

 Indian Bank	Bhadra Branch : Mission Road, Opp. Italian Bakery Bhadra, Ahmedabad, Gujarat 380001 Phone 079-25507512. Email: bhadra@indianbank.co.in
 Indian Bank	
APPENDIX IV [Rule 8(1)] POSSESSION NOTICE (For Immovable Property)	
<p>Whereas, The undersigned being the authorized officer of the Indian Bank under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with Rule 8 & 9 of the Security Interest (Enforcement) rules, 2002 issued a demand notice dated 10.03.2025 calling upon the borrower / Mortgagor Mrs. Anandiben Jatinikum Patel and Mr. Jatinikum Dasrathbhai Patel having account with our Bhadra Branch to repay the amount mentioned in the notice being Rs. 15,50,503/- (Rupees Fifteen lakhs fifty thousand five hundred and three only) together with further interest thereon at the contractual rate plus costs, charges and expenses till date of repayment within 90 days from the date of said notice.</p> <p>The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under section 13(4) of the said Act read with rule 8 & 9 of the said rule on this 19th day of May 2025.</p> <p>The borrower/ Guarantor/ Mortgagor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Indian Bank for an amount being Rs. 15,50,503/- (Rupees Fifteen lakhs fifty thousand five hundred and three only) as on 10.03.2025 with further interest, costs, other charges and expenses bill date of payment.</p>	
Description of Immovable Property	
<p>All the piece and parcel of property bearing Flat No. C-101, on 1st Floor, having area admeasuring 71.52 sq.mtrs super builtup with undivided share in the land admeasuring 26.64sq.mtrs in the scheme known as known as "SHREEDHAR SPARSH" constructed and situated at land bearing survey no- 167 being Final plot no 15/2 of town planning scheme no 112 of Mouje-Odhav, Taluka-Vatva in the district Ahmedabad-7 (Odhav) within the state of Gujarat-382415. Boundary : North : Flat No. C-104, South : Common Plot, East : Block-B, West : Flat No. C-102</p>	
Date : 19.05.2025 Place : Ahmedabad	Authorised Officer For, Indian Bank

APPENDIX IV-A		
Sale Notice for sale of Immovable Property		
E-Auction Sale Notice for sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.		
Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) the below described Immovable Property mortgaged to Samman Capital Limited ("SCL") (formerly known as Indiabulls Housing Finance Ltd., ("IHFL")) [CIN : L65922DL2005PL136029] and Indiabulls Asset Reconstruction Company Limited [CIN : U67110MH2009CL305312] acting as a Trustee of Indiabulls ARC- XXXI Trust (both SCL and IARCL) are jointly and severally referred to as ("Secured Creditor"), the physical possession of which has been taken by the Authorised Officer of the Secured Creditors, will be sold on "as is where is", "as is what is" and "whatever there is" basis on 22.06.2025 from 5.00 P.M. to 6.00 P.M., for recovery of the following amounts due to SCL and IARCL:		
DUES OF SAMMAAN CAPITAL LIMITED (formerly known as Indiabulls Housing Finance Ltd.):		
S. No.	Loan Account Number	Outstanding Amounts (in Rs.) as on 29.04.2025
1.	HHLSUR00298494	Rs. 28,20,147/- (Rupees Twenty Eight Lakh Twenty thousand One Hundred Forty Seven only)
DUES OF INDIABULLS ASSET RECONSTRUCTION COMPANY LIMITED:		
S. No.	Loan Account Number	Outstanding Amounts (in Rs.) as on 30.04.2025
1.	D010XXX1 (Old Loan Account No. HHLSUA00399348)	Rs. 4,96,957/- (Rupees Four Lakh Ninety Three Thousand Five Seven only)
The Loan Account No. HHLSUA00399348, along with all right(s), title(s), interest(s), underlying security(ies), pledge(s) and / or guarantee(s) including the Immovable Property, has been assigned by Sammaan Capital Limited ("SCL") (formerly known as Indiabulls Housing Finance Ltd. ("IHFL")) to and in favour of Indiabulls Asset Reconstruction Company Limited ("IARCL") vide Assignment Agreement dated 21.08.2023, and the same has been renumbered by IARCL and bears new Loan Account No. D010XXX1. Consequently, IARCL has also become a Secured Creditor for the said assigned Loan Account. IARCL has given its consent to SCL to issue this Notice of Sale.		
The amounts mentioned in both the tables given above are pending towards the respective Loan Accounts of SCL and IARCL, by way of principal, arrears (including outstanding late charges) and interest till 29.04.2025 with applicable future interest in terms of the Loan Agreement(s) and other related loan document(s) w.e.f. 30.04.2025 along with legal expenses and other charges are also due and payable to the Secured Creditor from DINESHBHAI V PATEL and SUNITABEN DINESHBHAI LAKHANI.		
The Reserve Price for the Immovable Property will be Rs. 14,24,000/- (Rupees Fourteen Lakh Twenty Four Thousand Only) and the Earnest Money Deposit ("EMD") will be Rs. 1,42,400/- (Rupees One Lakh Forty Two Thousand Four Hundred only) i.e. equivalent to 10% of the Reserve Price.		
DESCRIPTION OF THE IMMOVABLE PROPERTY		
PROPERTY BEARING FLAT NO. 304 ON THE 3RD FLOOR ADMEASURING 13.30 SQ. FTS. I.E. 105 SQ. MTS. SUPER BUILT - UP AREA, & 678 SQ. FTS. I.E. 6130 SQ. MTS. BUILT - UP AREA, ALONGWITH UNDIVIDED SHARE IN THE LAND OF "SAURASHTRA GREENCITY OF BUILDING NO. A/8, E, AS PER SITE BUILDING NO. A/18 & A/19 PAIKI BUILDING NO. A/18". SITUATED AT BLOCK NO. 119/A & 120 TOTALLY ADMEASURING 3564 SQ. MTS., OF MOJE VILLAGE UMRA, TAL. OLPAD, DIST. SURAT.		
ON THE NORTH : BLOCK NO. 119/B,		ON THE EAST : BLOCK NO. 121,
ON THE SOUTH : ROAD,		ON THE WEST : BLOCK NO. 111.
For detailed terms and conditions of sale, please refer to the link provided on the website of the Secured Creditor i.e. www.sammaancapital.com ; Contact No : 0124- 6010910 / +91 7065451024. Email id : audithelp@sammaancapital.com . For bidding, log on to www.auctionfocus.in .		
Date : 13.05.2025		sd/-
Place : SURAT		AUTHORIZED OFFICER
(Formerly known as INDIABULLS HOUSING FINANCE LTD.)		SAMMAAN CAPITAL LIMITED

<p>Door, Neelkanth Avenue-1, College Street, Income Tax Cross Road, Phone: 079-27431248/27461066</p>	<h1 style="margin: 0;">MEGA E - AUCTION NOTICE</h1> <h2 style="margin: 0;">FOR SALE OF IMMOVABLE PROPERTIES</h2> <p style="margin: 0;">[See proviso Rule 8 (6)]</p>	
<p>Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002</p> <p>The Secured Creditor, the Physical/Symbolic Possession of which has been taken by the Authorised Officer of Indian Bank, Secured Creditor, will be sold on "As is where is", "As is Mortgagor/s". The reserve price and the earnest money deposit and short description of immovable property are also mentioned hereunder "The borrowers attention is invited to the</p>		
Description of the Property	Amount of Secured debt	Reserve Price / Bid Inc. Amount
No.E having admeasuring 45.19 Sq.Mtrs. (Carpet Area), 1.64 Sq. Mts. (Balcony/Wash Area) and with 18.89 Sq.Mts. Agriculture land bearing Revenue Survey No. 1449 and 1450 admeasuring 10016 Sq. Mts. being Final Plot No. 30/3 Vatva, Taluka-Vatva in the District of Ahmedabad and Registration Sub-District Ahmedabad-11 (Asiali) within the state of India. E-201, West : Flat No. F-209, North : Passage, South : Internal Road	Rs. 19,74,686.00 as per demand notice dated 10.04.2024. Plus interest till the date of realization & cost, charges & other expenses.	Rs. 16,20,000.00 Bid Inc. Amt. 10,000.00
construction admeasuring about 109.53 sq. mtrs. built up area (131 sq. yards Super built up) together with undivided land bearing survey no. 773/2 of T.P. Scheme No. 114, F.P. no. 30/2 admeasuring about 16750 sq. mtrs. situated lying Dist. Ahmedabad 12 (Nikol) and bounded as under-East: Flat No. G-103, West:- Drive Way, North:- Flat No. G-	Rs. 32,21,347.00 as per demand notice dated 07.10.2024. Plus interest till the date of realization & cost, charges & other expenses.	Rs. 27,11,000.00 Bid Inc. Amt. 10,000.00
admeasuring 86.12 sq mtrs. along with undivided share of land admeasuring 22 sq mtrs in the scheme known as NARAYAN ne no. 86 of Mouje Vatva, Tal. Vatva in the District of Ahmedabad and Registration Sub District of Ahmedabad-11 (Asiali), North : FlatNo. C/402, South : FlatNo. B/402 (Physical Possession)	Rs. 1,01,44,706.00 as per demand notice dated 17.01.2024. Plus interest till the date of realization & cost, charges & other expenses.	Rs. 12,20,000.00 Bid Inc. Amt. 10,000.00
admeasuring 86.12 sq mtrs, along with undivided share of land admeasuring 22 sq mtrs in the scheme known as of draft TP Scheme no. 86 of Mouje Vatva, Tal. Vatva in the District of Ahmedabad and Registration Sub District of West : Common Passage, North : Flat No. B/401, South : C Block (Physical Possession)	Rs. 30,43,512.68 as per demand notice dated 15.05.2024. Plus interest till the date of realization & cost, charges & other expenses.	Rs. 12,20,000.00 Bid Inc. Amt. 10,000.00
admeasuring 35.75 sq.mtrs. (Net Built up area) together with undivided share in land and together with common facilities commercial Property being F.P. No. 243 and now New Final Plot No. 243, T.P. Scheme No. 01, B/H Limbuwala Complex, and being at Taluka and District Anand and registration sub district Anand and bounded as under : East: T.P. Road after 202	Rs. 11,96,010.00 as per demand notice dated 15.02.2024. Plus interest till the date of realization & cost, charges & other expenses.	Shop No. 203 Rs. 12,15,000.00 Shop No. 204 & 205 Rs. 10,26,000.00 Bid Inc. Amt. 10,000.00
37.80.59 sq.mtrs. (Super Built up area) and 30.24.59 sq. mtrs. (Net Built up area) together with undivided share in land tructed on Non-Agriculture land / Commercial Property being F.P. No. 243 and now New Final Plot No. 243, T.P. Scheme 2187 sq. mtrs. Of situated lying and being at Taluka and District Anand and registration sub district Anand and bounded or Office No. 203 (Physical Possession)		
ai flat city survey no. 169/5, Flat no. 206, 2nd floor, Block-C, Ramol Residency, Nr. Mahadev Heights, Vatva-Narol road, Mr. Gohil Dhaval Jitendrakumar within the state of Gujarat, the said Flat no. 206 is Bounded as under: North : Flat No.		
<p>Contact : Mr. Rajesh Kumar Singh, Chief Manager recovery@indianbank.co.in, zoahmedabad@indianbank.co.in</p>		
<p>any known to the Bank - There is no encumbrance on the property described herein to the best of of the Authorized Officer.</p>		
<p>tive bidders : Bidder has to complete following formalities well in advance : Step 1 : Bidder / Purchaser Registration : portal (link given above) https://baanknet.com/ using his mobile number and email-id. Step 2 : KYC Verification: Bidder ents. KYC documents shall be verified by e-auction service provider (may take 2 working days). Step 3 : Transfer of EMD et : Online/off-line transfer of fund using NEFT/Transfer, using challan generated on e-Auction portal. Step 1 to Step 3 well in advance, on or before EMD date.</p>		
<p>ails and Terms & Conditions, please visit: 1. https://www.indianbank.in, 2. https://baanknet.com/</p>		
<p>orrower/Guarantors/Mortgagors of the above said loan about holding of this sale on the above mentioned date and other details.</p>		
<p>Ahmedabad</p>		