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) and Rule 9(1) of the Security Interest (Enforcement)

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 (formerly known as Indiabulls Housing Finance Ltd.) [CIN L65922DL2005PLC136029] ("Secured Creditor"), the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis on 27.06.2025 from 05.00 P.M. to 06.00 P.M., for recovery of Rs. 48,83,233/- (Rupees Forty Eight Lakh Eighty Three Thousand Two Hundred Thirty Three only) i.e. Rs. 41,75,317/-(Rupees Forty One Lakh Seventy Five Thousand Three Hundred Seventeen only) pending towards Loan Account No. HHLANA00334558; and Rs. 7,07,916/-(Rupees Seven Lakh Seven Thousand Nine Hundred Sixteen only) pending towards Loan Account No. HHEANA00351465, by way of outstanding principal arrears (including accrued late charges) and interest till 30.05.2025 with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. 31.05.2025 along with legal expenses and other charges due to the Secured Creditor from PATEL SUDHABEN A, A J PATEL and MAHENDRABHAI LALABHAI

The Reserve Price of the Immovable Property will be Rs. 18,00,000/- (Rupees Eighteen Lakh only) and the Earnest Money Deposit ("EMD") will be Rs. 1,80,000/-(Rupees One Lakh Eighty Thousand only) i.e. equivalent to 10% of the Reserve

DESCRIPTION OF THE IMMOVABLE PROPERTY PROPERTY BEARING NO. 8. AMARNATH - 2. NR. PUNESWAR MAHADEV TEMPLE, KAPADWANJ ROAD, NR. SRP CAMP, NR. BILODRA JAIL, NADIAD,

GUJARAT - 387001. 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 Date: 31.05.2025 INDIABULLS HOUSING FINANCE LTD.) Place: NADIAD

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) and Rule 9(1) of the Security Interest (Enforcement)

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 (formerly known as Indiabulls Housing Finance Ltd.) [CIN L65922DL2005PLC136029] ("Secured Creditor"), the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis on 27.06.2025 from 05.00 P.M. to 06.00 P.M., for recovery of Rs. 32,87,345/- (Rupees Thirty Two Lakh Eighty Seven Thousand Three Hundred Forty Five only) pending towards Loan Account No. HHLSUR00376548, by way of outstanding principal, arrears (including accrued late charges) and interest till 30.05.2025 with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. 31.05.2025 along with legal expenses and other charges due to the Secured Creditor from NILESHBHAIB CHANIYARA and ASHABEN NILESHBHAI CHANIYARA.

The Reserve Price of the Immovable Property will be Rs. 16,61,000/- (Rupees Sixteen Lakh Sixty One Thousand only) and the Earnest Money Deposit ("EMD" will be Rs. 1,66,100/- (Rupees One Lakh Sixty Six Thousand One Hundred only i.e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY

PROPERTY BEARING FLAT NO. 503, 5TH FLOOR (AS PER APPROVED PLAN 4TH FLOOR), BUILDING NO. A - 5, OPERA PALACE, NR. AMRUT KUNJ RESIDENCY, NR. GURUKRUPA ROW - HOUSE, R. S. NO. 135, BLOCK NO. 3037 (OLD BLOCK NO. 331/A, 331/B/1 & 331/C AFTER AMALGAMATION 331/A), T. P. S. NO. 47 (KHOLVAD - BHADA), O. P. NO. 89/A, F. P. NO. 89/A, MOJE KHOLVAD, SUB - DIST : KAMREJ, DIST : SURAT - 394185, GUJARAT.

or 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.

Date: 02.06.2025 Place: SURAT बैंक ऑफ महाराष्ट्र Bank of Maharashtra

एक परिवार एक बैंक

Mrs. Modi Sejalben Rajendra

(Borrower and Mortgagor)

GUJARAT-382350

Dear Sir / Madam.

as under -

Nature & Amt of

credit facility

Term Loan

Sanctioned

amount of

Rs 16,90,000/-

(60468901427)

CERSAI ID - 200078652936

Account No.

AX5/KESHAVNAGAR/SARFAESI -13(2)/2025-26

Ashish Society, Opp Prakash Hindi School,

Thakkarbapa Nagar, Ahmedabad City, Khodiyarnagar,

Ahmedabad Zone

1st Floor, Baleshwar Square, Sar Khej-Gandhinagar Highway, Opposite ISCON Temple Ahmedabad 380015 Gujarat e-mail zmahmedabad@mahabank.co.in, dzmahmedabad@mahabank.co.in

1(b) Mrs. Modi Sejalben Rajendra

(Borrower and Mortgagor)

Flat No. C- 408 on the 4th floor along terrace adm.

square meter parking adm square metere of the

building AC in the Parmeshwar Park project,/ society

constructed/to be constructed/under construction on all

the piece and parcel of land admeasuring 83.60 square

meter and bearing S No /Gat No /CTS/ No 1052 at

Present outstanding

Total Dues as on 21.05.2025 -

16,85,028.00/-

1,40,804.00/-

18,25,832.00/-

18,25,832.00/-

Basana Tal Mehsana Dist Mehsana, Gujarat.

Ledger Balance as

Unapplied Interest

as on 21.05.2025

as on 21.05.2025

Total dues

on 21.05.2025

AUTHORISED OFFICER

SAMMAAN CAPITAL LIMITED

(Formerly known as INDIABULLS HOUSING FINANCE LTD.)

DEMAND NOTICE

Sub: Demand Notice U/s. 13 (2) of Securitization & Reconstruction of Financial Assets and Enforcement of

Security Act 2002.

That at your request, the following credit facilities have been sanctioned by Bank of Maharashtra, Keshavnagar branch, Gujarat to You No. 1. You No. 1 stood as mortgagor for the repayment of the dues under or in respect of the

That the details of the credit facilities, the securities charged in favour of the Bank and the present outstanding dues are

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) and Rule 9(1) of the Security Interest (Enforcement)

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 (formerly known as Indiabulls Housing Finance Ltd.) [CIN L65922DL2005PLC1360291 ("Secured Creditor"), the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis on 27.06.2025 from 05.00 P.M. to 06.00 P.M., for recovery of Rs. 31,65,835/- (Rupees Thirty One Lakh Sixty Five Thousand Eight Hundred Thirty Five only) pending towards Loan Account No. HHLSUR00343603, by way of outstanding principal, arrears (including accrued late charges) and interest till 30.05.2025 with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. 31.05.2025 along with legal expenses and other charges due to the Secured Creditor from ASHVINBHAI VASRAMBHAI SAVAJ and CHANDRIKABEN SAVAJ.

The Reserve Price of the Immovable Property will be Rs. 14,80,000/- (Rupees Fourteen Lakh Eighty Thousand only) and the Earnest Money Deposit ("EMD") will be Rs. 1,48,000/- (Rupees One Lakh Forty Eight Thousand only) i.e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY RESIDENTIAL PLOT NO. 78, (PLOT NO 65 & 66 PAIKI AS PER PLAN), HAVING AREA 336.53 SQ. MTRS., MARUTIDHAM SOCIETY, NEAR DADA BHAGWAN

MANDIR, KAMREJ, SURAT - 395006, GUJARAT. 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.

AUTHORISED OFFICER SAMMAAN CAPITAL LIMITED Place: SURAT (Formerly known as INDIABULLS HOUSING FINANCE LTD.)

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) and 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(s) and Guarantor(s) that the below described immovable Property mortgaged to Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Ltd.) [CIN L65922DL2005PLC136029] ("Secured Creditor"), the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis on 27.06.2025 from 05.00 P.M. to 06.00 P.M., for recovery of Rs. 21,79,106/- (Rupees Twenty One Lakh Seventy Nine Thousand One Hundred Six only) pending towards Loan Account No. HHLSUR00468896, by way of outstanding principal, arrears (including accrued late charges) and interest till 30.05.2025 with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. 31.05.2025 along with legal expenses and other charges due to the Secured Creditor from CHIRAG

BHIKHABHAI DUDHAGARA and RUCHITA CHIRAGBAI DUDHAGARA. The Reserve Price of the Immovable Property will be Rs. 13,10,000/- (Rupees Thirteen Lakh Ten Thousand only) and the Earnest Money Deposit ("EMD") will be Rs. 1,31,000/- (Rupees One Lakh Thirty One Thousand only) i.e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY

ALL THAT PIECE AND PARCEL OF FLAT NO. 301, ADMEASURING 475.20 SQ. FT. (BUILT - UP AREA), BUILDING NO. F 4, 3rd FLOOR, SAURASHTRA TOWNSHIP - I, BLOCK NO. 55/A, R. S. NO. 78, 214 T. P. S. NO. 13 (LASKANA KHOLWAD - NAVAGAM - VAV), N. R. JB SCHOOL, PASODARA PATIYA, KAMREJ, SURAT, GUJARAT - 395006, ALONGWITH PROPORTIONATE SHARE IN THE LAND UNDERNEATH. **BOUNDARIES:**

WEST : BLOCK NO. 54 EAST : ROAD NORTH : BLOCK NO. 57 SOUTH : BLOCK NO. 645 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.

AUTHORISED OFFICER SAMMAAN CAPITAL LIMITED Date: 02.06.2025 (Formerly known as INDIABULLS HOUSING FINANCE LIMITED) Place : SURAT

Dated - 21.05.2025

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) and Rule 9(1) of the Security Interest (Enforcement)

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 (formerly known as Indiabulls Housing Finance Ltd.) [CIN: L65922DL2005PLC136029] ("Secured Creditor"), the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis on 27.06.2025 from 05.00 P.M. to 06.00 P.M., for recovery of Rs. 17,21,172/- (Rupees Seventeen Lakh Twenty One Thousand One Hundred Seventy Two only) pending towards Loan Account No. HHLSUR00469301, by way of outstanding principal, arrears (including accrued late charges) and interest till 30.05.2025 with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. 31.05.2025 along with legal expenses and other charges due to the Secured Creditor from VANDANA CHAUBEY, ROHIT HARIOMBHAI CHAUBEY and ANJAYBHAI KEDARNATH PANDEY.

The Reserve Price of the Immovable Property will be Rs. 20,60,000/- (Rupees Twenty Lakh Sixty Thousand only) and the Earnest Money Deposit ("EMD") will be Rs. 2,06,000/- (Rupees Two Lakh Six Thousand only) i.e. equivalent to 10% of the

DESCRIPTION OF THE IMMOVABLE PROPERTY

FLAT NO. 102, 1ST FLOOR, BUILDING NO. G, SAI DARSHAN RESIDENCY, R. S. NO. 104/1, 104/2, BLOCK NO. 165, 166, F. P. NO. 144, 145, T. P. S. NO. 69 (GODADARA - DINDOLI), NR. MADHURAM CHOWK, DINDOLI - KHARVASA ROAD, DINDOLI, SURAT, GUJARAT - 394210.

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.

Date: 31.05.2025 Place : SURAT

AUTHORISED OFFICER SAMMAAN CAPITAL LIMITED (Formerly known as INDIABULLS HOUSING FINANCE LTD.)

AUTHORISED OFFICER

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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) and 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(s) and Guarantor(s) that the below described Immovable Property mortgaged to Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Ltd.) [CIN L65922DL2005PLC136029] ("Secured Creditor"), the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis on 27.06.2025 from 05.00 P.M. to 06.00 P.M., for recovery of Rs. 34,35,404/- (Rupees Thirty Four Lakh Thirty Five Thousand Four Hundred Four only) i.e. Rs. 17,19,866/- (Rupees Seventeen Lakh Nineteen Thousand Eight Hundred Sixty Six only) pending towards Loan Account No. HHLSUA00322165; and Rs. 17,15,538/- (Rupees Seventeen Lakh Fifteen Thousand Five Hundred Thirty Eight only) pending towards Loan Account No. HHESUA00322427, by way of outstanding principal, arrears (including accrued late charges) and interest till 30.05.2025 with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. 31.05.2025 along with legal expenses and other charges due to the Secured Creditor from PITAMBAR KAKUMAL BAJAJ and SAPNA PITAMBAR BAJAJ.

The Reserve Price of the Immovable Property will be Rs. 14,15,000/- (Rupees Fourteen Lakh Fifteen Thousand only) and the Earnest Money Deposit ("EMD") will be Rs. 1,41,500/- (Rupees One Lakh Forty One Thousand Five Hundred only) i.e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY RESIDENTIAL FLAT BEARING NO. 402, HAVING A BUILT - UP AREA OF 705 SQUARE FEET I. E. 65.52 SQUARE METERS, SITUATED ON THE 4TH FLOOR OF BUILDING NO. A/2, IN THE RESIDENTIAL COMPLEX KNOWN AS "AMBIKA TOWNSHIP", NEAR UMIYA TEMPLE, SITUATED AT DINDOLI BEARING REVENUE SURVEY NO. 83/1, BLOCK NO. 121, T. P. SCHEME NO. 69 (GODADARA - DINDOLI), FINAL PLOT NO. 109 OF VILLAGE DINDOLI, TALUKA SURAT CITY, DISTRICT SURAT, SURAT - 394210, GUJARAT.

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.

SAMMAAN CAPITAL LIMITED Date: 31.05.2025 (Formerly known as INDIABULLS HOUSING FINANCE LTD.) Place : SURAT

BAJAJ FINANCE LIMITED

Branch Office: Bajaj Finance Limited, 1st Floor Rajkamal City Mall Above Canara Bank Ahmedabad Palanpur Higway Road Mehsana 384001 Branch Office: Bajai Finance Limited, Talay Ni Pachad Near Kailash Hardware Marketing Yard Raod Bhatiya 361315

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

Registered Office: Bajaj Finance Limited, C/o Bajaj Auto Limited Complex Mumbai Pune Road Akurdi Pune 411035

(As per Appendix IV read with rule 8(1) of the Security Interest Enforcement Rules, 2002) Whereas, the undersigned being the Authorized Officer of Bajaj Finance Limited (BFL), under the provisions of the Securitisation and Reconstruction of Financials Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under Sec. 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued demand by registered post ("Notice") calling upon the Borrowers/Coborrowers mentioned hereunder to repay the amount mentioned in the notice U/s.13(2) of the said Act within a period of 60 days from the date of

The Borrowers/Mortgagors/Guarantors named below having failed to repay the said amount, notice is hereby given to the Borrowers/ Mortgagors/Guarantors and public in general that the undersigned has taken Symbolic Possession of the property described herein below in exercise of powers conferred on me under Sec. 13(4) of the said Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002. The borrowers in particular and public in general are hereby cautioned not to deal with the said property and any dealing with this property will be subject to the charge of the Bajaj Finance Limited, for the amount mentioned herein below along with interest thereon at contracted rate.

The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured Date of Notice U/s.13(2) and Loan Account No./ Name of the **Description of Secured**

Borrower(s)/Mortgagor(s)/Guarantor(s)	Immovable Property	Date of Possession	
P496PBL5248473 1.B.R.Chaudhari thr its Prop. Bhikhabhai Rugnathbhai Chaudhari R/o. Meghaaliyasana 149 K Mesana Mehsana Gujarat 384001 Also at, R/o. Shop No. F-2 1st Floor Jay Gurudatt shopping Centre Municipal No.6/6/67-22-2 Ward No.2, C. S. No.5955/F/2 Plot No.4 Survey No.1990/69 Plot No.3 to 14 Moje Mehsana Municipality 2. Bhikhabhai R Chaudhari S/o Rugnathbhai M Chaudhari 3. Bhdiben Bhikhabhai Chaudhari D/o Maganbhai Chaudhary, Sr. No. 2 & 3 R/o.149/K Vachlovas Meghaaliyasana Mahesana Gujarat 384001	All the piece and parcel of Shop No.F-2 situated on 1st Floor Jay Gurudatt Shopping Centre R. S. No. 1990/69 C. S. No. 5955/F/2 Municipal No.6/6/67-22-2 Mehsana Gujarat 384002 along with proportionate share in common areas (Area adm. 29.6331 Sq.Mtrs.) Boundaries: On East- Shop No. F-3; On West- Shop No. F-1; On North- Common Passage & Gallery; On South- Common Passage & Gallery	17/02/2025 Rs. 34,61,593/- (Rupees Thirty Four Lakhs Sixty One Thousand Five Hundred Ninety Three Only) Possession Date 04/06/2025	
PC52PBL4879259 1. Premjibhai Muljibhai Ghediya R/o. Prajapati Vadi Pase Bhatiya Jamnagar Gujarat 361315 Also at, R/o. Plot No.87 Gamtal village Bhatiya Tal. Kalyanpur Dist. Devbhumi Dwarka 361315 2. Mrs. Kiranben Premjibhai Ghediya R/o. Ugamni Al Mandir Pase Bhatia Jamnagar 361315	All the piece and parcel of Plot no.87 paikee Northern side adm 92.90 sq. mt. along with construction adm. 130.62 sq. mt. situated at Gamtal village Bhatiya, Tal: Kalyanpur, Dist. Devbhumi Dwarka 361315 along with proportionate share in common areas. Boundaries: On East- Property on Gamtal Plot No.88; On West- 20 Ft. Common Road Thereafter Plot No.86; On North- 25 Ft. Common Road Thereafter Plot No.65; On South- Other Land of This Plot	10/03/2025 Rs.20,87,201/- (Rupees Twenty Lakhs Eighty Seven Thousand Two Hundred One Only) Possession Date 02/06/2025	
Date : 07-06-2025 Place : Gujarat	X	Sd-Authorised Officer- Bajaj Finance Limited	

That in consideration of the said credit facilities availed, you have executed the necessary documents in favour of the bank including the following documents and also created charges and securities in favour of the Bank as above mentioned.

	Account No. (6046890142)	7)
	Documents Obtained	Dated
•	Term loan Agreement	30.11.2023
•	Housing loan Agreement	30.11.2023
•	Registered Mortgage Deed	07.02.2024
•	Balance & Security confirmation letter	30.11.2023

The details of the creation of charges are as under Name of Owner of Property Mortgaged: Mrs. Modi Sejalben Rajendra

Mortgage property address: Mortgage property located at A Residential flat/apartment consisting of 4 rooms admeasuring 51.03 square meter (carpet) i.e 83.60 square meter (built up) Flat No. C- 408 on the 4th floor along terrace adm. square meter parking adm square meter of the building AC in the Parmeshwar Park project,/society

Details of the security

project,/society constructed/to be constructed/under construction on all the

/Gat No /CTS/ No 1052 at Basana Tal Mehsana Dist Mehsana, Gujarat.

piece and parcel of land admeasuring 83.60 square meter and bearing S No

Mortgage property located at A Residential

flat/apartment consisting of 4 rooms admeasuring

51.03 square meter (carpet) i.e 83.60 square meter

(built up) Flat No. C- 408 on the 4th floor along

terrace adm. square meter parking adm square

metere of the building AC in the Parmeshwar Park

and bearing S No /Gat No /CTS/ No 1052 at Basana Tal Mehsana Dist Mehsana, Gujarat. CERSAI ID - 200078652936 Bounded by as follows: North :- Flat No.: C/409 South :- Society Road West :- Stair Case East :- Other Block Together with all the fixtures and furnitures.

constructed/to be constructed/under construction on all the piece and parcel of land admeasuring 83.60 square meter

4. That you have failed to adhere to the terms and conditions of sanction and made defaults and accordingly your account has been classified by the Bank as NPA on 06.11.2024 in accordance with the prescribed norms issued by Reserve Bank of India. Inspite of our repeated requests, you have not paid the outstanding amount in your account.

You have still not repaid the dues of the Bank and hence in exercise of powers conferred on the Bank under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI) and without prejudice to the rights of the Bank and to the pending proceedings mentioned above, the Bank hereby calls upon you to repay in full the amount of Total Dues of loan as on to 21.05.2025 - Rs. 18,25,832.00/- i.e (Ledger Balance for Term Loan Rs. 16,85,028.00/- plus unapplied interest is Rs. 1,40,804.00/-as on 21.05.2025 plus interest on Ledger Balance of Term Loan @ 08.95 % p.a on monthly rest from 22.05.2025 plus Penal Interest on Ledger Balance of Term Loan @ 2% p.a. from 22.05.2025 within 60 days from the date of receipt of this notice; failing which, in addition to and without prejudice to the other rights available to the bank, the bank shall be entitled to exercise any for all of the powers under Sub-Sec. (4) of Sec. 13 of the aforesaid Act in respect of these securities / properties enforceable under the Act, in which case you shall also be liable to further pay all costs, charges and expenses or other incidental charges, which please

The powers available under the Act inter alia include -To take possession of the secured assets wherein the security interest has been created as above mentioned together with the right to transfer by way of lease, assignment or sale, for realizing the secured asset.

To take over the management of the secured assets including right to transfer by way of lease assignment or sale.

To appoint any person as Manager to manage the secured assets; the possession of which will be taken over by us and the Manager shall manage the secured assets and any transfer of secured assets shall vest in the transferee all rights in or in relation to, the secured assets, as if the transfer had been made by you.

d) To write to or issue notice in writing to any person, who has acquired any of the secured assets against which security interest has been created from whom any money is due or may become due to you to pay us the money. Please take a note that as per Section 13 (13) of the Act, after receipt of this notice, you are restrained from disposing off or

dealing with the securities without our prior written consent. The borrower's attention is invited to the provisions of sub-section 8 of Sec 13 of the Act, in respect of time available, to

redeem the secured assets: FOR BANK OF MAHARASHTRA

Authorized Officer under SARFAESI Act Chief Manager & Dy. Zonal Manager, Ahmedabad Zone

Capri Global Housing Finance Limited Registered & Corporate Office: 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, CAPRI GLOBAL

Lower Parel, Mumbai-400013.

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 Housing Finance Limited (CGHFL) 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 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 "CGHFL" for an amount as mentioned herein under with interest thereon.

Name of the Borrower/ Guarantor Loan Account No. LNHLJUN000032756 (Old) / 50300000828903 (New) Junagadh Branch), Mr. Bhavinkumar Maheshbhai Purohit C/o M/s Jalaram Provision Store Mrs. Aartiben Jagjivanbhai Chudasama C/o M/s J J Parmar Construction Mr. Rishi Kumar Purohit		Description of Secured Asset (Immovable Properties)	Demand Notice Date & Amount 13.03.2025 Rs. 9,59,367/-	Date of Possession 02.06.2025 (Symbolic)
		All that piece and parcel of property having land and building being Plot No. 3/Paike, North Side, Gandhinagar Society, Built-up area admeasuring 35-67-49 Sq. Mts., Revenue Survey No. 136/1/Paiki, Near Bapa Sitaram Madhuli, Near Mobile Tower, Keshod, District - Junagad, Gujarat - 362220. Bounded by :- East : Adj Property of Plot No. 3/Paike Land on Rambhai's House, West : Road, North : Other's Property, South : Adj Property of Plot No. 3/Paike Land on Kantibhai House.		
LNHLV0D000064663 (Old)/ 50300000930834 (New) Vadodara Branch), Mrs. Komalben Sarvatsinh Thakor Mr. Sanvatsinh Garpastsinh Thakor Mr. Sanvatsinh Garpastsinh Thakor		hat piece and parcel of residential property being Plot No. 14, at No. 588, situated on Plot of non-agricultural land, land area i. 1575 Sq. Ft., Revenue Survey No. 09, Anikam No. 1, Raniya nu Near Amrit Vidyalaya, Mouje Kandach, Post Delol Harkundi, hra, Sub District - Kalol and District - Panchmahal, Gujarat-340. Bounded by :- East : Plot No. 13, West : Plot No. 15, th: 10 Fts Common Road, South: 15 Fts Common Road.	12.03.2025 Rs. 13,24,742/-	03.06.2025 (Symbolic)
Loan Account No. LNHLSUR000011597 (Old) / 51200000905193 (New) Surat Branch), Mr. Shyamanand Mataprasad Mishra & Mrs. Renu Shyamanand Mishra		liece and Parcel of property having land and building being Flat. 109, 1st Floor, as per site area adm. 56 Sq. Yds., i.e., 46.84 Sq., & 601.64 Sq. Ft., i.e., 55.89 Sq. Mts. Super Built-up Area & .09 Sq. Ft., i.e., 36.43 Sq. Mts., Built-up area together with wided share in underneath land in Building No. A-6 in "Man over Residency" situated and constructed on the land bearing anue Survey No. 683, Block No. 550/A, Village Kathor, Taluka rej, District Surat, Gujarat - 394180. Bounded by:- (As per Deed):- East: Property Adj. to Mansarovar Plaza, West: iety's Road, North: Building No. A-7, South: C.O.P Land.	07.11.2024 Rs. 7,37,125/-	03.06.2025 (Physical)
Loan Account No. LNHLAHE000015591 (Old) / 51200000584194 (New) Ahmedabad Branch), Mr. Uttamkumar Talsaji Suthar C/o M/s Best Industries Mrs. Manjula Suthar	Admeas Mts. In bearing TP Sch District 382350	piece and parcel of Flat No. 401, Block -B, Fourth Floor, Area suring 75.25 Sq. Mts. and Undivided land admeasuring 25 Sq. scheme known as "Shri Dipeshwari Avenue", lying on land Sub Plot No. 2 of Final Plot No. 16 Paiki, Survey No. 343/A-1, eme No. 101 (Nikol), Mouje Nikol, Taluka - Asarwa, Sub - Ahmedabad - 12(Nikol), District - Ahmedabad, Gujarat-Bounded by:-East: Flat No. A-401, West: Flat No. B-402, Flat No. B-405, South: Amarkuni Society.	12.03.2025 	04.06.2025 (Symbolic)

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) and 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(s) and Guarantor(s) that the below described Immovable Property mortgaged to Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Ltd.) [CIN L65922DL2005PLC136029] ("Secured Creditor"), the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis on 27.06.2025 from 05.00 P.M. to 06.00 P.M., for recovery of Rs. 23,32,831/- (Rupees Twenty Three Lakh Thirty Two Thousand Eight Hundred Thirty One only) pending towards Loan Account No. HDHLAHE00487714 (Earlier LAN Code of 0044940 DHFL), by way of outstanding principal, arrears (including accrued late charges) and interest till 30.05.2025 with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. 31.05.2025 along with legal expenses and other charges due to the Secured Creditor from PRAFULABEN KIRITBHAI NIMAVAT @ PRAFULABEN NIMAVAT and KIRITKUMAR NATVARLAL NIMAVAT @

The Reserve Price of the Immovable Property will be Rs. 17,32,000/- (Rupees Seventeen Lakh Thirty Two Thousand only) and the Earnest Money Deposit "EMD") will be Rs. 1,73,200/- (Rupees One Lakh Seventy Three Thousand Two Hundred only) i.e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY ALL THAT PIECE AND PARCEL OF IMMOVABLE PROPERTY BEING FLAT NO. G/101 ADMEASURING 73.48 SQ, MTS, (BUILT - UP) ON 1ST FLOOR IN SCHEME KNOWN AS "RADHEY RESIDENCY" CONSTRUCTED ON THE LAND BEARING BLOCK NO 523 (OLD SURVEY NO 123/1) AS PER REVENUE RECORD HECTARE AARE SQ. MTS. 1-18-37 AND AAKAR RS. 7-44 PAISA LAND AND IN LIEU OF THAT LAND ALLOTTED FINAL PLOT NO. 72 AND ALLOTTED FINAL PLOT NO. 41, LAND ADMEASURING 11837 SQ. MTS., PAIKI LAND ADMEASURING ABOUT 7102 SQ. MTS. FOR RESIDENTIAL AND COMMERCIAL PURPOSE ALONG WITH PROPORTIONATE UNDIVIDED SHARE IN LAND ADMEASURING 26.50 SQ. MTS. (WHICH IS INCLUSIVE OF COMMON STAIRS, COMMON SPACE COMMON PARKING AND UNDIVIDED SHARE IN LAND) OF TOWN PLANNING SCHEME NO. 72, SITUATED LYING AND BEING AT MOUJE HATHIJAN (SIM) OF TALUKA - VATVA IN THE REGISTRATION DISTRICT OF AHMEDABAD AND SUB DISTRICT OF AHMEDABAD-11 (ASLALI). THE SAID PROPERTY IS BOUNDED AS UNDER:

EAST : FLAT NO. G-102, WEST : BLOCK F. NORTH: SOCIETY COMPOUND WALL, SOUTH: FLAT NO. G-105.

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.

> **AUTHORISED OFFICER** SAMMAAN CAPITAL LIMITED (Formerly known as INDIABULLS HOUSING FINANCE LTD.)



Date: 02.06.2025

Place: AHMEDABAD

Ahmedabad Zone 1st Floor, Baleshwar Square, Sarkhej- Gandhinagar Highway, Opposite ISCON Temple Ahmedabad 380015 e-mail zmahmedabad@mahabank.co.in,

dzmahmedabad@mahabank.co.in POSSESSION NOTICE (For Immovable Property)

WHEREAS, The undersigned being the Authorised officer of the Bank of Maharashtra under the Securitisation and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002, and in exercise of the powers conferred under Sub-Section (12) of Section 13 read with Rule 3 of the Security Interest (Enforcement) Rule, 2002, issued a Demand Notice dated 03.03.2025 calling upon the Pearl International (Borrower) (Prop. Mrs. Sonalben Jamandas Dand), Mrs. Sonalben Jamandas Dand (Guarantor), Dand Jamandas Devrajbhai (Guarantor) and Mr. Bhesaniya Bhaveshbhai Ratibhai (Guarantor) to repay in full the amount of Total dues of loan(s) as on to 01.03.2025 - Rs. 1,81,95,920.28/- plus interest thereon w.e.f. 02.03.2025 within 60 days from the date of receipt of said notice. The notice was sent by Read, AD Post/Dasti service calling upon the

borrower(s) / mortgagor(s)/Guarantor(s) for payment of dues towards to the bank. The borrower(s)/mortgagor(s)/Guarantor(s) having failed to repay the amount, Notice is hereby given to the borrower(s)/mortgagor(s)/ Guarantor(s) and the public in general that the undersigned has taker Symbolic possession of the properties described herein below in exercise of powers conferred on him/her under section 13 (4) of the said Act read with Rule 8 and 9 of the said rules on this 04.06.2025. The borrower(s)/mortgagor(s)/Guarantor(s) in particular and the public in

general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of Bank of Maharashtra for an amount herein above mentioned. The borrower(s)/mortgagor(s)/Guarantor(s) is invited to provisions of sub-

section (8) of section 13 of the Act, in respect of the time available, to redeem The details of the properties mortgaged to the Bank and taken

possession by the Bank are as follows: 1. Primary Security

Exclusive charge by the way of hypothecation of plant and machineries and all other movable fixed assets of the firm both present and future & Exclusive charge by the way of hypothecation of paid stock, book debts and all other current assets of the firm both present and future.

CERSAI ID - 200068583475 & 200071825625 2. Collateral Security

Name of Owner of Property Mortgaged:

Mrs. Sonalben Jamandas Dand

Description of Mortgage property :- That the immovable property at Survey No. 286 Plot number 21 at Krishan Arcade Second floor, Opp. Shreenath Mega Mall & Navdeep Hospital, Bhesana Main Road, Village Bhesana Tal Bhesanadist - Junagad - 362020 CERSAI ID -200068007054

Bounded by as follows:-On or towards North | Road On or towards East On or towards West | Plot number 20 On or towards South | Plot number 21 Together with all the fixtures and furnitures.

FOR, BANK OF MAHARASHTRA Date: 04.06.2025 Chief Manager, Authorized Officer under SARFAESI Act Place: Junagadh Ahmedabad Zone Note: In case of any controversy English version will be considered

■ OMKARA OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED Registered Office: No. 9, M.P. Nagar, First Street, Kongu Nagar, Extension, Tirupur-641607. Corporate Office: Kohinoor Square, 47th Floor, N. C. Kelkar Marg, R. G. Gadkari Chowk, Dadar West, Mumbai - 400 028. Tel.: 022 6923 1111 / 9173670406

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES [APPENDIX - IV-A] [SEE PROVISO TO RULE 8 (6) WITH 9(1)]

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 12" April, 2022, will be sold on "As is where is", "As is what is", "Whatever there is" and "without recourse basis" on 24/06/2025 at 1.00 pm to 2.00 pm (last date and time for submission of bids is 23/06/2025 by 6.00 PM), for ecovery 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.

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 Flat No. N/402, admeasuring 36.00 Sq. Yards i.e 30.10 Sq. Mts. With applicable undivided share in the land of scheme, Fourth Floor, Thereon "Suramya Apartment Co. Op Housing Society Ltd," of Land bearing Survey No. 197, Final Plot No.62, of T.P Scheme No. 46 (Ghodasar-1), Mouje(Sim. Ghodasar, Ta. Maninagar, in the Registration District Ahmedabad and sub District Ahmedabad-5 (Narol), surrounded by the boundaries:- East:- Society Road, West:-Block M Terrace, North: - Flat No N/401, South: - Flat No N/403.

Reserve Price: Rs. 5.35.000/-EMD: Rs. 53.500/-Date of E - Auction: 24/06/2025 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: 23/06/2025 by 6:00 pm

Date of Inspection : 13/06/2025 between 12.00 pm to 1.00 pm

(only on prior confirmation)

Known Liabilities: Not Known

Sd/-

(Authorized Officer), For, Capri Global Housing Finance Limiter

Date: 07.06.2025

Place: Ahmedabad

This Publication is also a Fifteen Days' notice to the borrowers/co-borrower 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 Id 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, Omkara Assets Reconstruction Pvt Ltd. (Acting in its capacity as a Trustee of Omkara PS 21/2024-25 Trust)

Ahmedabad

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North: Flat No. B-405, South: Amarkuni Society.

Date: 07.06.2025

Place : Gujarat