: -On or towards East; As per Title Document, On or towards North; As per Title Document, On or towards South: As per Title Document, On or towards West: As per Title Documen

Authorised Officer(Indusind Bank Limited) Place:Rajkot, Gujarat

INDUSIND BANK LIMITED
PNA House, 1st Floor, Plot No. 57 and 57/1, Street No. 17, Near ESIC Office, MIDC, Andheri (E), Mumbai-400093

POSSESSION NOTICE- ((FOR IMMOVABLE PROPERTY) (As per Appendix IV read with rule 8(1) of the Security Interest Enforcement Rules, 2002) /HEREAS, The undersigned being the Authorized Officer of the INDUSIND BANK LIMITED under the Securitisation and Reconstruction of inancial Assets & Enforcement of Security Interest Act, 2002 (Act No. 54 of 2002) (SARFAESI Act) and in exercise of powers conferred unde section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a Demand Notice dated 31/12/2024 through Registerer Post thereby cálling upon the borrower and Có-borrowers-Dipak Roadways Through its proprietor, M/S Neel Roadways Through its proprietor, M/S viti Roadways Through its proprietor, Mr. Dipak Rasiklal Thakkar, Mr Sunil kumar Rasiklal Thakkar, Mrs Geetaben Dipak Thakkar, Mrs Parulbei Sunil Kumar Thakkar, Loan Account No. GBC00937N, GAS00963N, 785200003104 to repay the amount mentioned in the said notice being INI ,68,09,857.58 (Three Crore Sixty Eight Lakh Nine Thousand Eight Hundred Fifty Seven Rupees And Fifty Eight Paisa only) as on 10-12-2024

vithin 60 days from the date of receipt of the said notice. he borrower/co borrower(s) having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the ndersigned has taken possession of the property described herein below in exercise of powers conferred on him under section 13 (4) of the said act read with rule 8 of the said Rules on 12.04.2025

he borrower/co borrower(s) in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the roperty will be subject to the charge of IndusInd Bank Ltd., for an amount of INR 3,68,09,857.58 (Three Crore Sixty Eight Lakh Nine Thousand ight Hundred Fifty Seven Rupees And Fifty Eight Paisa only) as on 10-12-2024 and further interest thereon, plus costs, charges, expense

DESCRIPTION OF THE IMMOVABLE PROPERTY Property -1) -All That Piece and Parcel Of Immovable Constructed Property of Office No.331, in Scheme Known as "Iscon Arcade" Constructed by M/s. J. P. Construction Situated at :- Final Plot No. 402.of T. P. Scheme No.3 (varied) City Survey No. 3616 of Mouje: Changispur, Taluka abarmati, District: Ahmedabad owned by Mrs. ParulbenSunilbhai Thakkar Owner of Office No. 331 Property -2)-All That Piece and Parcel Oflmmovable Constructed Property of Office No. 332, in Scheme Known as "Iscon Arcade" Constructed by N/s. J. P. Construction Situated at: - Final Plot No. 402 of T. P. Scheme No.3 (varied) City Survey No. 3616 of Mouje: Changispur, Taluka: Sabarmat

istrict: Ahmedabad owned by Mr. Sunil Bhai Rasiklal Thakkar Owner of Office No. 332 Property -3)-All That Piece and Parcel of Immovable Constructed Property of Office Unit No. 333 in Scheme Known as "Iscon Arcade onstructed by M/s. J. P. Construction Situated at: - Final Plot No. 402 of T. P. Scheme No.3 (varied) City Survey No. 3616 of Mouje: Changispu aluka: Sabarmati, District: Ahmedabad owned by Mr. Dipakbhai Rasiklal Thakkar Owner of Office No. 333 Property -4)-All That Piece and Parcel of Immovable Constructed Property of Office No. 334 in Scheme Known as "Iscon Arcade" Constructed by N/s. J. P. Construction Situated at:- Final Plot No. 402 of T. P. Scheme No.3 (varied) City Survey No. 3616 of Mouje Changispur, Taluka Sabarmat istrict: Ahmedabad owned by Mrs. GeetabenDipakbhai Thakkar Owner of Òffice No. 334

Date:12.04.2025. Place: Ahmedabad Sd/-Authorized Officer, For IndusInd Bank limited

PLACE: - GUJARAT DATE: - 17.04.2025

MOMKARA OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED

[Appendix - IV-A] [See proviso to rule 8 (6) read with 9(1)]

Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar

West, Mumbai 400 028 Tel.: 022-69231111 I M.No. 9869026887. CIN: U67100TZ2014PTC020363

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

-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) read with 9 (1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower M/s. JBL Buildcon Company (Proprietorship of Mr. Bimal Joshi) and Guarantors/Mortgagors Mr. Bimal Joshi, Mrs. Vaishali Bimal Joshi that the below described immovable properties mortgaged with the Secured Creditor viz, Piramal Capital & Housing Finance Limited ("PCHFL") will be sold under public e-auction under the provisions of SARFAESIACT 2002. The financial assets along with the underlying securities are acquired by Omkara Assets Reconstruction Pvt. Ltd ("OARPL"), acting in its capacity as a trustee of Omkara PS 03/2023-24 Trust, a Company incorporated under the Companies Act, 1956 and egistered with Reserve Bank of India as an Asset Reconstruction Company and having its registered office at 9, M.P. Nagar, 1st Street, Kongu Nagar Extn, Tirupur 641607 and Corporate office at Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai 400028, Pursuant to the assignment agreement dated 30.03.2024 OARPL has stepped into the shoes of PCHFL. Further, the physical possession of the below mentioned immovable assets have been taken by the Authorized Officer of OARPL acting in its capacity as a Trustee of Omkara PS 03/2023-24 Trust on 09.11.2024. The said immovable secured assets will be sold under the provisions of SARFAESI ACT 2002 on "As is where is", "As is what is", "Whatever there is" and "Without Recourse" basis on 05.05.2025 at 1.00 p.m. for recovery of dues of Rs. 101,89,72,775/- (Rupees One Hundred One Crores Eighty Nine Lakhs Seventy Two Thousand Seven Hundred Seventy Five Only) as on 31.01.2025 along with the future interest at contractual rate and penal and other charges and expenses w.e.f. 01.02.2025 till the date of entire payment.

The description of the Immovable Property, reserve price and the earnest money deposit and known encumbrances (if any) are as under:

Description of the Property	Date of Demand Notice	Reserve Price	EMD	Minimum Bid Increment Amount
All that piece and parcel of property of plot No. A-3 Sq.mtrs, with undivided share adm. 114 Sq.yards 569 Sq.yards along with construction made the scheme known as "Aryaman" forming part of the I plot No. 6/part, corresponding to block Nos. 482/p of mouje Shilaj, Taluka Dascroi in the registration Ahmedabad and sub-district of Ahmedabad ("Bungalow Property")	total adm. reon in the land of final art and 742 or district of	Rs. 5,95,00,000/-	Rs. 59,50,000/-	Rs. 5,00,000/-
Date of E- Auction	05.05.2025, Monday at	1.00 p.m. to 3.0	00 p.m.	
to according to the second sec	20 04 2025 Monday			

Inspection Date 28.04.2025, Monday Last date and time for submission of bid | 02.05.2025, Friday by 6:00 pm letter of participation/KYC Document/ Proof of EMD Physical Possession Possession Type

The auction shall be conducted online by OARPL. The last date of submission of bid (online as well as in hard copy) along with EMD (DD/ Pay Order in original or remittance by way of NEFT/ RTGS) is 02.05.2025, Friday by 6:00 pm. At the time of submission of the bid, bidder should submit affidavit in the spirit of Section 29(A) of Insolvency Bankruptcy Code, 2016. For detailed terms and conditions of the sale, please refer to the link provided in https://omkaraarc.com/auction.php and/or https://www.bankeauctions.com/. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact e-Auction Service Provider "M/s. C1 India Pvt. Ltd", Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankeauctions.com, or Mr. Bhavik Pandya, Mobile: 8866682937 E-mail: maharashtra@c1india.com, and for any property related query contact the Authorised Officer, Mr. Aniket Joshi, Mobile: +91 9869026887 E-Mail: aniket.joshi@omkaraarc.com STATUTORY NOTICE FOR SALE UNDER Rule 8(6) read with 9(1) OF STATUTORY INTEREST (ENFORCEMENT)

RULES, 2002

This notice is also a mandatory Notice of 15 (Fifteen) days to the Borrower/Guarantors/Mortgagors of the above loan account under Rule 8(6) and 9(1) of Security Interest (Enforcement) Rule, 2002 and provisions of Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of sale through Public Auction on the above referred date and time, with the advice to redeem the assets if so desired by them, by paying the outstanding dues as mentioned herein above along with cost & expenses, within the time as stipulated under section 13(8) of the SARFAESI Act in case of default in payment, the property shall at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8 (5) of Security Interest (Enforcement) Rule, 2002. Sd/- Aniket Joshi

Deputy Vice President Authorized Officer, Omkara Assets Reconstruction Pvt Ltd. Date: 17-04-2025 (Acting in its capacity as a Trustee of Omkara PS 03/2023-24 Trust) Place: Mumbai

(a) pab Housing Charki Baat

REG. OFFICE:: 91 FLOOR, ANTRIKSH BHAWAN, 22 K.G. MARG, NEW DELHI - 110001. PHONES: 011-23357171, 23357172, 23705414 WEBSITE:-www.pnbhousing.com

BRANCH OFFICE: AHMEDABAD: 2° Floor, Part I, Megha House, Opp. Kotak Bank, Mithakhali Law Garden Road, Ellisbridge, Ahmedabad, Gujrat-380006, VADODARA: 331, Third Floor, Trivia Complex, Natu Bhai Circle, Vadodara, Gujrat - 390007 POSSESSION NOTICE (FOR IMMOVABLE PROPERTY) Whereas the undersigned being the Authorised Officer of the PNB Housing Finance Ltd. under the Securitisation and Reconstruction of Financial Assets & in compliance of Rule 8(1) of Enforcement of Security Interest Act. 2002, and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued demand notice/s on the date mentioned against each account calling upon the respective

the security interest, interest account relatives on the date mentioned against each account within 60 days from the date of notice(s)/ date of receipt of the said notice/s. The borrower's having failed to repay the amount, notice is hereby given to the borrower's and the public in general that the undersigned has taken possession of the propertyles described herein below in exercise powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on the dates mentioned against each account. The borrower's in particular and the public in general is hereby cautioned not to deal with he property/ies and any dealing with the property/ies will be subject to the charge of PNB Housing Finance Ltd., for the amount and interest thereon as per loan agreement. The borrowers' 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.

Loan Account No(s).	Name of the Borrower/Co- Borrower/Guarantor	Date of Demand Notice	Amount Outstanding	Date of Possess- ion taken	Description of the Property/les mortgaged
HOU/AHM/10 18/585550 B.O.: AHMEDABAD	Mr. Gajendrasingh Parhiar And Mr. Mrs. Heera Kunvar	26.12.2024	One Lakhs Twenty-Five Thousand	Symbolic	Flat No L 304, Sarjan, BH Satyam Mall, Bh Bhagyoday Hotel, Sarkhej Bavala Highway, Changodar, Ahmedabad, Gujarat,382213
HOU/VA/0920 /815655 B.O.: VADODARA	R. Satishbhai Kishanbhai Solanki And Mrs. Daxaben Satishbhai Solanki	12-09-2024	Rs. 22,99,655.67/- (Rupees Twenty- Two Lakhs Ninety-Nine Thousand Six Hundred Fifty-Five & Sixty-Seven Paise Only) as on 12-09-2024	Physical	B 303, Shilp Green, Sayaji Township Road, New Karelibaug, Karelibaug, Vadodara, Gujarat, 390018
HOU/AHM/11 15/252963 B.O.: AHMEDABAD	Mr. Dineshbhai Vasantbhai Kadam and Mrs. Minaben Dineshbhai Kadam	13.12.2024	Rs. 13,22,910.27 /-(Rupees Thirteen Lakhs Twenty-Two Thousand Nine Hundred Ten & Twenty-Seven Paise Only) as on 13-12-2024	Symbolic	506. 76, A, Om Villa Residency, Nr. Odhav Ring Road Circle, Opp Madhav Complex, Odhav, Ahmedabad, Gujarat, 382415
HOU/AHM/10 23/1171398 B.O.: AHMEDABAD	Mr. Rajbhar Sheevand and Mrs. Neha Rajbhar	13.12.2024	Rs. 25,20,595.49 I-(Rupees Twenty- Five Lakhs Twenty Thousand Five Hundred Ninety-Five & Fourty Nine Paise Only) as on 13-12-2024	Symbolic)	E, 504, Swastik Platinum, Nr Pooja Farm, Narol Aslail Highway, Narol, Ahmedabad, Gujarat, 382440

CAPRI GLOBAL

Capri Global Capital Limited

subject to the charge of "CGCL" for an amount as mentioned herein under with interest thereon.

Registered & Corporate Office: 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai-400013.

AUTHORIZED OFFICER, PNB HOUSING FINANCE LTD.

Office Address: 9th Floor, BBC Tower, Opposite Law Garden, Near Axis Bank, Ahmedabad-380006 POSSESSION NOTICE (for immovable Properties)

Whereas the undersigned being the Authorized Officer of Capri Global Capital Limited (CGCL) under the Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rule, 2002, Demand Notice(s) issued by the Authorised Officer of the company to the Borrower(s) / Guarantor(s) mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said Notice. The Borrower having failed to repay the amount, notice is hereby given to the borrower(s)/ Guarantor(s) 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 the section 13 of the said Act read with Rule 8 of the Security Interest Enforcement rules, 2002. "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. "The

Name of the Borrower/ **Description of Secured Asset** Demand Notice Date of (Immovable Properties) Date & Amount | Possession Guarantor All that Piece and Parcel of Property being land and Loan A/c No. LNMEANA000083144 (OLD) building bearing RS No. 1327/A, Paiki adm. 8555.69 Sq. 80400005550759 (New) & Mtrs., Paiki adm. 5685.47 Sq. Mtrs., CS No. 2192/B/1 Anand Branch). known as Krishna Complex, Paiki undivided share of 05.11.2024 Mr. Dilip Babubhai Vaghari land and Basement Shop No. 310, construction 12.04.2025 C/o M/s Chamunda Furniture admeasuring 27.955 Sq. Mtrs., situated Near Bharat (Physical) Mr. Babubhai Vaghari C/o M/s Priya Tiles Petroleum, Off Anand Sojitra Road, Anand, Gujarat 42,49,312/-Mr. Vijaybhai Vaghari C/o M/s Priya Tiles 388001. Bounded by :- East: Basement Shop No. 311 Mrs. Madhuben Vaghari West: Basement Shop No. 309, North: Ground Floor & Mrs. Rekhaben Vaghari Margin Road, South: Ground Floor Internal Road.

Borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be

Date: 17.04.2025 (Authorized Officer) Place : Gujarat For, Capri Global Capital Limited

HOUSING FINANCE

ITI HOUSING FINANCE LIMITED

(Formerly known as Fasttrack Housing Finance Limited) CIN No.: U65993MH2005PLC158168 Registered Office: ITI House, 36 Dr. R. K. Shirodkar Marg, Parel, Mumbai- 400 012 E-mail id: compliance@fasttrackhfc.com Website: www.itihousing.com

POSSESSION NOTICE Whereas the undersigned being the Authorised officer of the M/s. ITI Housing Finance Limited, (Formerly known as

Fasttrack Housing Finance Limited) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, And in exercise of Powers conferred under section 13(2) read with rule 8 of the Security Interest (Enforcement). Rules 2002, issued below mentioned Demand Notice dated calling upon the borrowers to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The Borrower having failed to repay the amount, notice is hereby given to the Borrower/Guarantor and the public in general that the undersigned has taken Possession of the property described here in below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said rules on below mentioned date. 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 M/s. ITI Housing Finance Limited, (Formerly known as Fasttrack Housing Finance Limited) Demand Notice Date | Date of St. NAME OF THE BORROWERS MORTGAGE PROPERTY ADDRESS

No.	NAME OF THE BOHNOWERS	MONTONAL PHOPENTY ADDRESS	& 13(2) Amount	Possession
1.	Sunilkumar Mayaram Sadhu (Borrower) & Ruchikaben Sunilbhai Sadhu (Co-borrower) Loan No: LHMEH03419-200001597	Flat No.D-302, Shree Krishna Appartment, Ayodhaya Nagar, Ramji Temple, Kadi- Kalyanpur Road, At-Nani Kadi All The Piece And Parcel of Land is Bounded As Follows : On Or Towards The East - Flat No.D-301 On Or Towards The South - Block D Margin On Or Towards The West - Block D Margin On Or Towards The North - Flat No.D-303	30/08/2023 & Rs. 8,24,419/-	10.04.2025
2	Rakeshranjan Mahabirprasad Ray (Borrower) & Rasmita Rakeshranjan Ray (Co-borrower) Loan No: LHSUR00718-190000849	Flat No G4, On The Ground Floor, Shree Krishna Residency, Yogi Park Beside S D Jain School, Palasana Chokdi, Chaar Rasta, Megha Plaza Village Palsana Dist Surat 394317 Admeasuring 540 Sq Mts Super Built Up Area And 324 Sr Feet i.e 30.11 Sq Mts Buit Up Area , Along With 7.00 Sq Mts, Undivided Share In The Land Of Shree Krishna Residency, Situate At Revenue Survey No 51 Block No 48 Admeasuring He Are 2-00-19 Sq Mts Akar Rs 25.00 Palsa Paikee Plot No 86,87,88,89 Totally Admeasuring 267.06 Sq Mts Of Moje Village Palsana Ta Palsana Dist Surat, All The Piece And Parcel of Land is Bounded As Follows: On Or Towards The East - Road, On Or Towards The West - Plot No. 72, 73, 74, 75, On Or Towards The North - Plot No 85, On Or Towards The South - Plot No 72, 73, 74, 75.	30/08/2023 & Rs. 9,92,558/-	13.04.2025

Place : Gujarat

For ITI Housing Finance Limited

Rules, 2002 -

Home First Finance Company India Limited CIN: L65990MH2010PLC240703

Website: homefirstindia.com

"On Line", for the recovery of amount due from Borrower (s) and Co-Borrower (s) as per column (i), due to Home First Finance Company India Limited. Increment Amount - Rs. 1,000/-.

Phone No.: 180030008425 SALE OF MOVABLE ASSETS (INVENTORY) Email ID: loanfirst@homefirstindia.com

E-Auction Sale Notice for Sale of Movable 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) Notice is hereby given to the public in general and in particular to the Borrower (s) and Co-Borrower (s) as per column (ii) that the below described immovable properties as per column (iii) mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Home First Finance Company India Limited for realization of its dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in

	Name Borrower(s) and Co-Borrower(s)	PROPERTY ADDRESS	Details of Inventory	Date of Demand Notice	Demand Notice Amount	Date of Possession	Reserve Price Amount	EMD Amount	Date and Time of Auction	Last Date & Time of Submission Of Emd & Documents	Number of Authorised officer
1.	Viraj Mukeshbhai Manvar, Mukeshbhai Narsibhai Manavar	Shop-office no. 13,plot no.13 and 14,Jyot Mart,1 flour,RS No 470/2 (Paiki), Plot No 13 & 14,Jyot Mart Complex,Nr New Marketing Yard, National Highway,Gondal - 360311, Rajkot, Gujarat, 360311, Bouded by - East by: Stair then office No.12, West by: Office No. 14, North by: Passage then sutter, South by: Common Toilet then Office No. 13:	Chairs, Wooden table and other wooden fixed furniture, Computer Screen, Packed		6,34,797	15-12-2024	5,000	500	25-04-2025 (11am-2pm)	23-04-2025 (upto 5pm)	9712380666

exercise of power conferred under Section 13(2) of the said Act proposes to realize dues by sale of the said property/ies and it will be sold on "As is what is", and "Whatever there is" as described hereunder. The auction will be conducted

No.12, West by : Office No. 14, North by : Passag sutter, South by : Common Toilet then Office No. 13:					
E-Auction Service Provider	E-Auction Website/For Details, Other terms & conditions	A/c No: for depositing EMD/other amount	Branch IFSC Code	Name of Beneficiary	
Company Name: e-Procurement Technologies Ltd. (Auction Tiger). Help Line No::079-35022160 / 149 / 182 Contact Person: Ram Sharma -8000023297 e-Mail id: ramprasad@auctiontiger.net and support@auctiontiger.net.	http://www.homefirstindia.com https://homefirst.auctiontiger.net	912020036268117- Home First Finance Company India Limited - Axis Bank Ltd., MIDC, Andheri East.	UTIB0000395	Authorized Officer, Home First Finance Company India Limited	

The E-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS" and will be conducted "On Line". The action will be conducted through HOME FIRST's approved service provider M/s E-Procurement Technologies Ltd -Auction Tiger, at the web Portal: https://homefirst.auctiontiger.net, E-Auction Tender Document containing online e-auction bid form, declaration, General Terms & Conditions of online auction sale are available at Portal Site. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property/les 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 HOME FIRST. The property is being sold with all the existing and future encumbrances whether known or unknown to HOME FIRST. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues. The sale shall be subject to rules/conditions prescribed under the securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002,

Other terms & conditions of the e-auction are published in the following websites. 01. http://www.homefirstindia.com, 02. https://homefirst.auctiontiger.net,

STATUTORY SALE NOTICE UNDER THE SARFAESI ACT, 2002

The borrower/ guarantors are hereby notified to pay the sum as mentioned and take their belongings before the date of e-Auction, failing which the Inventory will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost. Date: 17-04-2025 Place: GUJARAT Sd/- Authorized Officer, Home First Finance Company India Limited

epaper.financialexpress.com

Ahmedabad