## Protium Finance Limited (Formerly known as Growth Source Financial Technologies Ltd.) Nirlon Knowledge Park (NKP) B-2, Seventh Floor, Pahadi Village, Off. The Western Express

Highway, Cama Industrial estate, Goregaon (E), Mumbai, Maharashtra-400063 POSSESSION NOTICE (U/S 13(4) & As per Appendix IV read with rule 8(1) of the Security Interest Enforcement Rules, 2002)

WHEREAS, The undersigned being the Authorized Officer of the Protium Finance Limited (ERSTWHILE Growth Source Financial Technologies Ltd.) ("hereinafter referred to as "Protium Finance Limited") under the Securifization and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 (Act No. 54 of 2002) (SARFAESI Act) and in exercise of powers conferred under Section 13 (2) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a Demand Notice dated 4th Oct 2024 calling upon the borrowers Rajputana Natural Juice Through it's Proprietor Mahesh Ramanbhai Rajput and Coborrowers 1. Mahesh Ramanbhai Rajput 2. Sapnaben Maheshbhai Rajput in respect of oan account bearing No. GS049EEL732286 to repay the amount mentioned in the said notice being INR 5175047.85/- (Rupees Fifty One Lakh Seventy Five Thousand Forty Seven And

of receipt of the said notice. The borrowers having failed to repay the amount, notice is hereby given to the Borrower and Public in General that the Hon'ble Chief Judicial Magistrate Sahebshri's Court, Vadodara in exercise of powers conferred on them under Sec 14 of the said Act, had issued an order dated 01.03.2025 in Case Number 829/2025 appointed court commissioner R.H.Trivedi to take possession of the Secured Assets at the location mentioned. The said order was executed on 18.05.2025, and R.H.Trivedi. took physical possession of the Secured Asset/Mortgaged Property, described herein below on 18.05.2025 and handed over physical possession of the Secured Asset/Mortgaged Property to the Authorised Officer of Profium Finance Limited.

Eighty Five Paisa Only) as on 03rd Oct 2024 with further interest, within 60 days from the date

Further, Protum Finance Limited are in process of disposal of the said property through Public Auction for recovery of outstanding dues. Public in general are informed that no stay/injunction order has been passed by any Court/Tribunal and have clear title and free from encumbrance. People who are interested in the said property can participate in auction as and when initiated by Protium Finance Limited by giving advertisement in newspaper.

The borrowers 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 INR 5175047.85/-(Rupees Fifty One Lakh Seventy Five Thousand Forty Seven And Eighty Five Paisa Only) as on 03rd Oct 2024 and further interest thereon, plus costs, charges, expenses incurred. The Borrowers attention is invited to the provisions of sub-section (8) of Section 13 of the Act, in

respect of the time available, to redeem the secured assets. DESCRIPTION OF THE IMMOVABLE PROPERTY " AN IMMOVABLE CONSTRUCTED COMMERCIAL PROPERTY BEING SHOP NO. 03, SCHEME NAME MADHUMALT COMPLEX HAVING BUILT UP AREA 13.47 SQ, MTRS & 11.61 SQ, MTRS TOTAL AREAADM 25.08 SQ. MTRS AND TOTAL SUPER BUILTUP AREA. ADM 30.94 SQ. MTRS & UNDIVIDED SHARES OF PROPORTIONATE LAND AREA ADM 15.68 SQ. MTRS. AND RS NO. 911/1, TP SCHEME NO.3, FP NO.247 SITUATED AT MOUJE VILLAGE BAPOD TA: VADODARA & DIST VADODARA BOUNDED BY: EAST: SHOP NO. 4., WEST: MARGIN SPACE, NORTH MARGIN SPACE, SOUTH: SHOP NO. 2

Date of Possession: 18th May 2025 For Protium Finance Limited Place of Possession: VADODARA GUJRAT

SBFC

(Authorized Officer)

# OMKARA OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED

Registered Office: No. 9, M.P. Nagar, First Street, Kongu Nagar, Extension, Tirupur - 641607. Corporate Office: Kohincor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar West, Mumbai 400 028. Tel.: 022-69231111/+91-9173670406

(Appendix - IV-A) (See proviso to rule 8 (6) & 9(1))

Sale notice for sale of immovable properties E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6)

read with Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002 Notice is hereby given to the public in general and in particular to the Borrower Rakesh Maganbhai Thakur and co-borrower Sapana Rakesh Thakur that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Omkara Assets Reconstruction Private Limited (OARPL) Secured Creditor, on 12th April 2022, will be sold on "As is where is", "As is what is", Whatever there is "and "without recourse basis" on 03/06/2025 at 1.00 pm to 2.00 pm (last date and time for submission of bids is 02/06/2025 by 6.00 PM), for recovery of Rs. 6,25,836.97/-(Rupees Six Lacs Twenty-Five Thousand Eight Hundred Thirty-Six and Ninety Seven Paise Only) as on 12.09.2019 Plus Interest and Expenses w.e.f. 13.09.2019 due to the M/s Omkara Assets Reconstruction Private Limited Secured Creditor from above-mentioned borrower and co-borrower.

The Omkara Assets Reconstruction Pvt Ltd (acting in its capacity as Trustee of Omkara PS 21/2024-25 Trust) has acquired entire outstanding debts lying against above said borrower/guarantors vide Assignment Agreement dated 19/03/2025 along with underlying security from Fullerton India Housing Finance Company Limited.

Reserve Price

27/05/2025 between 12.00 pm to 1.00 pm

(only on prior confirmation

EMD

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

Description of the Property

All that piece and parcel of Property Bearing Fla admeasuring 36.00 Sq. Yards i.e 30.10 Sq. Mts. W undivided share in the land of scheme, Fourth F "Suramya Apartment Co. Op Housing Society Ltd," of Survey No. 197, Final Plot No.62, of T.P Scheme No. 4 1), Mouje(Sim) Ghodasar, Ta. Maninagar, in the Regis Ahmedabad and sub District Ahmedabad-5 (Narol). So the Boundaries: East: Society Road, West: Block M.T. Flat No.N/401, South: Flat No.N/403	/ith applicable loor, Thereon Land bearing 46 (Ghodasar- tration District urrounded by	Rs. 5,35,000/-	Rs. 53,500/-
Date of E- Auction	03/06/2025 between 1.00 pm to 2.00 pm		
Minimum Bid Increment Amount	Rs. 5,000/- (Rupees Five Thousand only)		
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	02/06/2025 by 6:00 pm		

Not Known Known Liabilities/Encumbrances This Publication is also a Fifteen Days' notice to the Borrower/Co-borrower/Mortgagors/ Guarantors under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

For detailed terms and conditions of the sale please refer to the link provided in secured creditor website i.e., http://omkaraarc.com/auction.php. and the contact details of authorised officer Rajendra Dewarde 9324546651 and Email ld rajendra.dewarde@omkaraarc.com., Also at Gehna Balwani :9173670406 and Email gehna.balwani@omkaraarc.com. Bidder may also visit the website http://www.bankeauction.com or contact service provider M/s. C1 India Pvt. Ltd", Tel. Helpline: +91 7291981124/25/26, Helpline E-mail ID: support@bankeauctions.com, Mr. Bhavik Pandya, Mobile:8866682937 Email Maharashtra@c1india.com, Intending bidders shall comply and give declaration under section 29A of insolvency and bankruptcy code 2016.

Sd/- Authorized Officer Date: 20-05-2025 For Omkara Assets Reconstruction Pvt Ltd. Place: Ahmedabad (Acting in its capacity as a Trustee of Omkara PS 21/2024-25 Trust)

# **SBFC Finance Limited**

Date of Inspection

Registered Office: - Unit No. 103. First Floor, C&B Square, Sangam Complex, Village Chakala, Andheri- Kurla Road, Andheri (East), Mumbai-400059, Branch Address: SBFC Finance Limited, Ground Floor, Shivam Complex, Near Meera Jwellers, Pani Na Ghoda, Ranchod Nagar, Pedak Road, Rajkot Gujarat-360003.

PUBLIC NOTICE FOR AUCTION CUM SALE

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of SBFC Finance Limited (Erstwhile SBFC Finance Private Limited) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") for the recovery of amount due from below borrower/s, offers/Bids are invited by the undersigned in sealed covers for purchase of immovable property, as described hereunder, which is in the possession of the secured creditor, on 'AS IS WHERE IS BASIS', 'AS IS WHAT IS BASIS' **and 'AS IS WHATEVER THERE IS BASIS'**, Particulars of which are given below:

Address of Borrower(s) / Co-Borrower(s)	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price (RP)	Deposit (EMD) (10% of RP)	Outstanding (as on 19th May, 2025)
1.DIPAK BHIKHALAL PATEL, 2.KIRANBEN DIPAKKUMAR PATEL, KAILASHDHARA SOCIETY, Santkabir Road, Street No. 2, Opp Maruti Mother Land School, Rajkot, Gujarat 360003. And Also, At; 1.Dipak Bhikhalal Patel 2.Kiranben Dipakkumar Patel, Flat No. 205, 2nd Floor, Shree Vallabh Palace, C.S.Ward No.2, C.S No. 1507, Opp. Naklank Temple, Off. Bedi Naka Road, Rajkot, Gujarat - 360003.	Rs. 20,32,946/- (Rupees Twenty Lakh(s) Thirty- Two Thousand Nine Hundred Forty-Six Only) as on 17th August 2024, plus interest from	All the piece and parcel of the property being Flat No. 205, with admeasuring built up area 52-16 sq. mtrs., on 2nd Floor of the building known as "Shri Vallabh Palace" constructed upon land admeasuring 452-13 sq. mtrs. of City Survey No. 1507 & 1509 (after amalgamation city Survey No. 1507) of City Survey Ward No. 2 of Rajkot and is bounded as under-East-Margin Space thereafter other's Property, West-Margin Space thereafter other's Property, North- Margin Space thereafter other's Property, South- Lift Staircase Common Passage thereafter Flat No. 204.	(Rupees Eleven Lac Ninety-Two Thousand Eight Hundred and Twenty-Six	<b>^</b> ' '	Rs. 22,18,229/- (Rupees Twenty-Two Lac Eighteen Thousand Two Hundred and Twenty-Nine Only)

1. Last Date of Submission of Sealed Bid/Offer in the prescribed tender/Bid forms along with EMD and KYC (Self-attested) is 25th June 2025 on or before 11:00 AM at the Head/Branch Office address mentioned herein above. Tenders/Bids that are not filled up or tenders received beyond last date will be considered as invalid and shall accordingly be rejected. 2. EMD amount should be paid by way of Demand Draft/Pay order payable at Rajkot (Gujarat) in favour of "SBFC Finance Limited" which is refundable without interest to unsuccessful bidders.

3. Date of Inspection of the Property is on 18th June 2025 between 11.00 AM to 4.30 PM. 4. Date of Opening of the Bid/Offer (Auction Date) for Property is 25th June 2025 at the above-mentioned branch office address at 12:30 PM. The tender/Bid will be opened in presence of the

Authorised Officer along with all bidders. 5. Property will be sold to bidder quoting the highest bid amount. Inter-se bidding will be at sole discretion of Authorised Officer. However, the Authorized Officer has the absolute power and right to accept or reject any tender/bid or adjourn/ postpone the sale without assigning any reason whatsoever thereof. The property will not be sold below Reserve Price.

6. Further interest will be charged as applicable, as per the Loan Agreement on the amount outstanding in the notice and incidental expenses, costs, etc., is due and payable till its realization. '. The detail terms and conditions of the auction sale are incorporated in the prescribed tender form. Tender forms are available at the above-mentioned Head/Branch office. 8. Any fees, charges, taxes including but not limited to transfer/conveyance charges, unpaid electricity charges, Municipal/local taxes, Stamp duty & registration charges shall have to be borne by

the purchaser only. 9. All dues/arrears/unpaid taxes including but not limited including sales tax, property tax, etc. or any other dues, statutory or otherwise on the secured property shall be borne by the purchaser separately. 10. Encumbrances known to the secured creditor: NIL

11. The successful bidder shall deposit 25% of bid amount (after adjusting EMD) immediately and balance 75% amount must be payable within 15 days. On failure to pay the sale price as stated

all deposits including EMD shall be forfeited without further notice. However, extension of further reasonable time to make the balance 75% payment in exceptional situations shall be at sole discre-

12. The particulars given by the Authorised officer are stated to the best of his knowledge, belief and records. Authorised officer shall not be responsible for any error, mis-statement or omission etc.

**13.** The bid is not transferable. 14. The Banker's Cheque or Demand Draft should be made in favor of 'M/s. SBFC FINANCE LIMITED' payable at Rajkot (Gujarat) Only.

15. The Borrower/ Co-Borrower are hereby given 30 DAYS STATUTORY SALE NOTICE UNDER THE SARFAESI ACT, 2002 to pay the sum mentioned as above before the date of Auction failing which the immovable property will be auctioned and balance, if any, will be recovered with interest and costs. If the Borrower pays the amount due to SBFC Finance Limited (Erstwhile SBFC Finance Private Limited) in full before the date of sale, auction is liable to be stopped. 16. The notice is hereby given to the Borrower, Co-Borrower to remain present personally at the time of sale and they can bring the intending buyers/purchasers for purchasing the immovable prop-

erty as described herein above, as per the particulars of Terms and Conditions of Sale. Place: RAJKOT (GUJARAT)

Sd/- (Authorized Officer) Date: 20.05.2025 M/s. SBFC FINANCE PRIVATE LIMITED इंडियन बैंक 🍌 Indian Bank

Godhra Branch, Nr. M and M Mehta High School, Baharpura, Guiarat-389001

Ph.: 02672-241892

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

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 9 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 05/09/2022 calling upon the borrower/Guarantor/Mortgagor (1) Mr. Chirag Dayaldas Rajai (Borrower) (2) Mrs. Monikaben Chiragbhai Rajai (Borrower) with our Godhra Branch to repay the amount mentioned in the notice being Rs. 29,59,883,46 (Rupees Twenty Nine Lacs Fifty Nine Thousand Eight Hundred Eighty Three and Pasia Forty Six Only ) as on 12.02.2022 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 general that the undersigned has taken Physical Possession of the property described herein below in exercise of powers conferred on him/her under sub-section (4) of section 13 of Act read with Rule 8 of the Security Interest Enforcement) Rules, 2002 and in compliance of Chief Judicial Magistrate, Godhra order dated 07.02.2025 under Section 14 of the said Act on this the 18th Day of May 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 Godhra Branch, Dist. Panchmahal, for an amount of Rs. 29,59,883,46 (Rupees Twenty Nine Lacs Fifty Nine Thousand Eight Hundred Eighty Three and Pasia Forty Six Only ) as on 12.02.2022 and Interest & Expenses thereon with less recovery.

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

#### Description of Immovable Property

All that piece and parcel of freehold Immovable Residential property bearing Revenue Survey No. 6A/1/3 paiki, Private Plot No. 82, Vavdi Bujarg Gam Panchayat, House No. 772, Dadi Colony, Total Area 108.00 Sq.Mtrs. At Taluka Godhra, Dist. Panchmahal Gujarat - 389001. Boundaries are as under : East : Border of Private Plot No. 83, West : Border of Private Plot No. 81, North : Border of Private Plot No. 5, South: Six Meter Road

Chief Manager & Authorized Officer Date: 18.05.2025 For, Indian Bank Place : Godhra

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) that the below described Immovable Property mortgaged to Sammaan Capital Limited ("SCL") [formerly known as Indiabulls Housing Finance Ltd. ("IHFL")] [CIN: L65922DL2005PLC136029] and Indiabulis Asset Reconstruction Company Limited [CIN: U67110MH2006PLC305312] acting as a Trustee of Indiabulis 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:

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S. No.	Loan Account Number	Outstanding Amounts (in Rs.) as on 29.04.2025
1.2	HHLSUR00298494	Rs. 28,20,147/- (Rupees Twenty Eight Lakh Twenty Thousand One Hundred Forty Seven only)
DUES	OF INDIABULLS ASSET RE	CONSTRUCTION COMPANY LIMITED:
S. No.	Loan Account Number	Outstanding Amounts (in Rs.) as on 30.04.2025
1.	D010XXX1 (Old Loan Account No.	Rs. 4,96,957/- (Rupees Four Lakh Ninety Six Thousand Nine Hundred

DUES OF SAMMAAN CAPITAL LIMITED (formerly known as Indiabulls Housing

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

Fifty Seven only)

HHLSUA00399348)

The amounts mentioned in both the tables given above are pending towards the respective Loan Accounts of SCL and IARCL, by way of outstanding principal, arrears (including accrued 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

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 1130 SQ. FTS. I. E. 105 SQ. MTS. SUPER BUILT - UP AREA, & 678 SQ. FTS. I. E. 63.01 SQ. MTS. BUILT - UP AREA, ALONGWITH UNDIVIDED SHARE IN THE LAND OF "SAURASHTRA GREENCITY OF BUILDING NO. 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, ONTHE 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 : 0124-6910910, +91 7065451024; E-mail id : auctionhelpline@sammaancapital.com. For

bidding, log on to www.auctionfocus.in. **AUTHORIZED OFFICER** SAMMAAN CAPITAL LIMITED (Formerly known as INDIABULLS HOUSING FINANCE LTD.)

इंडियन बैंक 🙏 Indian Bank ▲ क्लाहाबाद

Bhadra Branch : Mission Road, Opp. Italian Bakery Bhadra, Ahmedabad, Gujarat 380001

Phone 079-25507912. Email: bhadra@indianbank.co.in

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

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 / Guarantor/ Mortgagor Mrs. Anandiben Jatinkumar Patel and Mr. Jatinkumar Dashrathbhai 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 60 days from the date of said notice.

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.

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 till date of payment.

Description of Immovable Property

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-Odhay, Taluka-Vatya in the district Ahmedabad-7 (Odhay) within the state of Gujarat-382415. Boundary: North: Flat No. C-104, South: Common Plot, East: Block-B. West: Flat No. C-102

Date: 19.05.2025 **Authorised Officer** For, Indian Bank Place : Ahmedabad

## PUBLIC ANNOUNCEMENT

(Under Regulation 6 of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016) FOR THE ATTENTION OF THE CREDITORS OF MISHTANN SHOPPEE INDIA PRIVATE LIMITED

1	RELEVANT PA	Mishtann Shoppee India Private Limited	
2	Date of incorporation of corporate debtor	07.08.2012	
3	Authority under which corporate debtor is incorporated / registered	Registrar of Companies, Ahmedabad	
4	Corporate Identity No. / Limited Liability Identification No. of corporate debtor  U15400GJ2012PTC071454		
5	Address of the registered office and principal office (if any) of corporate debtor	Office No D-1201 Titanium Busine Park, Corporate Road, Makarl Jivraj Park, Ahmedabad - 3800 Gujarat, India	
6	Insolvency commencement date in respect of corporate debtor	16.05.2025 (order received on 17.05.2025	
7	Estimated date of closure of insolvency resolution process	12.11.2025	
8	Name and registration number of the insolvency professional acting as interim resolution professional	Shubham Agarwal Goyal Registration Number IBBI/IPA-002/IP-N01000/2020-2021/1322	
9	Address and e-mail of the interim resolution professional, as registered with the Board	Shubham Agarwal Goyal A-402, "Aaryabhumi", Opp. M.G. Part Plot, Jodhpur Char Rasta, Satellite Ahmedabad-380015, Gujarat. Email: fcs.shubhamgoyal@gmail.com	
10	Address and e-mail to be used for correspondence with the interim resolution professional	A-402, "Aaryabhumi", Opp. M.G. Party Plot, Jodhpur Char Rasta, Satellite Ahmedabad-380015, Gujarat Email:cirp.msipl@gmail.com	
11	Last date for submission of claims	02.06.2025	
	Classes of creditors, if any, under clause (b) of sub-section (6A) of section 21, ascertained by the interim resolution professional	NA	
13	Names of Insolvency Professionals identified to act as Authorised Representative of creditors in a class (Three names for each class)	NA .	
14	(a) Relevant Forms and (b) Details of authorized representatives are available at :	a) Web link :     https://ibbi.gov.in/en/home/download     b) NA	

ordered the commencement of a corporate insolvency resolution process of the "Mishtann Shoppee India Private Limited" as on 16.05.2025 (order received on 17.05.2025) and appointed Interim Resolution Professional (IRP) through same order.

The creditors of Mishtann Shoppee India Private Limited are hereby called upon to submit their claims with proof on or before 02.06.2025 to the interim resolution professional at the address mentioned against entry No. 10.

The financial creditors shall submit their claims with proof by electronic means only. All other creditors may submit the claims with proof in person, by post or by electronic means. A financial creditor belonging to a class, as listed against entry No. 12, shall indicate its choice of authorised representative from among the three insolvency professionals listed against entry No. 13 to act as authorised representative of the class [NA] in Form CA. Submission of false or misleading proofs of claim shall attract penalties.

Shubham Agarwal Goyal Interim Resolution Professional In the matter of Mishtann Shoppee India Private Limited IBBI/IPA-002/IP-N01000/2020-2021/13229 AA2/13229/02/311225/203663 AFA valid upto 31.12.2025

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Indian Bank

ALLAHABAD

Zonal Office: 301-311/3rd Floor, Neelkanth Avenue-1, Opp. Gujarat Vidyapeeth, C.U. Shah College Street, Income Tax Cross Road, Ashram Road, Ahmedabad-380014. Phone: 079-27431248/27461066

# MEGA E - AUCTION NOTICE

FOR SALE OF IMMOVABLE PROPERTIES [See proviso Rule 8 (6)]

Date: 20.05.2025

Place: Ahmedabad

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 and Mortgagor/s that the below described immovable property mortgaged/ charged to the Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 05.06.2025 for recovery of due to the Secured Creditor from the below mentioned Borrower/s and Guarantor/s and Guarantor/ provision of sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets."

Sr. No.	Name of Borrowers/Guarantor/Mortgagor (s) & Branch Name	Detailed description of the Property	Amount of Secured debt	Reserve Price / Bid Inc. Amount	
1		Property Details: All that piece and parcel of immovable property of Flat No.202,2nd Floor, in Block No.E having admeasuring 45.19 Sq.Mtrs. (Carpet Area), 1.64 Sq.Mts. (Balcony/Wash Area) and with 18.89 Sq.Mts. undivided share in land in a scheme named and styled as "KUSHALAWAAS-2" constructed on Non-Agriculture land bearing Revenue Survey No. 1449 and 1450 admeasuring 10016 Sq.Mts. being Final Plot No.30/3 Sub Plot No.2 admeasuring 5278 Sq.Mts. of T.P. Scheme No.84 (Vatva-4) situated at Mouje Village-Vatva, Taluka-Vatva in the District of Ahmedabad and Registration Sub-District Ahmedabad-11 (Aslali) within the state of Gujarat in the name of Virendra Ramlal Gautam. The boundaries of the property are: East: Flat No. E-201, West: Flat No. F-209, North: Passage, South: Internal Road (Physical Possession)	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	
2	Mr. Harshkumar Suthar, (Borrower and Mortgagor), Mr. Sureshbhai Suthar (Guarantor) Branch: Ranna Park Branch	Property Details: All that pieces and parcels of the property situated at Flat No. G-104 on 1st floor, construction admeasuring about 109.53 sq. mtrs. built up area (131 sq. yards Super built up) together with undivided share of land admeasuring about 37 sq. mtrs. in the scheme of "Devnandan Supremus" situated on land bearing survey no. 773/2 of T,P. Scheme No. 114, F,P. no. 30/2 admeasuring about 16750 sq. mtrs. situated lying and being at Mouje: Vastral, Taluka: Vatva in the Registration district of Ahmedabad Sub Registration Dist. Ahmedabad 12 (Nikol) and bounded as under-East:- Flat No. G-103, West:- Drive Way, North:- Flat No. G-101, South:- Flat No. F-101 (Symbolic Possession)	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	
•	Shah (Guarantor) CRYSTAL situated in the land bearing Survey No. 1071/3 paiki, Final Plot No. 33/3/1 of draft TP Scheme no. 86 of Mouje Vatva, Tal. Vatva in the District of Ahmeda		Property-1: All piece and parcel of freehold immovable property being Flat No. B/401 on 4th floor admeasuring 86.12 sq mtrs, along with undivided share of land admeasuring 22 sq mtrs in the scheme known as NARAYAN CRYSTAL situated in the land bearing Survey No. 1071/3 paiki, Final Plot No. 33/3/1 of draft TP Scheme no. 86 of Mouje Vatva, Tal. Vatva in the District of Ahmedabad and Registration Sub District of Ahmedabad-11 (Aslali) belonging to Shah Maulikkumar Rajendrabhai. Boundary: East: Main Road, West: Common Passage, North: Flat No. C/402; South: Flat No. B/402 (Physical Possession)	Rs. 1,01,44,706.00 as per demand notice	Rs. 12,20,000.00 Bid Inc. Amt. 10,000.00
		Property-2: All piece and parcel of freehold immovable property being Flat No. B/402 on 4th floor admeasuring 86.12 sq mtrs, along with undivided share of land admeasuring 22 sq mtrs in the scheme known as NARAYAN CRYSTAL situated in the land bearing Survey No. 1071/3 paiki, Final Plot No. 33/3/1 of draft TP Scheme no. 86 of Mouje Vatva, Tal. Vatva in the District of Ahmedabad and Registration Sub District of Ahmedabad-11 (Aslali) belonging to Shah Maulikkumar Rajendrabhai. Boundary: East: Main Road, West: Common Passage, North: Flat No. B/401, South: C Block (Physical Possession)	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	
4.	M/s. Sanjary Poultry Farm (Borrower), Mr. Tausif Yunusbhai Vohotra (Proprietor, Borrower, Guarantor & Mortgagor), Mr. Yunusbhai M. Vahora (Guarantor), Mr. Nihal Y. Vahora (Guarantor) Branch: Ganesh Chowkdi, Anand	Property Details: 1.All that piece and parcel of immovable property on second floor, Shop No. 203 admeasuring 35.75 sq.mtrs. (Net Built up area) together with undivided share in land and together with common facilities and amenities in a scheme known as "Sanjari Heights" being constructed on Non Agriculture land / Commercial Property being F.P. No. 243 and now New Final Plot No. 243, T. P. Scheme No. 01, B/H Limbuwala Complex, General Post Office Road, Ta-Dist. Anand-388001 admeasuring 161.2187 sq, mtrs. of situated lying and being at Taluka and District Anand and registration sub district Anand and bounded as under: East: T.P. Road after balcony, West: Final Plot No. 242, North: Second Floor Office No. 204, South: Second Floor Office No. 202  2. All that piece and parcel of immovable property on second floor, Shops No. 204 & 205 admeasuring 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 and together with common facilities and amenities in a scheme known as "Sanjari Heights" being constructed on Non Agriculture land / Commercial Property being F.P. No. 243 and now New Final Plot No. 243, T. P. Scheme No. 01, B/H Limbuwala Complex, General Post Office Road Ta-Dist. Anand-388001 admeasuring 161.2187 sq. mtrs. Of situated lying and being at Taluka and District Anand and registration sub district Anand and bounded as under: East: T.P. Road after balcony West: Final Plot No. 242, North: Passage, South: Second Floor Office No. 203 (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.	Shop No. 203 Rs. 12,15,000.00 Shop No. 204 & 205 Rs. 10,26,000.00 Bid Inc. Amt. 10,000.00	
5	Mr. Gohil Dhaval Jitendrakumar (Borrower and Mortgagor) Mrs. Gohil Kinjal Dhaval (Borrower) Branch: Maninagar	Property Details: Mortgage of immovable property "All that piece and parcel of immovable residential flat city survey no. 169/5, Flat no. 206, 2nd floor, Block-C, Ramol Residency, Nr. Mahadev Heights, Vatva-Narol road, S.P. Ring road, Ramol, Ahmedabad Pin 382449 within the state of Gujarat standing in the name of Mr. GohilDhavalJitendrakumar within the state of Gujarat, the said Flat no. 206 is Bounded as under: North: Flat No. C/202South: Main Road East: Society Road West: Flat No. C/205.  Symbolic Possession	Rs. 11,96,010.00 as per demand notice dated 15.02.2024, Plus interest till the date of realization & cost, charges & other expenses.	Rs. 13,73,000.00 Bid Inc. Amt. 10,000.00	

# For further details and Terms & Conditions : Contact : Mr. Rajesh Kumar Singh, Chief Manager Ph.: 079-27431248, Mo.: 9833775789, 8999910549, E-mail: zoahmrecovery@indianbank.co.in, zoahmedabad@indianbank.co.in

Earnest Money Deposit: 10% of Reserve Price.

Last Date & time for Submission of Process compliance Form with EMD amount: On 04.06.2025 up to 08.00 P.M. E-auction through https://baanknet.com/ Registration should be completed by Intending bidder on or before EMD Date and there should be EMD balance in global wallet.

knowledge & information of the Authorized Officer. Important note for the prospective bidders: Bidder has to complete following formalities well in advance: Step 1: Bidder / Purchaser Registration: Bidder to register on e-Auction portal (link given above) https://baanknet.com/ using his mobile number and email-id. Step 2 : KYC Verification: Bidder

Detail of encumbrance, if any known to the Bank - There is no encumbrance on the property described herein to the best of

to upload requisite KYC documents. KYC documents shall be verified by e-auction service provider (may take 2 working days). Step 3: Transfer of EMD amount to his Global EMD Wallet: Online/off-line transfer of fund using NEFT/Transfer, using challan generated on e-Auction portal. should be completed by bidder well in advance, on or before EMD date.

E-Auction Date : On 05.06.2025 For downloading further details and Terms & Conditions, please visit: 1. https://www.indianbank.in, 2. https://baanknet.com/ Between 11.00 A.M to 03.00 P.M. with unlimited extension. Note: This is also a notice to the Borrower/Guarantors/Mortgagors of the above said loan about holding of this sale on the above mentioned date and other details.

Date: 14.05.2025, Ahmedabad

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**Authorised Officer, Indian Bank**