FINANCIAL EXPRESS

Three Hundred Only ) Hundred Thirty Only )

## FORM NO. URC.2

Advertisement giving notice about registration under Part I of Chapter XXI [Pursuant to section 374(b) of the companies Act, 2013 and rule 4(1) of the companies (Authorised to Register) Rules, 2014]

Notice is hereby given that in pursuance of sub-section (2) of section 366 of the Companies Act, 2013, an application has been made to the Office Of the Registrar Of Companies CRC Manesar Ministry of Corporate Affairs, Government of India, that Lenious Healthcare LLP a limited liability partnership firm may be registered under Part I of Chapter XXI of the Companies Act 2013, as a company limited by shares.

 The principal objects of the company is to deal in Pharmaceutical, Medical Goods and cosmetic and toilet articles in specialized stores.

 A copy of the draft Memorandum and Articles of Association of the proposed Company may be inspected at the office at B-504/B, Sapath-4, Opp. Karnavati Club, Nr. Prahalad Nagar Garden, S.G. Highway, Jodhpur Char Rasta, Ahmedabad, Gujarat, India, 380015.

. Notice is hereby given that any person objecting to this application may communicate their objection in writing to the Ministry of Corporate Affairs, Government of India, and/ or Registrar Of Companies, Gujarat, ROC Bhavan, Opp. Rupal Park Society, Behind Ankur Bus Stop, Naranpura, Ahmedabad 380013, or Central Registration Centre, CRC Manesar, Manesar, Plot No. 6, 7, 8, Sector 5, IMT Manesar, District Gurgaon (Harvana), Gurgaon, Haryana, 122050, India at within Twenty One days from the date of publication of this notice, with a copy to the company at its registered office. Dated this 08 th February, 2025.

Name(s) of Applicant

1. Mr. Romil Amit Sheth 2. Mr. Kevin Sheth

KOTAK MAHINDRA BANK LIMITED POSSESSION Registered Office: 27BKC, C-27, G-Block, Bandra Kurla Complex, Bandra (E), Mumbai-400051 Branch Office: Kotak Mahindra Bank, Shanti Point , Udhana Darwaja, Ring Road, Surat-395002

Whereas, The Undersigned Being The Authorized Officer Of Kotak Mahindra Bank Ltd.. Under The Securitization And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 (54 Of 2002) And In Exercise Of Powers Conferred Under Section 13(12) Read With Rule 3 Of The Security Interes (Enforcement) Rules 2002 Issued Demand Notices To The Borrowers As Detailed Hereunder, Calling Upon Th Respective Borrowers To Repay The Amount Mentioned In The Said Notices With All Costs, Charges And Expenses Till Actual Date Of Payment Within 60 Days From The Date Of Receipt Of The Same. The Said Borrower(S)/ Co Borrower(S) Having Failed To Repay The Amount, Notice Is Hereby Given To The Borrowers/ Co Borrowers And The Public In General That The Undersigned Has Taken Possession Of The Property Described Hereunder In Exercise Of Powers Conferred On Him Under Section 13(4) Of The Said Act R/W Rule 8 Of The Said Rules On The Dates Mentioned Along-With. The Borrowers In Particular And Public In General Are Hereby Cautioned Not To Deal With The Properties And Any Dealings With The Properties Will Be Subject To The Charge Of Kotak Mahindra Bank Ltd., For The Amount Specified Therein With Future Interest, Costs And Charges From The Respective Dates. The Borrowers Attention Is Invited To Provisions Of Sub Section (8) Of Section 13 Of The Act, In Respect Of Time Available To Redeem The Secured Assets. Details Of The Borrowers, Scheduled Property Outstanding Dues, Demand Notices Sent Under Section 13(2) And Amounts Claimed There Under, Date Of Possession Is Given Herein Below:

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S. No.	Name and address of the borrower, co-borrower loan account no., Lo an amount	Details of the initiovable property	Date Of Possession 2. Type of Possessi Demand Notice Date 4. Amount Due In F
1.	Mrs. Nisha Nanda W/O Mr. Sunil Nanda At: Sub -Plot No. 183/1 Rev Survey No. 1124/2, At Mangaldham, RanjitSagar Road, Jamnagar, Gujarat- 361005&Mr. Sunil Nanda S/O Mr.Dhirajlal Nanda At: M/S Shivam Restaurant Through Its ProprietorShop No.10, Phase-3, Plot No. 3664, Gidc Dared, Jamnagar, Gujarat- 361008& Both At: Mungaldham Society, Maru KansaraHall Pachad Ranit Sagar Road, Jamnagar, Gujarat- 361005 Loan Account Number: HM/0225/H/17/100018 Loan Amount:Rs. 15,30,000 (Rupees Fifteen Lakh Thirty Thousand Only)	All That Piece And Parcel Of Mortga Property In Jamnagar City, On Lalpur High Outside The Area Of Jamnagar Munic Corporation Originally The Land Of R.S 1124/2 Paiki Admeasuring 62928.00 Sq M Jamnagar Area Development Authority F Sanctioned The Layout Plan And Dy. Dis Development Office, - Jamnagar Have Cove In To Non Agriculture Land And As Per La Plan This Land Divided Into 1 To Residential Plot Known As "Mangal Dham" Mangal Dham" Plot No 183 Was Sub Plot With The Approval Of Jamnagr Munic Corporation Divided Into Sub Plots I.E 1: And 183/2. Out Of These Subplots, Sub Plot 183/1 Admeasuring Plot Area 42.00 Sq Together With Construction. Boundaries: E Plot No. 157 Is Situated West: 7.50 Mtr. V Road Is Situated, North: Plot No. 18 Situated, South: Sub Plot No. 18 Situated, South: Sub Plot No. 18 Situated. Name Of The Mortgagor: Mrs. N Nanda W/O Mr. Sunil Nanda	way cipal S No Mtrs. dave Strict ered byout 276 ra. In otted cipal t No. Mtr. Mtr. Mtr. Mtr. Mtr. Mtr. Mtr. Mtr

For Kotak Mahindra Bank Limited. Authorized Officer Date: 05.02.2025 Place: Gujarat For any query please Contact Mr. Brijesh Parmar; Mobile No +919727739158; And Mr. Kishore Arora; Mobile No. +917227953457 Regd. Office:- 9th Floor, Antriksh Bhavan, 22, K G Marg, New Delhi-110001.
Phones:- 011-23357171, 23357172, 23705414, Website: www.pnbhousing.com

Finance Limited Odhav Branch: 221, 2nd Floor, Mangalam Arcade, Opp. Odhav Lake, Odhav BRTS Road, Odhav, Ghar Ki Baat Ahmedabad, Gujrat-382415. Rajkot Branch: 404-406, Fourth Floor, Kings Plaza, Astron Chowk, Rajkot, Gujrat-360001. Surat Branch: 305-308, Third Floor, Titanium Square, Adjan Rasta, Adajan, Surat, Gujrat-395009. Vadodara Branch: - 331, Third Floor, Trivia Complex, Natu Bhai Circle, Vadodara, Guirat-390007

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 Limited (hereinafter referred to as 'PNBHFL') had issued Demand notice U/s 13(2) of Chapter III of the Securitization 8 Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The said Demand Notice was issued through our Authorized Officer to all below mentioned Borrowers/Co-Borrowers/Guarantors since your account has been classified as Non-Performing(NPA) Assets as per the Reserve Bank of India/ National Housing Bank guidelines due to non-payment of instalments/ interest. The contents of the same are the defaults committed by you in the payment of instalments of principals, interest, etc. Further, with reasons, we believe that you are evading the service of Demand Notice hence we are doing 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, failing which PNBHFL will take necessary action/measures under all or any 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 13 of the of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act. 2002 where under you can tender/pay the entire amount of outstanding dues together with all costs, charges and expenses incurred by the PNBHFL only till the date of publication of the notice for sale of the secured assets by public auction, by inviting quotations, tender from public or by private treaty. FURTHER, you are prohibited U/s 13(13) of the said Act from transferring either by way of sale, lease or in any other way the aforesaid secured assets.

Sz. No.	Account No.	Name/ Address of Borrower and Co- Borrower(s)	Name & Address of Guaranton(s)	Property (ies) Mortgaged	Date of Demand Notice	Amount O/s as on date Demand Notice
1.	HOU/AHD /0622/997 420, B.O. Odhav	Ravikumar B Kalal & Vinisha Pavankumar Kalal /32 Kameshwar Park Soc, Nr Sumatinath Flat Kathvada Road, Naroda, Ahmedabad, Gujarat-382330, India.	NA	D 102,1st Floor, Sahajanand Avenue, B/H Bootbhavani Temple Vejalpur, Vejalpur, Ahmedabad, Gujarat-380051, India	09-01-2025	Rs.23,30,812.08/-(Rupees Twenty Three Lakh Thirty Thousand Eight Hundred Twelve & Eight Paise only) as on 09-01-2025
2.	HOU/AHD /0622/997 420, B.O. Odhav	Prashantgovindrao Rajput & Mamataben Prashantgovindrao Rajput /110 Rangolinagar Row House, B H Old Narol Court, Narol, Ahmedabad, Gujarat-382405, India.	NA	Tower-I 302,3.0,302.0,Laxmi Eternia.Nr Kamavati 4 Opp Dev Aashish Divine,Narol Aslali Highway.Narol.Ahmedabad,Gujarat- 382405.India	09-01-2025	Rs.14,46,546.36/-(Rupees Fourteen Lakh Fourty Six Thousand Five Hundred Fourty Six & Thirty Six Paise only) as on 09-01-2025
3.	NHL/RJKT/ 1221/9390 10, B.O. Rajkot	Abdulsamad Mohamedsiddik Molvi & Nazira Abdulsamad Molvi / Gulab Tower 1st Floor Flat No.104 Opp 1,P Mission Girls High School B H Meman, Senetorium, Rajkot, Gujarat-360001, India.	NA	Pramukh Swamy Arcade, Upper Ground Floor, Shop No. 23, Malaviya Chowk, Yagnik Road, Rajkot, Gujarat-360001, India	09-01-2025	Rs. 49,70,449.86/-(Rupees Fourty Nine Lakh Seventy Thousand Four Hundred Fourty Nine & Eighty Six Paise only) as on 09-01-2025
4.	HOU/SRT /0616/29 6134, B.O.Surat	Jigneshsingh G Rajput & Jyotisingh Rajput, Add: B-204, Sakar Palace, Karadva, Surat, Gujarat-395006, India	NA	Flat No.B 204 ,B, Sakar Palace, Karadva Surat, Karadva Road, Surat, Gujarat-394210, India	15-01-2025	Rs.10,49,296.16/-(Rupees Ten Lakh Fourty Nine Thousand Two Hundred Ninety Six & Sixteen Paise only) 15-01-2025
5.	NHL/VA/1 120/8339 53, B.O. Vadodara	Umesh B Rajput & Bhartiben Rajput / House No.C-1, Samir Park, Near Ayurvedik Road, Waghodiya Road, Vadodara, Gujarat-390025, India.	NA	Shop No,02, Krishna Complex, Nr Poonam Complex, Waghodia Road, Vadodara, Gujarat-390025, India	15-01-2025	Rs.15,75,240.16/-(Rupees Fifteen Lakh Seventy Five Thousand Two Hundred Fourty & Sixteen Paise only) as on 15-01-2025
6.	HOU/VA/0 717/4103 54, B.O. Vadodara	Sunita Nishad & Amarjeet Ramtirath Nishad /131, Mira Nagar, Rajpipala Road, Sarangpur, Bharuch, Ankleshwar, Bharuch, Gujarai-393001, India.	NA	Plot No.300, Green City, Jitali Road, Ankleshwar, Vadodara, Gujarat-393001, India	15-01-2025	Rs.9,66,442.35/-(Rupees Nine Lakh Sixty Six Thousand Four Hundred Fourty Two & Thirty Five Paise only) as on 15-01-2025
7.	HOU/SRT /0617/39 9644, B.O. Surat	Vijay B Savaliya & Dayaben Vijaybhai Savaliya /W 402, Alpaline Green Veli, Kamrej, Valak, Surat City, Surat, Gujarat- 395006, India.	NA	Block W,4th Floor,402, Alpine Green Valley, Alpine Green Valley, Opp. Ganga Jamna Marble, Valak Pathya, Kamrej Road, Surat, Block No. 106/A, TP No.9, FP No. 106/A, Surat, Gujarat-394180, India	15-01-2025	Rs.32,67,919.54/-(Rupees Thirty Two Lakh Sixty Seven Thousand Nine Hundred Nineteen & Fifty Four Paise only) as on 15-01-2025
8.	HOU/AHD /0719/73 2727, B.O. Odhav	Amrutbhai Naranbhai Chudi, Hetalben Amrutbhai Chudi & Rohan Chudi 2183, Khanpur Bhil Vas, Kalyani Vad Pase, Khanpur, Ahmedabad, Gujarat-380001, India.	NA	A 101, Madhuvan Residency, Opp Parth Bunglow, Nana Chiloda, Ahmedabad, Gujarat-382330, India	15-01-2025	Rs.19,27,693.18/-(Rupees Nineteen Lakh Twenty Seven Thousand Six Hundred Ninety Three & Eighteen Paise only) as on 15-01-2025
9.	219/7635	Jayshriben B Devda & Bhupendra H Devda /C 40, Ambica Society, BH Padam Park, Novino Tarsali Road, M I Estate, Tarsali, Vadodara, Gujaraf-390009, India.	NA	House No.C/40 Ambica Society, B/H Padam Park, Novino Tarsali Road, Tarsali, Vadodara, Gujarat- 390009, India	15-01-2025	Rs.33,88,415.85/-(Rupees Thirty Three Lakh Eighty Eight Thousand Four Hundred Fifteen & Eighty Five Paise only) as on 15-01-2025
10.	0020,000	Bipin Anandprasad Shukla & Kartavya Shukla A-6, Bhakti Sagar Raw House, opp Prapti Park, Honey Park Road, Adajan, Surat, Gujarat-395009, India.	NA	(1) Office No.L 4,4th Floor, Shubh Plaza Opp Sarasvat Nurseing English School, Punagam R o a d , p u n a , S u r a t , Gujarat,395011, India (2) Office No.L 5,4th Floor, Shubh Plaza Opp Sarasvat Nurseing English School, Punagam Road, Puna, Surat, Gujarat-395011, India	15-01-2025	Rs.24,90,001.71/-(Rupees Twenty Four Lakh Ninety Thousand one & Seventy one Paise only) as on 15-01-2025
11.	HOU/RJK T/0919/7 44488, B.O. Rajkot	Raghunath Babaji More & Surekhaben Raghunathbhai More / Block No.1, Room No 11, Category A, SRP Camp, New 150 Feet Ring Road, Rajkot, Gujarat-360006, India.	NA	Tower A - 204, 2, 0, 204, 0, Sunrise - 2, opp SRP Camp, off New 150ft Ring Road, Nr Jamnagar Road, 140/P, Rajkot, Gujarat-360006, India	15-01-2025	Rs.16,06,704.51/-(Rupees Sixteen Lakh Six Thousand Seven Hundred Four & Fifty one Paise only) as on 15-01-2025

Date of

Possession

13(2) Notice Date/

Outstanding Due

as on 15.01.2024

05.12.2024

22.12.2023

Rs.7,68,377.05

02.10.2024

Rs.5,63,000/-

12.10.2024 Rs.4,62,000/-

Rs.51,400/-

Reserve Price

in INR /

\_\_indiaShelter INDIA SHELTER FINANCE CORPORATION LTD.

Registered Office: Plot-15,6th Floor, Sec-44, Institutional Area, Gurugram, Haryana-122002. Branch Office: Parimal prime, 3rd floor, 15A Sardamaga: Sarveshwar Chowk, Dr Yagnik Road, Rajkot, Gujarat – 360001&Shop Address: SB 13, Solitaire Business Centre, Opp Jalaram Complex and DCB Bank. Cha Rasta Road. Vapi-Gujarat-396191&Office No – 111, 112, First Floor, Marry Gold-2, Opp. Bahauddin Collage, Collage Road, Junagadh, Gujarat-362001

PUBLIC NOTICE- AUCTION FOR SALE OF IMMOVABLE PROPERTY UNDER RULE 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002) NOTICE FOR SALE OF IMMOVABLE PROPERTY IS MORTGAGED WITH India Shelter Finance Corporation (ISFC) (SECURED CREDITOR) UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIA ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002. Notice is hereby given to the public in general and in particular to the borrower(s), corrower's and guarantor(s) or their legal heir/s representatives that the below described immovable property/s mortgaged/charged to the Secured Credit he possession of which has been taken by the Authorized Officer of ISFC (secured creditor), will be sold on 12/March/2025 on "AS IS WHERE IS", "AS IS

WHAT IS" and "WHAT EVER THERE IS" basis for recovery of outstanding dues from below mentioned Borrowers, Co-Borrowers or Guarantors. The Reserv Price and the Earnest Money Deposit is mentioned below. The sealed envelope containing the EMD amount for participating in Public Auction shall be submitted to the Authorized Office (Parimal prime, 3rd floor, 15A Sardarnaga). Sarveshwar Chowk, Dr Yagnik Road, Raikol, Gujarat - 350001 & Shop Address: SB 13, Solitaire Business Centre, Opp Jalaram Complex and DCB Bank, Cha Rasta Road: Vapi-Gujarat-396191 & Office No.-111, 112, First Floor, Marry Gold-2, Opp. Bahauddin Collage, Collage Road, Junagadh, Gujarat-362001 Name of Borrower(s)/ Co-Date of Demand Notice Type of Possession Reserve Earnest Account Borrower(s)/ Guarantor(s)/ nder Constructive/ Price Money Amount as on date Legal Heir(s)/ Legal Rep. Physical) (Rs.) (Rs.)

SYMBOLIC HL35CHLONS MRS. RUPALBEN JOSHI & DATE: 11.10.2024 RS.11,81,200/-RS.1.18,120/- (Rupes 00000505370 MR.JAYDIP JOSHI RS.12,67,758/- (Rupees Twelve POSSESSION (Rupees Eleven Lakh One Lakh Eighteen Eighty One Thousands Thousands One Lakh Sixty Seven Thousands Two Hundred Only | Hundred Twenty Only 10121990 Seven Hundred Fifty Eight Only) Description of Property: All Pieces And Parcel Of Raikot, Milpara, Lekh No. 17/2003 Paikes, City Survey Ward No. 8, Cts Ward No. 8, Cts No. 82 To 85, Shyar Complex, 3rd Floor, Flat No.302, Milpara, St No.3, Comer, Kanta Stri Vikas Gruh Road, Rajkot gujarat-360002 (Area Of The Property Admeasuring 428.5) Sq.fts) HL15CHLONS MRS, MITTAL LADVA & DATE:11.10.2024 RS.6,76,900/- (Rupees RS.67,690/- (Rupees SYMBOLIC 00000504253 MR.DHARMIK LADVA RS.7,26,462/- (Rupees Seven Sixty Seven POSSESSION Six Lakh Seventy Six

5 & AP-Thousands Six Lakh Twenty Six Thousands Four Thousands Nine Hundred Ninety Only Hundred Sixty Two Only ) Hundred Only ) Description of Property: All Pieces And Parcel Of Navagadh Revenue Survey No.101 Paikee Jalaram Nagar-3, Plot No.39, Near Fatak Nr. Sardar Pata Kelavani Mandal, Off Dhoraij Road, Jetpur, Rajkot, Gujarat-360370 (Area Of The Property Admeasuring 56.00 Sq. Mtrs.) Bounded With: East: 7.62 Mt. Wid Road, West: Property OfAdj. Plot No. 32, North: Open Land OfAdj. Plot No. 39 Parkee, South: Property OfAdj. plot No. 40 Rs.21,18,900/-(Rupees RS.2,11,890/- (Rupee HL35CHLONS MRS.NIRUBEN ASHOKBHAI DATE: 11:10.2024 SYMBOLIC MORANIYA & MRS. RS.22,61,962/- ( Rupees Twenty POSSESSION Twenty One Lakh Two Lakh Eleven

GAURIBEN MORANIYA & Two Lakh Sixty One Thousands Thousands Eight Eighteen Thousands MR.PARASBHAI MORANIYA Nine Hundred Sixty Two Only ) Hundred Ninety Only Nine Hundred Only ) Description of Property: All Pieces And Parcel Of Rajkot R.s No. 196/2 Paikee 1 & 198/2 Paikee 1, Plot No. 8 To 12, Sub Plot No. 8 To 12/2 Flat No. 103, C.s. w No. 12/2 . C.s No. 4454/d/9/3 Flat No. 103, 1st Floor, Of Low Rise Building Shivam Commercial And Residencial Wing B Constructed On N. a Land Area 1092.0 Sq.mtrs Behind Jain Tirth And Opp Akshar City Flat Raikot Gujarat-360003 (Area Of The Property Bearing 49.60 Sq.mtrs ) Bounded With : East : Passage And Flat No. 102, West: Margin Space, North: Stairs, Open Space Then Flat No. 104, South: Margin Space HLVPAHLON MRS.UNNATI RATHOD &MR. DATE: 12:11:2024 RS 12,39,300/- RS 1.23,930/- (Rupee: SYMBOLIC PANKILBHAI RATHOD Rupees Tweleve Lakh One Lakh Twenty RS.12,24,492/- (Rupees Twelve POSSESSION Thirty Nine Thousands Three Thousands Nin Lakh Twenty Four Thousands

Sq.mtrs Super Build Up Area Lying And Located On The Fourth Floor Of The Building Known As Sai Vihar Constructed On N.a Land Bearing City Survey No. 3742 Admeasuring About 752.25 Sq. mtrs Situated At Vapi Valsad Gujarat 396191. Bounded With: East: Terrace, West: Flat No. 402, North: Passage South: Open Space. Terms and conditions The prescribed Tender/ Bid Form and the terms and conditions of sale will be available with the Branch/Corporate Office:Parimal prime, 3rd floor, 15A

Description of Property: All Pieces And Parcel Of Property Bearing Residencial Flat No.401, Admeasuring About 810.00 Sq.mtrs Equivalent To 75.20

Four Hundred Ninety Two Only )

218AP-

Sardarnagar, Sarveshwar Chowk, Dr Yagnik Road, Rajkot Gujarat – 360001 & Shop Address : SB 13, Solitaire Business Centre, Opp "Jalaram Complex and DCB Bank, Char Rasta Road, Vapi-Gujarat -396191 & Office No - 111 , 112, First Floor, Marry Gold-2 , Opp. Bahauddin Collage, Collage Road, Junagadh Gujarat - 362001 between 10.00 a.m. to 5.00 p.m. on any working day. The immovable property shall not be sold below the Reserve Price.

All the bids/ tenders submitted for the purchase of the above property's shall be accompanied by Earnest Money as mentioned above. EMD amount favouring "India Shelter Finance Corporation Limited". The EMD amount will be return to the unsuccessful bidders after auction. The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be the discretion of the Authorised Officer to decline/acceptance of the highest bid when the price offered appears inadequati

The prospective bidders can inspect the property on 26-February-2025between 11.00 A.M and 5.00 P.M with prior appointment.

The person declared as a successful bidder shall, immediately after the declaration, deposit 25% of the amount of purchase money/ highest bid which would include EMD amount to the Authorized Officer within 24 Hrs. and in default of such deposit, the property shall forthwith be put to fresh In case the initial deposit is made as above, the balance amount of the purchaser money payable shall be paid by the purchaser to the Authorised

Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day or if the 15th day be a Sunday or othe holiday, then on the first office day after the 15th day. In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/ sale by private treaty. The deposit including

EMD shall stand forfeited by India Shelter Finance Corporation Ltd. and the defaulting purchaser shall lose all claims to the property The above sale shall be subject to the final approval of ISFC, interested parties are requested to verify/confirm the statutory and other dues like Sales/Propert tax, Electricity dues, and society dues, from the respective departments / offices. The Company does not undertake any responsibility of payment of any dues of (0) TDS of 1%. If any, shall be payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by the highest bidder in the

PAN of the company and the copy of the challen shall be submitted to the company. Sale is strictly subject to the terms and conditions incorporated in this advertisement and into the prescribed tender form.

(2) The successful bidden/purchaser shall beer all stamp duty, registration fees, and incidental expenses for getting sale certificate registered as applicable as per 13) The Authorised Officer has the absolute right to accept or reject the bid or adjourn / postpone / cancel the tender without assigning any reason thereof and also to

[4] Interested bidders may contact Mr. Kishan Chauhan & Mr. Aashish Bhatt at Mob. No. 6354053032 & 7874110808 during office hours (10.00AM to 6.00 PM). 30 DAYS SALE NOTICE TO THE BORROWER/GUARANTOR/MORTGAGOR

The above mentioned Borrowers/Mortgagors/guarantors are hereby noticed to pay the sum as mentioned in Demand Notice under section 13(2) with as o date interest and expenses before the date of Auction failing which the property shall be auctioned and balance dues, if any, will be recovered with interest an Date: GUJARAT, Place: 08-FEBRUARY-2025 For India Shelter Finance Corporation Ltd. Authorized officer

05.02.2024 /

18.01.2024 /

09.11.2024 Rs.7,40,000/-

22.11.2024 Rs.18.09.000/-

UHHVAII

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4479210050000044

4431210130000032

4428-Udhana

Loan Acc. Nos.

/ Branch

## Ujjivan Small Finance Bank

Registered Office: Grape Garden, No.27, 3rd "A" Cross, 18th Main, 6th Block, Koramangala, Bengaluru-560095, Karnataka. Regional Office: 7th Floor, Almonte IT Park, Sr. No. 8, Kharadi-Mundhwa Bypass, Village Kharadi, Pune-411014.

## PUBLIC AUCTION NOTICE

PUBLIC NOTICE FOR SALE UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT (SARFAESI Act) 2002, READ WITH PROVISO RULE 8(6) & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES 2002. The undersigned as authorised officer of Ujjivan Small Finance Bank Ltd., has taken possession of the following property in exercise of powers conferred under section 13(4) of the SARFAESI Act. The Borrower in particular and public at large are informed that Public auction of the mortgage property in the below mentioned account for realisation of dues of the Bank will be held on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" on the date as prescribed as here under.

Name of Borrowers/ Co-Borrowers

/ Guarantors / Mortgagors

Vijapur, Mehesana, Gujarat-382870.

	10/20/1000-000/5	10000000000000000000000000000000000000	(in Rs.) As on		EMD in INR
1	4518210130000103 / 4518-Prahalad Nagar	1) Pradipsingh Bhavarsingh Goad, 2) Geetaben Goud, 3) Kiransingh Goad All are residing at C-15, Shital Wadi Society, Vimalnath Bus Stop, Nirnay Nagar, Ranip, Ahmedabad, Gujarat - 382480. 1) & 2) also at B-28, Akshara Park, Nr. Shak Market, Chenpur Gam, Chenpur, Ahmedabd, Gujarat - 382470. 1) also at Shree Mahakali Vegetable, B-124, Smata Co-op, Housing Society, Bh. Navnirman Highschool, Ranip, Ahmedabad, Gujarat - 382480.	05.02.2024 / Rs. 30,72,577.75 as on 01.02.2024	15.09.2024	
	Construction Area in the the land bearing Block/S	novable Property: Property bearing Flat No. 204, admeasuring about 90.47 Sq. Yards, i.e. Undivided Share Sq. Mtrs. 22.33 in the scheme known as "Tulsi Avenue" situate at Mouje Dho urvey No. 1780 in the Registration Sub - District of Dholka and District Ahmedabad bounded South: Flat No. 201, owned by Mr. Pradipsinh Bhavarsingh Goad and Mrs. Geetaben Bhavar	olka, Tal. Dhola, Dist. A as East: Flat No. 203,	Vhmedabad on	Rs.9,77,000/- / Rs.97,700/-
	Construction Area in the	novable Property: Property bearing Flat No. 203, admeasuring about 91.91 Sq. Yards, i.e. Undivided Share Sq. Mtrs. 22.33 in the scheme known as "Tulsi Avenue" situate at Mouje Dho			J
		urvey No. 1780 in the Registration Sub - District of Dholka and District Ahmedabad bounded a: , North: Open Space, South: Flat No 202, owned by Mr. Pradipsinh Bhavarsingh Goad and Mr	s East: Open Space a		Rs.99,200/-

Description of the Immovable Property: Mauje: Rampur (Kuvayda) Property no. 238, Situated at Rampur (Kuvayda) within the limits of Ranchhodpura Group Gran Panchayat, Tal. Vijapur, Dist. Mahesana admeasuring 12 x 50 Sq.ft which is bounded as under East; Raval Vas is situated, West; Proerty of Meman Hamidaben is situated North: Road then proerty of Rathod Sajjansinh Dansinh is situated, South: Road then property of Raval Sajjanben is situated, owned by Rameshbhai Kacharabhai Patel.

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3	4468210130000143 / 4468-CTM	1) Umeshkumar Dasharath Rana, 2) Kalpanadevi Dsharathlal Rana, both are residing at Block-M- 103, Naiya Apartment, Near Ramol Toll Plaza, Akruti Apartment, Ramol, Ahmedabad, Gujarat-382449 and also at E-703, 7th Floor, Kushal Avas, Behind Patel	11.08.2024 / Rs.11,20,585.27 as on 08.08.2023	29.09.2024	Rs.5,27,000/- / Rs.52,700/-
		Rice Mill, Near Kailash Tirth Avenue, Deriya -Para Road, Vatva, Ahmedabad-382440.			

Description of the Immovable Property: Property bearing Flat no.E-703 on 7 \* floor in Block No.E, admeasuring about 19.08 Sq.Mts. (Carpet Area) construction property and 2.7 Sq.Mts. wash area and along with undivided share 8.94 Sq.mts. in the land of said scheme, in the scheme known as "Kaushal Awaas", situated on the land bearing Survey No. 1448 of T.P. Scheme No. 84 of Final Plot No. 73, in the sim of Mouje Village: Vatva, Tg: Vatva, Dist. Ahmedabad in Registration Sub-District and District of Ahmedabad-11 (Aslali 4470210020000577 1) Vigulii Kaluii Thakor 2) Pinkuban Thakor hoth are reciding at Thakor Vac

1	4479210030000177 / 4479-Mehsana	Mandropur, Mehsana, Gujarat - 384325.	05.02.2024 / Rs.5,84,217.06 as on 01.02.2024	29.09.2024	Rs.5,85,000/- / Rs.58.500/-
1	Description of the Imp	I novable Property: Milkat No. 984, Valanura, Near Miyasan Road, Mandronur, Kheralu, me	ehsana Gujarat - 384355		110000000000000000000000000000000000000

1) Vijayji Talaji Thakor, 2) Varshaben Vijayji Thakor, both are residing at 32-1. Sai nath

1) Samadhanbhai Sureshbhai Kuvar, 2) Pushpa Suresh Kuvar, both are residing at

214. Subhashnagar, street -3, 4, 5, Limbayat, Surat, Gujarat - 394210. 1) also at Divva

Salavi, All are residing at 226, Vrundavan Park, Nr. Aaspas Temple, Kadodara, Surat,

Gujarat - 395010. 1) also at Shri Hari Gems A-140, 4th Floor Santdarshan Building,

Nagar VI-1, B/H Narayan Ashram, Mehsana, Gujarat-384001. 1) also at M/s. Gaurangkumar Sunilkumar & Brothers 2-3 Coldroom Vegetable Market Rs. 4,81,984.79 Rs.56,300/-4479-Mehsana Mahesana, Gujarat-384001 as on 01.12.2023

Description of the Immovable Property: All that piece and parcel of property bearing Residential at New R. S. no. 1182, Old R. S. No. 338 Paiki 1, constructed house on Plot no. 29 "Sainath Nagar, Part-1", As Per scheme House no. 30 admeasuring built-up area 25.12 Sq.Mtrs., margin land 12.56 Sq.Mtrs, built-up area & Margin land total 37.68 Sq.mtrs., undivided share on road & common Plot 25.00 Sq.mtrs., total 62.68 Sq.Mtrs, Situated at Mehsana, Tal. & Dist. Mehsana in registration Sub-district of Mehsana, (Towards East-As per sainath nagar part-1 House no. 4, Toward West-After boundary of said house, internal road, Towards North-As per sainath part-1 House no. 29, Towards South-As per sainath nagar part-1 house no. 31) which is owned by Varshaben Vijayji Thakor.

6	4428210130000121	1) Ajay Moreshwar Devikar, 2) Bhushan Devikar, 3) Rekhaben Devikar, All are residing at	09.01.2024	12.10.2024	Rs.6,84,000/-
855	/ 4428-Udhana	Plot no. 63 Mahadev Residency-2 Near Bagumara Naher, Tatithaiya, Surat, Gujarat-394305.  1) also at Siyaram Textile (Rajubhai Patil) Plot no. 39, 40, On Textile Park-3 (Om Industries) Near Jeyan Industries, City Ubhel-Parab Road, Surat, Gujarat-394325.	Rs. 8,70,689.20 as on 02.01.2024	Angertacia.	Rs.68,400/-
		Iveal Jeyan Industries, City Obilet and Noad, Surai, Gujarat-394525.	83 011 02.01.2024	l	

Description of the Immovable Property: Plot no. 99 admeasuring about 40.19 Sq,Mtrs., according to the Village no. 7 and 12 together with following undivide proportionate share in road and COP of "V. K. Homes" organized on land bearing Revenue Survey no. 256/1 and its Block no. 183/A/2 of Village Tatithaiya, Tal. Palsana, Dist. Surat, State: Gujarat which is bounded as follows: Towars East: Adjoining Plot no. 138, Towards West: Adjoining 7.50 Mt. Road. Towards North: Adjoining Plot no. 98, Towards South: Adjoining Plot no. 100 owned by Rekhaben Ajay Devikar, Ajay Moreshwar Devikar and Bhushan Moreshwar Devikar.

	4431-Kapodra	Fashion (Sureshbhai Prajapati), block No. J - 2nd Floor, 37 to 52 Radhekrishna Market, Ring Road, Surat, Gujarat - 395002.	Rs. 6,21,518.62 as on 19.12.2023		Rs.46,200/-
	and identified as "Shre Jolva, Sub-district& Ta	movable Property: Flat No. 202 admeasuring 33.18 sq. mtr. Built up, 2nd floor, Building No. B se Krishna Residency" situated at Block No. 247 Sq. meters N.A. land known as Aradhna Gre sluka: Palsana, Dist. Surat, State; Gujarat bounded as East: Road, West: Passage, North: Flat shai Sureshbhai Kuvar	en Land paikki Plot n	o. 314 to 334 sit	tuated at village:
8	4428210130000062	1) Avinash Arvindbhai Salavi, 2) Anuradhaben Arvindbhai Salavi, 3) Arvindbhai	22.12.2023	20.10.2024	Rs.5.14.000/-

as on 19.12.2023 Katargram, Surat, Gujarat - 395004. Description of the Immovable Property: Flat No. B/101 admeasuring about 55.37 sq. mt. super built up and 30.36 sq. mt Built up Situated on the 1st floor of building no "B" building known & identify as "Trupti Residency" constructed on land bearing Sub Plot No. 06 (according to the passing plan it is sub plot no. 16,17,18,31,32,33 admeasuring about 485.13 sq. mt together with undivided proportionate share in Road and COP admeasuring about 302.28 sq. mt total admeasuring about 788.41 sq. mt which is the part and parcel of sub plot no. 1 to 14 total admeasuring about 2378.72 mt. organized on land bearing survey no. 147 and its Block no. 161 palkee 4199.83 sq

mt. and land bearing revenue survey no. 148 and its block no. 162 admeasuring about 7993 sq. mt. total admeasuring about 12192.83 sq. mt. of village: Kadodara, Tal Palsana, Dist. Surat, Gujarat owned by Anuradhaben Arvindbhai Salavi and Avinash Arvindbhai Salavi 1) Rajubhai Parmar, 2) Gangubhai Parmar, both are residing at Gharvihona Bavla Dholka, 18.03.2024 Rs.4,11,000/-4467210030000047 20.10.2024 Ahmedabad, Gujarat - 382220 also at Shiv Infrastructure C/o. Praween Gulati Infrastructure, Rs. 5,34,789.40 NR. Baula Road Way, Pathak Bavla Ahmedabad, Gujarat - 302220. Rs.41,100/-4467-Naroda Patiya also at Milkat no. 478, Vankar Vas, Sindhrai, Dholka, Ahmedabad, Gujarat-382225. as on 13.03,2024

Description of the Immovable Property: Property bearing Gram Panchayat Property and House No. 478, in the area known as "Vankar Vas", situated in the sim of Mouje Village: Singhrej, Tal: Dholka, Dist. Ahmedabad in the District of Ahmedabad and Registration Sub District of Dholka (having built up area 1083 Sq. Ft.) which is bounded as under: East: Bansibhai Savjibhai Parmar, West: Parmar Vinubhai Ramabhai, North: Parmar Prakashbhai Sabjibhai, South: Shrimali Manubhai Natubhai And Owned by Parmar Rajubhai Motibhai.

4428210130000272  All are residing at Plot No. 132, 1st floor, Navanagr, B/h Indira Gandhi School, Limbayat, Surat, Gujarat - 394210. 1) also at Jalpa Dimond, RS-434, P-304, Krushn Kunj Building, Opp. Torrent Power Station, Vastadevvadi Road, Katargram Surat, Gujarat- 395004.	18.01.2024 / Rs.8,76,059.30 as on 15.01.2024	09.11.2024	Rs.6,25,000/- / Rs.62,500/-	
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Description of the Immovable Property: Plot No. 13 admeasuring about 40.26 sq. mt. according to the KJP and on site admeasuring about 40.13 sq. mt. together with the undivided proprtionate share in Road and COP admeasuring about 31.02 sq. mt. of 'Shree Villa Residency Part 1' organized on land bearing Revenue Survey No. 68/2. Block No. 115 admeasuring about 1026 sq. mt. of village: Mota, Tal. Bardoli, Dist. Surat, UJARAT bounded as East: Adjoining Plot No. 12, West: Adjoining Plot No. 14 North: Adjoining Block No. 114, South: Adjoining Society Road and owned by Laxmi Suresh Raval, Akash Sureshbhai Raval and Ravi Sureshbhai Raval.

4428210180000019 1) Ramagaya Ramkishan Mourya, 2) Kamlavatidevi Ramagaya Mourya, both are

/ 4428-Udhana	residing at Plot no. 170 Ashwin Park Navaoam Dindoli Road, Dindoli, Surat, Gujarat- 394210 and also at Plot no. 13 Navagam Dindoli Road, Surat, Gujarat-394210.	Rs.10,37,699.40 as on 01.02.2024		Rs.74,000/-			
Description of the Immovable Property: Shop no. 3002 admeasuring 15.79 Sq.Mtrs., along with undivided admeasuring 5.00 Sq.Mtrs in ground land, 1st Floor, Building know & identify as "Vasudev Shopping Center", Situated at Plot no. B Land. 5 admeasuring 1366.26 Sq.Mtrs land situated at Village Udhana, Tal. Choryasi, Dist. Surat, Gujarat, which is bounded as follows: East: Shopping 3001. West: Common Passage. North: Lateral Shopping Center, South: Shop, is owned by Ramagna Ramkrishan Morya.							

4490210030000001 1) Hiteshbhai Valvi, 2) Reenaben Valvi, 3) Hasamukhbhai Valvi, 4) Anilbhai Valvi 09.01.2024 10.11.2024 Rs.4,54,000/-All are residing at Nishad Faliya, Raypura, Nandod, Narmada, Gujarat-393145. 4490-Rajpipala 1) also at Diya Trading, Shop no. 4, Rajtilak Complex Vadiya Jakat Naka Sou Road Rs. 5,15,964.34 Rs.45,400/-Rajpipla, Narmada, Surat, Gujarat-393145. as on 02.01.2024

Description of the Immovable Property: Residential property being Gamtal Property no. 279, Nishal Faliya, Mota Raypura, Tal. Nadoad, Dist. Narmadaa, which is constructed on land bearing Gram Panchayat land of Village Mota Raypura, Tal, Nandod and District- Narmada. The said property being House no. 279 admeasuring 50\*13 Sq.ft., being constructed property and bounded as under; Towards East: Road, Towards West: Property of Vinodbhai, Towards North: Property of Harisingbhai, Towards South: Open Land which is owned by Hasmukhbhai Chandubhai Valvi.

4457210180000014 1) Farhad Abbas Khan, 2) Shahin Farhad Khan, both are residing at K - 107 Opp. Rs.15,91,963.19 Office Road Line Sanjan Bunder, Sanjan, Ta: Umbergaon, Dist. - Valsad - 396150. 4457-Vapi as on 15.01.2024 Rs.1,80,900/-Description of the Immovable Property: All the piece and parcel of the said property being Shop No. 04, admeasuring about - 371.00 Sq. Fts. Equivalent to 34.46 Sq. Mtrs. Super Built Up area situated on the Ground Floor of the building known as 'NOMAN MANZIL' constructed on the N.A. land bearing old Survey No. 140/paikee 6

admeasuring about 200.00 Sq. Myrs. Bearing Promulgated Survey No. 1071 situated at Village - Sanjan, Taluka - Umbergaon, District - Valsad and which is bounded as under East: By Flat No. G-3, West: By road, North: By Shop No. 3, South - By Shop No. 5 owned by Shahin Farhad Khan. 1) Sing Avdheshbhai, 2) Sheelaben Avdeshbhai Sing, 3) Akash Avdesh Sing, All are 02.01.2024/ 23.11.2024 Rs.7,22,000/-4503210130000005 residing at H 5, B 356, Flat No. 21, Avash Yojana, Kosad, Surat, Gujarat - 394107. Rs. 9,03,542.75

as on 01.01.2024 1) also at Gel Creation, Plot No.478, 3rd Floor, New GIDC, Katargram, Surat, Gujarat-395006. 4503-Umra Rs.72,200/-Description of the Immovable Property: Plot No. 06 admeasuring 40.15 sq. meters (as per passing plan admeasuring 40.15 sq. mt) open land known and identified as "Shree Raj Mandir Residency" situated at Block No. 111 admeasuring 18818 sq. mtr. N.A. land situated at village: syadla, Tal. Olpad, Dist. Surat, Gujarat bounded as East Plot No. 16, West: Road, North: Plot No. 7, South: Plot No. 5 and owned by Singh Shilaben Avdeshbhai, Singh Avdeshbhai Rajendrapratap and Singh Akash Avdeshbhai

4431210130000440 1) Dara Jogesh Sarthi, 2) Kaniben Sarthi Dara, 3) Sarthi Raghunath Dara, All residing at 05.02.2024 23.11.2024 Rs.6.60.000/-123-A-20-H-2, EWS Awas, Kosad, Chhaprabhatha, Amroli, Surat, Gujarat-394107. 4431-Kapodra 1) also at Pramukh Tex 62-65, Sai Embro Industrial Eastste, beside Shrvsti Row House. Rs.7,09,483.01 Rs.66,000/as on 01.02.2024 Rosad, Amroli Surat, Gujarat-394107. 2) also at Khyati Ear, Nose & Throat, Samarth Park, 2nd Floor, Near Tulsi Restaurant Chhapra Bhatha Road, Amroli Char Rasta, Surat, Gujarat-394107.

Description of the Immovable Property: Plot no. 210 admeasuring 50.72 Sq. vaar i.e. 42.41 Sq.mtrs., along with undivided admeasuring 29.03 Sq.mtrs., total admeasuring 71.44 Sq.mtrs open land known and identified as "Shrungal Homes" situated at Revenue Survey no. 76/paikki, 95/paikki, 96/1paikki, 75/paikki, Block no. 343/A, 343/B admeasuring 46842 Sq.Mtrs N. A.of village: Bharundi, Tal. Olpad, Dist. Surat, Gujarat which is bounded as follows: East: Plot no. 209, West: Plot no. 211 North: Society Internagl Road, South: Plot no. 205 owned by Kaniben Sarthi Dara, Sarthi Raghunath Dara and Jogesh Sarthi Dara.

15-02-2025 & 20-02-2025 Between 11AM to 4PM Date & Time of Inspection of the property(ies) Date for Submission of Bid & EMD 25.02.2025 between 11 AM to 05 PM Date and Time of Auction 27-02-2025 from 11:00 AM to 2:00 PM

Earnest Money Deposit (EMD) in INR (Should be paid through Demand Draft in favour of "Ujjivan Small Finance Bank Ltd."), Place of submission of bids: 1) Ujjivan Small Finance Bank Ltd Shop Opp. Jivan jyot, Upper Ground Floor, Shop No. 22,23 of the building named "Shreenath Complex"

situated at Revenue Udhana, Taluka: City Surat, Dist: Surat, Gujrat -394210 (Ankur Sonawane-9904174447, Shoaib Garana - 9825453765) - Sl. No. 6-8, 10, 11, 14-15 2) Ujjivan Small Finance Bank Ltd, Trimurti complex, Upper Ground floor, Shop No. G1, G2, G3 and G 59, Sahakari Gin cross Road, Himmatnagar - 383001 (Ankur Sonawane-9904174447, Aniruddhsinh Gadhavi - 9824502290 ) - Sl. No. 2. 3) Ujjivan Small Finance Bank Ltd., Aspire Business Campus, Below Shubham Hospital, Rabari Colony, BRTS Stand, Amraiwadi, Ahmedabad- 380026 (Ankur Sonawane-9904174447, Vijaykumar Parmar - 8733894076) - Sl. No. 1, 3, 9. 4) Ujjivan Small Finance Bank Ltd., Aum Business Plaza, Civil Road, Near LIC Office, Zinnat Nagar, Valsad, Gujarat - 396001 (Ankur Sonawane-9904174447, Shoaib Garana - 9825453765) - Sl. No. 13. 5) Ujjivan Small Finance Bank Ltd., Plot No.39, Harisiddhi Nagar Society, M.V Road, Near SP Ofice, Rajpipla, Narmada, Gujarat 393145 (Ankur Sonawane-9904174447, Moinbhai Vhora – 9722536757) – Sl. No. 12. 7) Ujjivan Small Finance Bank Ltd., Prabhunagar Opp. Dena Bank, Randhanpur Road, Mehsana-384002 (Ankur Sonawane-9904174447). Aniruddhsinh Gadhavi - 9824502290) - SI No. 4 & 5.

Terms & Conditions: - The e-Auction is being held on "AS IS WHERE IS", "AS IS WHAT IS' and "whatever there is" BASIS".

 To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ ies put on auction and claims/ rights/ dues/ effecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.

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 property/ies put on

auction will be permitted to interested bidders at sites as mentioned against each property description. The Interested Bidders shall submit their Bid before the Authorised officer undersigned one day before the auction date as mentioned above.

 The E-Auction will be conducted through Ujjivan Small Finance Bank approved E-auction service provider - M/s C1 India Pvt. Ltd... Contact person – Prabakaran M - ( Mob. No.7418281709). The intending bidders are advised to visit https://www.bankeauctions.com or https://www.ujjivansfb.in/e-auctions for the details of the properties in the website and for taking part in the bid they should register their names at portal https://www.bankeauctions.com and get their user-id and password free of cost. Prospective bidders may avail online training on E-Auction from the service provider M/s. C1 India Pvt. Ltd., Helpline Number's- 7291918824, 25, 26 support email id:support@bankeauctions.com , Auction portal - https://www.bankeauctions.com.

Property shall be sold to the highest bidder / offered, subject to acceptance of the bid by the secured creditor, i.e., Uijivan Small Finance Bank Ltd. However, the undersigned. has the absolute discretion to allow inter-se bidding if deemed necessary. The Authorised officer has the discretion to accept or reject any offer / Tender without assigning any reason. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within 24 hours of the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15 th day of sale or within such extended period in any case not exceeding 3 months as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting Purchaser shall have no claim/ right in respect of property/ amount.

The publication is subject to the force major clause. Bidding in the last moment should be avoided in the bidders own interest as neither the Ujjivan Small Finance Bank nor Service provider will be responsible for any lapse/ failure(Internet failure/power failure etc.). in order to ward-off such contingent situations bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc, so that they are able to circumvent such situation and are able to participate in the auction successfully.

This is also a notice to the above named borrowers/Guarantor's/Mortgagors about public auction scheduled for sale of mortgaged properties. Place: Gujarat, Sd/- Authorised Officer.

Ujjivan Small Finance Bank

Date: 06.02.2025