FINANCIAL EXPRESS

Branch Offi: Shop no 209, 2nd Floor, Sun Complex 2, Behind Navjivan Dalbati Motipura, Himatnagar, Gujrat-383001 NOTICE UNDER SECTION 13(2) OF CHAPTER III OF SECURITISATION & RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002, READ WITH RULE 3(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 AMENDED AS ON DATE

We, the PNB Housing Finance Ltd. (hereinafter referred to as "PNBHFL") had issued Demand notice U/s 13(2) of Chapter III of the Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as the "Act") & by our Himathagar, Office Situated At Shop no 209, 2nd Floor, Sun complex 2, Behind Navjivan Dalbati Motipura, Himathagar, Gujrat-383001. The said Demand Notice was issued through our Authorized Officer, to you all below mentioned Borrowers/Co-Borrower/Guarantors since your account has been classified as Non-Performing Assets as per the Reserve Bank of India/National Housing Bank guidelines due to nonpayment of installments/ interest. The contents of the same are the defaults committed by you in the payment of installments of principals, interest, etc. The outstanding amount is mentioned below. Further, with reasons, we believe that you are evading the service of Demand Notice and hence this Publication of Demand Notice which is also required U/s 13(2) of the said Act. You are hereby called upon to pay PNBHFL within a period of 60 Days of the date of publication of this demand notice the aforesaid amount along with up-to-date interest and charges, falling which PNBHFL within a period of 60 Days of the date of publication of the provisions of Section 13(4) of the said Act, against all or any one or more of the secured assets including taking possession of the secured assets of the borrowers and guarantors. Your kind attention is invited to provisions of sub-Section (8) of Section 3 of the of the Securitization and Reconstruction, by inviting guotations, tender from public or by private treaty. Please also note that if the entire amount of outstanding dues together with the costs, charges and expenses incurred by the PNB HFL only till the date of publication of notice for sale of the secured assets by public auction, by inviting quotations, tender from public or by private treaty, you may not be entitled to redeem the secured assets is therefore. Pur

Loan	Name & Address Of Borrower & Co-Borrower	Name &	Property(ies)	Date of	Amount O/s as on date Demand Notice
Account Number(s)	(Borrower) Mr./Ms. Nikleshbhai G Garasiya, B 401, Devrraj City, Bajkot, Sabarkantha, Gujarat, - 383315 Megraj Road.	Address	Mortgaged	Demand Notice	LAN: HOUIRHIM/ 0423/1102424
HOU/RHIM/	Near Hanuman Temple, Modasa, Sabarkantha, Gujarat -	Guran-		14.11.24	Rs.13,14,660.52 (Rupees Thirteen
0423/ 1102424 &	383315, 3 Royal Plaza, Modasa, Sabarkantha, Gujarat - 383315, Flat No B401, Fouth Floor Devaraj, City Nr Vande	1or(s) NA	Fouth Floor Devaraj, City Nr	0000000	Lakhs Fourteen Thousand Six Hundred Sixty And Fifty Two Paisa Only) due as
NHL/RHIM/ 0523/	Matram, Complex, At Bajkot, Modasa, Gujarat - 383315 (Co-Borrower) Mr./Ms. Garasiya Jankiben Nikleshbhai, B	14200	Vande Matram, Complex, At		on 14-11-2024.+ LAN: NHL/RHIM/0523/1117582
1117582	401, Devrraj City, Bajkot, Sabarkantha, Gujarat - 383315.		Bajkot, Modasa,		Rs. 4,88,704.54 (Rupees Four Lakhs
B.O.: Himatnagar	 Royal Plaza, Modasa, Sabarkantha, Gujarat, - 383315, Flat No B401, Fouth Floor Devaraj, City Nr Vande Matram. 		Gujarat - 383315		Eighty Eight Thousand Seven Hundred Four And Fifty Four Paisa Only) due as
PLACE:- H	Complex, At Bajkot, Modasa, Gujarat - 383315 IIMATNAGAR, DATE:- 09-12-2024	ET 22	SD/- AUTHORIZE	D OFFICE	on 14-11-2024. ER, PNB HOUSING FINANCE LIMITED

NIWAS HOUSING FINANCE PRIVATE LIMITED (Formerly known as Indostar Home Finance Private Limited, hereinafter referred as NHFPL)

Regd. Address: - Unit No. 305, 3rd Floor, Wing 2/E, Corporate Avenue, Andheri- Ghatkopar Link Road, Chakala, Andheri (East), Mumbai – 400093

HOUSING FINANCE

NIWAS HOUSING FINANCE PRIVATE LIMITED

POSSESSION NOTICE [Rule 8 (1) and (2)] Whereas, The Authorized Officer of the Secured Creditor mentioned herein, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (Act), 2002 and in exercise of powers conferred under Section 13(2) read with (Rule 3) of the Security Interest (Enforcement) Rules, 2002 issued a demand notice calling upon the borrower(s) to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. 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 being the Authorized Officer of NHFPL has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest

Enforcement) Rules, 2002 on the date mentioned against each property. 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 assets.

The borrower(s) 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 NHFPL for the amount mentioned below and interest and other charges thereon.

-	Loan Account	Borrower(s) &	Amount & Date of	Date of	Possession	7
-	Number	Property Details	Demand Notice	Possession	Status	į
-	LNVPI0HL-	1.MUKESH KUMAR	Rs. 6,39,995/- (Rupees Six Lakh Thirty	08-Dec-2024	PHYSICAL	7
-	01220021154	2.SADNO DEVI	Nine Thousand Nine Hundred Ninty		POSSESSION	
-			Five Only) DATE: 12-Mar-2024			
-	Property Bearing	: All That Piece And	Parcel Of Property Bearing Flat No. 404,	4th Floor, Sai N	lath Appartment	,
- 1	Near Pardi Pailwa	v Station Gram Banch	avat Char No. 13/103/404 Survey No. 702	/Daikoo Maio I	Imarcadi Taluka	.

lear Pardi Railway Station, Gram Panchayat Ghar No. 13/193/404, Survey No. 792/Paikee, Moje- Umarsadi, Taluka -Pardi, District - Valsad- 396125. Place: GUJARAT **Authorized Officer** Date: 10.12.2024

5		
# UNITY #	UNITY SMALL FINANCE BANK LIMI' Registered Office: Basant Lok, Vasant Vihar, New D 110057. Corporate Office: Centrum House, Vidyana Marg, Kalina, Santacruz (E), Mumbai – 400 098	Delhi- agari POSSESSION
Reconstruction of Financial Asset Section 13(12) read with Rule 3	(FOR IMMOVABLE PROPERTIES) SEE RULE 8(1) 3 Authorised Officer of Unity Small Finance Bank Limite ts and Enforcement of Security Interest Act, 2002 and in exer of the Security Interest (Enforcement) Rules, 2002 issued D ing Borrower/Co-Borrowers/ Guarantors to repay the amoun	cise of powers conferred under emand Notice dated mentioned
The following Borrower/Co-Borro Borrower/Co-Borrowers/ Guaran described herein below in exercis Security Interest (Enforcement) R	owers/ Guarantors having failed to repay the amount, notice tors and the public in general that the undersigned has take se of powers conferred on him under Section 13(4) of the s	n possession of the properties said Act read with Rule 8 of the
properties described herein below Bank Limited for the amount ment The Borrower's/Co-Borrower's/ (respect of time available, to redeer	and any dealing with the said properties shall be subject to the ioned herein below and interest thereon. Guarantor's attention is invited to provisions of sub-Section mathe secured assets.	ne charge of Unity Small Finance
Name of the Borrower/Co- Borrowers/ Guarantors & Loan Account Number	Description of the Properties Mortgaged/Secured Asset(s)	Date of Demand Notice and Outstanding Amount
1. BHANKODIYA BHARATBHAI Varsangbhai (Borrower) 2. Bhankodiya Janakben	ALL THE PIECE AND PARCELS OF PROPERTY OF HOUSE NO. 76, PAIKI, NORTHEAST CORNER SIDE HOUSE ADMEASURING 34.44 SQ.MT., OF GUJARAT HOUSING ROADS AND AND AND AND ADMEASURE OF THE SURVEY SURVEY.	13.09.2024 for Amounting to Rs.8,32,351.32/-(RUPEES
VARSINGHBHAI (CO- BORROWER & MORTGAGOR) 3. BHANKODIYA HANSABEN BHARATBHAI (CO-BORROWER)	BOARD- 300 JAY HIND COLONY, BEARING CITY SURVEY NO. 4273 PAIKI OF WARD NO.2, SITUATED BEHIND J. N. V. HIGH SCHOOL AREA OF GUJARAT HOUSING BOARD WITHIN MUNICIPAL LIMITS SURENDRANAGAR,	THOUSAND THREE HUNDRED FIFTY-ONE AND PAISE THIRTY TWO ONLY) AS ON 12/09/2024
Loan Account Number: - CFSLAHDLOAN000005000410	DUDHREJ, MUNICIPALITY AND BELONGING TÓ BHANKODIYA JANAKBEN VARSINGBHAI:	Plus Applicable Interest and Other Charges.

Date: 10/12/2024 Place: SURENDRANAGAR GUJA	ARAT Uni	Sd/- Authorized Officer, ty Small Finance Bank Limited
or openiopeonius	BOUNDED AS PER (AS PER SALE DEED): NORTH- THIS SIDE ROAD. SOUTH- THIS SIDE HOUSE OF VASHRAMBHAI. EAST- THIS SIDE HOUSE NO. 75. WEST- THIS SIDE HOUSE NO. 77	S. S
BHARATBHAI (CO-BORROWER) Loan Account Number: - CFSLAHDLOAN00005000410	WITHIN MUNICIPAL LIMITS SURENDRANAGAR, DUDHREJ, MUNICIPALITY AND BELONGING TO BHANKODIYA JANAKBEN VARSINGBHAI:	TWO ONLY) AS ON 12/09/2024 Plus Applicable Interest and Other Charges.
3. BHANKODIYA HANSABEN	NO. 4273 PAIKI OF WARD NO.2, SITUATED BEHIND J. N. V. HIGH SCHOOL AREA OF GUJARAT HOUSING BOARD	FIFTY-ONE AND PAISE THIRTY
2. BHANKODIYA`JANAKBEN´ Varsinghbhai (CO-	ADMEASURING 34.44 SQ.MT., OF GUJARAT HOUSING BOARD- 300 JAY HIND COLONY, BEARING CITY SURVEY	Rs.8,32,351.32/-(RUPĚES EIGHT LAKH THIRTY-TWO
VARSANGBHAI (BORROWER)	NO. 76, PAIKI, NORTHEAST CORNER SIDE HOUSE	113.09.2024 for Amounting to

IDFC FIRST Bank Limited (erstwhile Capital First Limited and amalgamated with IDFC Bank Limited)

IDFC First Bank Limited

Rule 8 (6) & 9 (1) of the Security Interest (Enforcement) Rules, 2002

Agreemen

ID

34159540

Village-Umra, Tal - OLPAD Dist Surat, OLPAD, Surat Gujrat-394540

Adjoining Society Road, North: Adjoining Plot No: 236 & South: Adjoining Plot No: 234

Borrower (s) and Co-Borrower (s) as per column (i).

Demand Notice

Amount

INR 912501.31/-

Demand Notice dated:

26-Jul-2023

Demand Notice dated:

30-Sep-2019

Demand Notice dated:

15-Apr-2021

at the immovable property.

Date: 10.12.2024

INR 1409987.15/- 15400294

INR 1142756.49/- 28701308

NO

(Formerly known as IDFC Bank Ltd) | CIN: L65110TN2014PLC097792

CIN: L65110TN2014PLC097792 Registered Office: KRM Towers, 8" Floor, Harrington Road, Chetpet, Chennai - 600031. Tel: +91 44 4564 4000 | Fax : +91 44 4564 4022 IDFC FIRST Bank

APPENDIX IV [Rule 8(1)] POSSESSION NOTICE (For immovable property)

Whereas the undersigned being the authorized officer of IDFC FIRST Bank Limited (erstwhile Capital First Limited and amalgamated with IDFC Bank Limited) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security nterest Act, 2002, and in exercise of powers conferred under Section 13(12) of the said Act read with [rule 3] of the Security Interest (Enforcement) Rules, 2002 issued a demand notices calling upon the Borrower/ Co-borrowers and Guarantors to repay the amount nentioned in the demand notice appended below within 60 days from the date of receipt of the said notice together with further interest and other charges from the date of demand notice till payment/realization.

The Borrowen/Co-Borrowers/ Guarantors having failed to repay the amount, notice is hereby given to the Borrower/Co-Borrowers/ Guarantors and public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred

on him/her under sub-section (4) of Section 13 of the Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this notice.

Loan A/c. No.	Borrower/s/	Burden AT	Demar	Date and	
	Co-borrower/s & Guarantors Name	Description of The Mortgaged Properties	Date	Outstanding Amount (Rs.)	Type of Possession Taken
26626664	Lakhabhai Desai Aniataben Lakhabhai Desai Lallubhai Ramjibhai Desai	Admeasuring About 900 Sq. Ft. Situated Moje: Dolpur	14.09.2024	Rs. 3,81,842.11/-	05-12-2024 Symbolic Possession
63819587 & 106617955	Manojabhai Vasava Sangitaben Vasava	All That Piece And Parcel of Gamtal Property No. 103, Land Area 174.26 Sq. Mtrs. And Built-up Area 116.17 Sq. Mtrs., Situated at Nr. Mhijipura, Village: Mhijipura, Taluka: Tilakvada, District: Narmada, Gujarat-391120 And Bounded As: East: Road West: Vado North: House of Rameshbhai Bhailalbhai South: Road.	31.08.2024	Rs. 7,24,334.02/-	04-12-2024 Symbolic Possession

The Borrower/ Co-borrowers/ Guarantors 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 IDFC FIRST Bank Limited (erstwhile Capital First Limited and amalgamated with IDFC Bank Limited) for an amount mentioned in the demand notice together with further interest and other charges from the date of demand notice till payment/realization. Sd/- Authorised Officer Date: 04 & 05-12-2024 **IDFC FIRST Bank Limited** Place: Gujarat (erstwhile Capital First Limited and amalgamated with IDFC Bank Limited)

Registered Office: - KRM Towers, 7th Floor, Harrington Road, Chetpet, Chennai- 600031. Tel: +91 44 4564 4000 | Fax: +91 44 4564 4022

For detailed terms and conditions of the sale, please refer to the link provided on IDFC FIRST Bank website i.e. www.idfcfirstbank.com

Reserve

Price

Amount

INR

400000.00/-

400000.00/-

400000.00/-

Land Paikee, And Bounded As: - East: Adjoining Society Road, West: Adjoining Plot No.85, North: Adjoining Plot No.117 & South: Adjoining Plot No.115

Name of Borrower (s),

Co-Borrower (s)

and Guarantor (s)

Kaushalprasad Mishra,

Sunilkumar Mishra &

Ramlali Mishra

Devilaben Nileshbhai

Savani

Alpesh Rameshbhai

Solanki & Kinjalben

Alpeshkumar Solanki

Savani & Nileshkumar M

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

votice is nereby given to the public in general and in particular to the Borrower (s), Co-Borrower (s) and Guarantor (s) as per column (iii) that the below described immovable propertie as per column (iv) mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Formerly known as IDFC Bank Ltd, will be sold on 'As is where is', "As is what is', and "Whatever there is' as described hereunder, for the recovery of amount due to IDFC FIRST Bank Limited (Formerly known as IDFC Bank Ltd) from

EMD

Amount

INR

40000.00/

40000.00/-

40000.00/-

(iv) MORTGAGED PROPERTY ADDRESS: All That Piece And Parcel Of Premises Plot No; 235 (After Kip New Block No. 25/235), Admeasuring 43 Sq. Mtr., I.E. 463 Sq. Ft., Along

With Proportionate Undivided Share In Road & Cop Admeasuring 23.16 Sq. Mtr., "Green Park" Vibhag-2, Developed Upon Land Situated In State Gujarat, District Surat, Sub-Distric

& Taluka Kamrej, Moje Village Haldharu Bearing Revenue Survey No. 499, Old Block No. 23, After Re-Survey New Block No. 25, Revenue Survey No. 500/1, & 500/2, Old Block No.

28. After Re-Survey New Block No. 30 After Amalgamation New Block No. 25 Na Land Paikee, Dist, Surat, Guiarat-394180, And, Bounded As: East; Adjoining Block No. 31, West.

(iv) MORTGAGED PROPERTY ADDRESS: All The Piece And Parcel Of The Property Consisting Of Flat No. 103 1st Floor, Harikrushna, residency., Building No. k Block No. - 338/B,

(iv) MORTGAGED PROPERTY ADDRESS: All The Piece And Parcel Of The Property Consisting Of Immovable Property, Permises Of Plot No. 116 Admeasuring 40.07 Sq. Mtrs., &

Adjoining Cop Along With Proportionate Undividedshare In Road Admeasuring 21.66 Sq. Mtrs, Total Admeasuring 61.73 Sq. Mtrs., "Shreeji Residency" Developed Upon Land

Situated In State: Gujarat, District: Surat, Sub-District & Taluka: Kamrej, Mouje: Haldharu Bearing Revenue Survey No. 516/1, Block No. 38 (After Promulgation New Block No. 44) Na

Disclaimer: Please note that the said notice is issued for sale of immovable property only and IDFC FIRST Bank Limited has no right to sale of the movable assets, if any, presen

Date and

Time of

Auction

30-Dec-2024

11.00 AM to

1.00 PM

11.00 AM to

1.00 PM

11.00 AM to

1.00 PM

TATA CAPITAL LIMITED Regd. Office: 11th Floor, Tower A. Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai-400013.

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY) (As per Rule 8(1) of the Security Interest Enforcement Rules, 2002)

Whereas, the undersigned being the Authorized Officer of the Tata Capital Ltd., (hereinafter referred to as "TCL - Transferee) through Tata Capital Financial Services Ltd (hereinafter referred to as TCFSL - Transferor) vide Orders dated 24th November 2023 passed by National Company Law Tribunal, Mumbai vide scheme of arrangement agreed between Tata Capital Financial Services Limited ("TCFSL") as Transferors and Tata Capital Limited ("TCL") as Transferee under the provisions of Sections 230 to 232 r/w Section 66 and other applicable provisions of the Companies Act, 2013 ("said Scheme") having our registered office at 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai 400 013, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(2) read with rule 8 & 9 of the Security Interest (Enforcement) Rules, 2002, issued a Demand Notice as mentioned below calling upon the Borrowers to repay the amount mentioned in the notice within 60 days from the date of the said notice. The Borrower's attention is invited to provisions of subsection (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. The borrowers, having failed to repay the amount, notice is hereby given to the borrowers, in particular 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 section 13(4) of the said Act read with rule 9 of the said Rules.

The borrower, in particular, and the public in general, are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Tata Capital Limited, for an amount referred to below along with interest thereon and penal interest, charges, costs etc. from date of demand notice.

Loan Account No.	Name of Obligor(s)/ Legal Heir(s)/Legal Representative (s)	Amount & Date of Demand Notices	Date of Possession
TCFLA02 16000011 251578	1) M/s Jay Ambe Super Store Through its Proprietor Shiv Singh 2) Mr. Shiv Uday Singh, 3) Mr. Devi Uday Singh, 4) Mrs. Chanchal Rajput, 5) Mrs. Javeri all having address at: Shop no.5&6, Radhakrishna residence, Nr Swami Narayan Temple, Kande, Sachin, Surat, Gujarat – 394230, Also having address at: 304, Sai Krishna Residency Station Road, Sachin, Surat, Gujarat - 394230	Thirty Five Lakh Eighty One Thousand Seven Hundred and Fifty Six Only) due in Loan Account No. TCFLA021600001125157	05/12/2024

Description of Secured Assets/Immovable Properties: 1. All rights, title and interest in Non-Agriculture Property bearing Revenue Survey No.11/1 + 36/1, Sub-Division No.2, Block No.60 and Revenue Survey No.11/1 + 36/2, Sub Division No.2, G1063G1057 Block No.59 after merger New Block No.59/B/2 Paiki Sub Plot No.2, admeasuring 1736.53 sq.mtr. T.P. Scheme No.59, F.P. No.57, admeasuring 1612.13 sq.mtr. constructed building which is known and named as "Radha Kishan Residency" Paiki Ground Floor Shop No.5 having built up area admeasuring 259.35 sq.ft. i.e. 24.10 sq.mtr. and carpet area admeasuring 231.57 sq.ft. i.e. 21.52 sq.mtr. of Moje Village: Pardi-Kande, Taluka: Choriyashi Dist: Surat Bounded as Towards North: Shop No.4, Towards South: Shop No.6, Towards East: O.T.S side, Towards West: Road side, 2. All rights, title and interest in Non-Agriculture Property bearing Revenue Survey No.11/1 + 36/1, Sub-Division No.2, Block No.60 and Revenue Survey No.11/1 + 36/2, Sub Division No.2, G1063G1057 Block No.59 after merger New Block No.59/B/2 Paiki Sub Plot No.2, admeasuring 1736.53 sq.mtr. T.P. Scheme No.59, E.P. No.57, admeasuring 1612.13 sq.mtr. constructed building which is known and named as "Radha Kishan Residency" Paiki Ground Floor Shop No.6 having built up area admeasuring 259.35 sq.ft. i.e. 24.10 sq.mtr. and carpet area admeasuring 231.57 sq.ft. i.e. 21.52 sq.mtr. of Moje Village: Pardi-Kande, Taluka: Choriyashi Dist: Surat Bounded as Towards North: Shop No.5, Towards South: Shop No.7, Towards East: O.T.S side, Towards West: Road side

Particulars

Date: 10.12.2024 Place: Surat, Gujarat

Asset

Block

BAID INDUSTRIES PRIVATE LIMITED (in Liquidation) CIN: U17100GJ2007PTC050851 Registered Address: Plot No. 8, G.I. D. C. Panoli, Ankleshwar, Gujarat, India - 384116

Sd/- Authorised Officer, Tata Capital Ltd.

Reserve

Price (Rs.)

E-AUCTION SALE NOTICE UNDER INSOLVENCY AND BANKRUPTCY CODE, 2016 Notice is hereby given to the public in general under the Insolvency and Bankruptcy Code, 2016 and the regulations made thereunder for Sale of Plant & Machinery and Land & Building of M/s. BAID INDUSTRIES PRIVATE LIMITED (in Liquidation) in accordance with Regulation 32 and 33 of the Insolvency and Bankruptcy Board of India (Liquidation Process) egulations, 2016. The sale will be conducted by the undersigned through the e-auction platform: https://right2vote.in/login as per Schedule Lunder Regulation 33 of the IBBI (Liquidation Process) Regulations, 2016 for the following:

Α	Land & Building Along with Plant & Machinery		ss: Plot No. 8, G. I. D. C. leshwar, Gujarat, India -	22,50,00,000.00	2,25,00,000.00	5,00,000.00
В	Only Plant & Machinery		ss: Plot No. 8, G. I. D. C. Jeshwar, Gujarat, India -	5,50,00,000.00	55,00,000.00	5,00,000.00
С	Only Land & Building		ss: Plot No. 8, G. I. D. C. leshwar, Gujarat, India -	17,00,00,000.00	1,70,00,000.00	5,00,000.00
	Submission of Requisite Affidavits, Declaration e		From 10/12/2024 to 2	4/12/2024		
- 3	Site visit / Inspection Da	te	26/12/2024 to 02/01/2	025		
	Last Date for Submissio	n of EMD	04/01/2025			
	Date and Time of E-Auc	tion	11 10000000000			
18	Block A		Date: 06" January 202	25 Time: 0	1:30 PM to 02:30	PM IST
1 33	Block B		Date: 06" January 202	25 Time: 0	3:00 PM to 04:00	PMIST
1 8	Block C		Date: 06" January 202	25 Time: 0	4:30 PM to 05:30	PM IST
- Suine			and the second control of the last control of the second control o			

Email ID: baid.cirp@gmail.com; Mobile No.: +91 9979940961/9727247030 E-Auction Service Provider: Right2Vote InfoTech Private Limited

Terms and Condition of the E-Auction are as under:

IDFC FIRST

(x) Authorized

Officer Name &

Contact Number

Name- Satyendra Maurya

Contact Number- 8306001848

Name- Chinmay Acharya

Contact Number- 9574448844

Name- Satvendra Maurya

Contact Number- 8306001848

Name- Chinmay Acharya

Name- Satyendra Maurya

Contact Number- 8306001848

Name- Chinmay Acharya Contact Number- 9574448844

Sd/- Authorised Officer

IDFC FIRST Bank Limited

(Formerly known as IDFC Bank Ltd)

Contact Number- 9574448844

- E-Auction will be conducted on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS", "NO RECOURSE BASIS" and "WHATEVER THERE IS BASIS" through approved service provider, M/s Right2Vote InfoTech Private Limited. This E-Auction Notice shall be read in conjunction with the complete E-Auction Process Information Document containing details of the assets, e-auction bid form, declaration and undertakings, general terms and conditions of the e-auction sale which will be made available by contacting on Mobile No.: +91 9727247030, Email ID: baid.cirp@gmail.com in the working hours from Monday to Saturday and on the website of the E-Auction Service Provider.
- It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of assets put on auction will be permitted to interested bidders at sites from the date of publication to the last date of submitting documents & EMD.
- Intending bidders should submit the Request Letter for participation in the E-Auction along with KYC and other documents. The formats can be taken from the E-Auction Process Information Document. These documents should reach the office of the Liquidator through physical delivery or post/courier at the address given below on or before 02" January 2025. The eligible bidders shall submit the evidence for EMD Deposit of 10% of reserve price on or before 04" January 2025.
- The intending bidders are required to deposit Earnest Money Deposit (EMD) amount through Demand Draft in the name of "BAID INDUSTRIES PRIVATE LIMITED - IN LIQUIDATION"
- . The bidders are requested to visit https://right2vote.in_for detailed terms and conditions for e-auction process before
- submitting their bids and taking part in the e-auction sale proceedings. If the auction of Block A is successfully conducted, then auction of Block B and Block C will be cancelled.
- If the auction of Block Ais not conducted successfully, then auction of Block B will be conducted.
- If the auction of Block B is successfully conducted, then only auction of Block C will be conducted. In case the auction of Block B is not conducted successfully, then auction of Block C will not be conducted.

IP Jaykishan Rathi, Liquidator,

BAID INDUSTRIES PRIVATE LIMITED - In Liquidation, Reg. No: IBBI/IPA-001/IP-P-02710/2022-2023/14166, Add: 3040, 3rd Floor, Trade House, Near Rusabh Petrol Pump, Date: 10/12/2024 Place: Gujarat Ring Road , Surat, Gujarat ,395002. Email: baid.cirp@gmail.com

Public Notice For E-Auction Cum Sale (Appendix – IV A) (Rule 8(6))

Sale of Immovable property mortgaged to IIFL Home Finance Limited (Formerly known as India Infoline Housing Finance Ltd.) (IIFL-HFL) Corporate Office at Plot No.96, Udyog Vihar, Phase-IV, Gurgaon-122015. (Haryana) and Branch Office at:- Office No. 701, 7th Floor, 21st Centuary Business Center, Near Udhna Darwaja, Ring Road, Surat – 395002 under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act"). Whereas the Autorized Officer ("AO") of IFL-HFL had taken the possession of the following property/les pursuant to the notice issued U/S 13(2) of the Act in the following loan accounts/prospect nos. with a right to sell the same on "AS IS WHERE IS BASIS, AS IS WHAT IS BASIS AND WITHOUT RECOURSE BASIS" for realization of IIFL-HFL's dues. The Sale will be done by the undersigned through e-auction platform provided at the

Borrower(s)/ Co-Borrower(s)/	Demand Notice Date and Amount	Description of the Immovable property/ Secured Asset	Date of Physical Possession	Reserve Price	Date of Inspection of property
Guarantor(s) 1. MR.	13-Mar-2024 Rs.	All that part and parcel of the property	27-Sep-2024	Rs. 7,66,000/-	24-Dec-2024
	Ten Lakh Twenty Nine Thousand Six Hundred	Bharundi, Nr Sayan Sugar Factory Road, Olpad, Surat-394130, Gujarat,	Total Outstanding As On Date 05-Dec-2024 Rs. 12,61,274/- (Rupees Twelve Lakh Sixty One Thousand Two Hundred and Seventy Four Only)	(Rupees Seven Lakh Sixty Six	1100 hrs -1400 hrs
CHANDRAMA PRASAD				Thousand Only)	EMD Last Date 26-Dec-2024 till 5 pm.
2. MRS. RAMANATI	and Thirty Five Only) Bid Increase Amount Rs. 20,000/- (Rupees Twenty Thousand Only)			Earnest Money Deposit (EMD)	
(Prospect No IL10222972)				Rs. 76,600/- (Rupees Seventy Six Thousand Six Hundred Only)	Date/Time of E Auction 30-Dec-2024 1100 hrs-1300 hrs.

lode Of Payment :- EMD payments are to be made vide online mode only. To make payments you have to visit https://www.iiflonehome.com and pay through link available for the property/ Secured Asset only. Note: Payment link for each property/ Secured Asset is different. Ensure you are using link of the property/ Secured Asset you intend to buy vide public auction.

For Balance Payment - Login https://www.iiflonehome.com >My Bid >Pay Balance Amount. Terms and Conditions:-

Place:- SURAT; Date: 10.12.2024

EMD Amount Incremental

Value (Rs.)

(Rs.)

For participating in e-auction, Intending bidders required to register their details with the Service Provider https://www.iiflonehome.com, well in advance and has to create the login account, login ID and password. Intending bidders have to submit / send their "Tender FORM" along with the payment details towards EMD, copy of the KYC and PAN card at the above mentioned Branch Office.

The bidders shall improve their offer in multiple of amount mentioned under the column "Bid Increase Amount". In case bid is placed in the last 5 minutes of the closing time of the auction, the closing time will automatically get extended for 5 minutes.

The successful bidder should deposit 25% of the bid amount (after adjusting EMD) within 24 hours of the acceptance of bid price by the AO and the balance 75% of the bid amount within 15 days from the date of confirmation of sale by the secured creditor. All deposit and payment shall be in the prescribed mode of payment. The purchaser has to bear the cess, applicable stamp duty, fees, and any other statutory dues or other dues like municipal tax, electricity charges, land

and all other incidental costs, charges including all taxes and rates outgoings relating to the property. The purchaser has to pay TDS application to the transaction/payment of sale amount and submit the TDS certificate with IIFL HFL.

Bidders are advised to go through the website https://www.iiflonehome.com and https://www.iifl.com/home-loans/properties-for-auction for detailed terms and conditions of auction sale & auction application form before submitting their Bids for taking part in the e-auction sale proceedings, For details, help procedure and online training on e-auction prospective bidders may contact the service provider E-mail ID:- care@iffonehome.com,

Support Helpline no. 1800 2672 499. For any query related to Property details, Inspection of Property and Online bid etc. call IIFL HFL toll free no. 1800 2672 499 from 09:30 hrs to 18:00 hrs between Monday to Friday or write to email: - care@iflonehome.com.

Notice is hereby given to above said borrowers to collect the household articles, which were lying in the secured asset at the time of taking physical possession within 7 days, otherwise IIFL-HFL shall not be responsible for any loss of property under the circumstances. Further the notice is hereby given to the Borrower's, that in case they fail to collect the above said articles same shall be sold in accordance with Law.

11. In case of default in payment at any stage by the successful bidder / auction purchaser within the above stipulated time, the sale will be cancelled and the amount already paid will be forfeited (including EMD) and the property will be again put to sale.

2. AO reserves the rights to postpone/cancel or vary the terms and condition of tender/auction without assigning any reason thereof. In case of any dispute in tender/Auction, the decision of AO of IIFL-HFL will be final.

15 DAYS SALE NOTICE UNDER THE RULE 9 SUB RULE (1) OF SARFAESI ACT, 2002 The Borrower are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of Tender/Auction, failing which the property will be auctioned/sold and balance dues if any will be recovered with interest and cost



Sd/-: Authorised Officer, For IIFL Home Finance Ltd.

IDFC FIRST Bank Limited (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

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

No.	Account No.	Type of Loan	Name of borrowers and co-borrowers	Section 13 (2) Notice Date	Outstanding amount as per Section 13 (2) Notice
1	58129265	The second secon	Babubhai Malabhai Desai Geetaben Babubhai Desai Rohit Babubhai Rabari		INR 2,63,712.75/-

35*20 = 700.00 Sq. Fts. (65.03 Sq. Mts.) Situated At Village: Raner, Ta.: Kankrej, District: Banaskantha, Gujarat-385550, And Bounded As: East: Rabarivas And House Of Bhagabhai, West: House Of Desai Magshibhai

2	112117544	Home Loan	Chauhan Ranjitsinh Mohansinh Chauhan Sharmishthaben Ranjitsinh Chauhan Mohansinh	27.11.2024	INR 5,05,903.00/-
			ce And Parcel Of Gamtal House I ka, Dist. Mahisagar, Kheda, Gu		

Place, West: Public Road, North: Public Road, South: Owner's Road

100	73784005	Property	Foram Vasavda Nauka Vasavda Sairashi Automation	30.11.2024	INR 24,38,253.09/-
rc	perty Addres	s : All That Pie	ce And Parcel Of Immovable	e Property Being Fla	at No. 3/a. On Second Floor

Admeasuring 54 Sq. Meters, Together With Undivided Land Admeasuring 1/12 Share I.e. 42.55 Sq. Meters, In The Scheme "Sweet Home Apartment", Constructed On Non-agricultural Land Bearing Plot No. 289 Paiki Northern And Eastern Side, In Sector No. 28, Situate, Being And Lying At Mouje: Gandhinagar Township, In The Registration District And Sub-District: Gandhinagar, Gujarat-382028, And Bounded As: East: 8 Meter Road West: Flat No. 3/B And 3/C, North: 10 Meter Road, South: Plot No. 291

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.

Authorized Officer IDFC First Bank Limited Date: 10.12.2024 (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited Place : Gujarat and presently known as IDFC First Bank Limited)



Bandhan | Regional Office: Netaji Marg, Nr. Mithakhali Six Roads, Ellisbridge, Ahmedabad-6. Phone: +91-79-26421671-75

SYMBOLIC POSSESSION NOTICE

NOTICE is hereby given 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 3 of the Security Interest (Enforcement) Rules, 2002, the Authorized Officer issued demand notice to the borrower(s) on the date mentioned against the account stated hereinafter calling upon them to repay the amount within 60 days from the date of receipt of said notice. The borrower(s) having failed to repay the amount, notice is hereby given to the public in general and in particular the borrower(s) that the undersigned has taken the symbolic possession of the property described herein below under Section 13(4) of the said Act read with Rule 8 of the said Rules on the date mentioned against the account. The borrower(s) in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of the Bank for the amounts; interest, costs and charges thereon. The borrowers'/mortgagors' attention is invited to the provisions of sub-section (8) of

Name of borrower(s) & Loan Account No.	Description of the property mortgaged (Secured Asset)	Date of Demand Notice	Date of Symbolic Possession Notice	O/s Amount as on date of Demand Notice
Mr. Nileshkumar Kanubhai Soni Mrs. Minalben Nileshkumar Soni 20001050005848	All that piece and parcel of the immovable property admeasuring about 647.75 sq.ft. situated at Revenue Survey No.42, C.S.Sheet No.109, City Survey No.2151/21, Flat No.208, 2nd Floor, Raj Ratna Flat, Near Anand Sarovar, Gungadipati Ta., Dist-Patan, Gujarat-384265 and bounded by: North: Property of Flat No.207, East: Margin Land, West: 7 Feet Common Passage, South: Margin Land		05.12.2024	Rs.9,19,407.22
Mr. Nileshbhai Jagdishbhai Raval Mrs. Kanchanben Nileshbhai Raval 20001050004636	All that piece and parcel of the immovable property admeasuring about 514.43 sq.ft. situated at Survey No.959 Paiki Plot No.136, Jeel Residency Khalaksha Pir Road, Samalpati, At-Patan, Gujarat- 384265 and bounded by: North: 7.50 Mtr wide Internal Road, East: Property of Plot No.137, West: Property of Plot No.135, South: Property of Plot No.187	09.09.2024	05.12.2024	Rs.3,61,919.94

Date: 10/12/2024

Authorised Officer Bandhan Bank Limited

IDFC First Bank Limited

(Formerly known as IDFC Bank Ltd) | CIN : L65110TN2014PLC097792

Registered Office: - KRM Towers, 7th Floor, Harrington Road, Chetpet, Chennai- 600031. Tel: +91 44 4564 4000 | Fax: +91 44 4564 4022



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) & 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). Co-Borrower (s) and Guarantor (s) as per column (iii) that the below described immovable properties as per column (iv) mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Formerly known as IDFC Bank Ltd, will be sold on

'As is where is', "As is what is', and "Whatever there is' as described hereunder, for the recovery of amount due to IDFC FIRST Bank Limited (Formerly known as IDFC Bank Ltd) from Borrower (s) and Co-Borrower (s) as per column (i). For detailed terms and conditions of the sale, please refer to the link provided on IDFC FIRST Bank website i.e. www.idfcfirstbank.com.

S. NO	(i) Demand Notice Amount	Agreement ID	(iii) Name of Borrower (s), Co-Borrower (s) and Guarantor (s)	(v) Reserve Price Amount	(vi) EMD Amount	(vii) Date and Time of Auction	(viii) Date and Time of EMD Auction	(ix) Date and Time of Inspection	(x) Authorized Officer Name & Contact Number
7	INR 617125.52/-	26692654	Kishan Maheshbhai Chavda & Chandani	INR 508477.50/-	INR 50847.75/-	30-Dec-2024	27-Dec-2024	23-Dec-2024	Name- Divyarajsinh Zala Contact Number- 9274207909
	Demand Notice dated: 12-Jun-2021		Kishanbhai Chavda			11.00 AM to 1.00 PM	10.00 AM to 5.00 PM	10:00 AM To 4:00 PM	Name- Chinmay Acharya Contact Number- 9574448844
(iv)		RTYADDRES	SS: All That Piece And Parcel	of Residential Fla	at No.8 Meadu	750000000000000000000000000000000000000			ON TAXABLE STATE OF THE PROPERTY OF

Containing Revenue Survey No. 241/1 & 242/1-2-3-4, Plot No. 11 And 12, T.P. No.1, F.P. Plot No. 41/1, 41/2, City Survey Block No. 32, City Survey No.679, Near Marsinh Mehta, B/H Jalaram Society, Jayshree Road, Junagadh, Tal & Dist. Junagadh, State: Gujarat And, Bounded As:- East: Vrundavan Apartment, West: Chal & Block No.11, North: Block No.7 & South: Open Space & Block No.9 Disclaimer: Please note that the said notice is issued for sale of immovable property only and iDFC FIRST Bank Limited has no right to sale of the movable assets, if any, prese

at the immovable property. Authorised Officer

financialexp.epapr.in

Date and

Time of

Inspection

23-Dec-2024

10:00 AM To

4:00 PM

10:00 AM To

4:00 PM

10:00 AM To

4:00 PM

Date and

Time of

EMD Auction

27-Dec-2024

10.00 AM to

5.00 PM

30-Dec-2024 27-Dec-2024 23-Dec-2024

10.00 AM to

5.00 PM

30-Dec-2024 27-Dec-2024 23-Dec-2024

10.00 AM to

5.00 PM

Date: 10.12.2024

Ahmedabad

(Formerly known as IDFC Bank Ltd

IDFC FIRST Bank Limited