

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]

1. 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.

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

3. 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.

4. 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, Nanarpura, Ahmedabad -380013, or Central Registration Centre, CRC Manesar, Manesar, Plot No. 6, 7, 8, Sector 5, IMT Manesar, District Gurgaon (Haryana), 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 February, 2025

Name(s) of Applicant

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


KOTAK MAHINDRA BANK LIMITED
 Registered Office: 29BC, C/2, G-Block, Bandra Kurla Complex, Bandra (E), Mumbai-400015
 Branch Office: Kotak Mahindra Bank, Start Point, Udhana Dwarka, Ring Road, Surat-395002

POSSESSION NOTICE

Whereas, The Branch Office 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 Interest (Enforcement) Rules 2002 Issued Demand Notices To The Borrowers As Detailed Hereunder, Calling Upon the 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 Herby 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 Possessions Given Herein Below:

S. No.	Name and address of the borrower, Co-borrower last account no., Loan amount	Details of the immovable property	Date of Possession / 1. Demand Notice / 2. Type of Possession / 3. Amount Due / 4. Interest Due
1.	Mrs. Nisha Nanda W/O Mr. Sunil Nanda At Sub-Plot No. 183/1 R/Survey No. 1124/2, At Mangadhama, Ranisagar Road, Jamnagar, Gujarat-361005 & Mr. Sunil Nanda S/O Mr. Dhirajlal Nanda At: M/S Shiv Restaurant Through Its Proprietorship On Plot No. 3654, Gid Dared, Jamnagar-Gujarat-361008 & Both At: Mangadhama Sanit, Maru Karsarhal Pachal Ranit, Sagar Road, Jamnagar, Gujarat-361005	All That Piece And Parcel Of Mortgaged Property In Jamnagar City, On Lalpur Highway Outside The Area Of Jamnagar Municipal Corporation Originally The Land Of R/S No. 1124/2 Paiki Admeasuring 62928.02 Sq. Mtrs. Jamnagar Area Development Authority have Sanctioned The Layout Plan And Dy. District Development Office, Jamnagar have Covered In To Non Agriculture Land And As Per Layout Plan This Land Divided Into 1 To 276 Residential Plots Known As 'Mangal Dham' In 'Mangal Dham' Plot No. 183 Was Sub Plotted With The Approval Of Jamnagar Municipal Corporation Divided into Sub Plots E-183/1 And E-183/2 Out Of These Subplots, Sub Plot No. 183/1 Admeasuring Plot Area 42.00 Sq. Mtrs. Together With Construction. Boundaries: East: Plot No. 157 Is Situated, West: 7.50 Mtr. Wide Road Is Situated, North: Plot No. 182 Is Situated, South: Sub Plot No. 183/2 Situated Nanda W/O Mr. The Mortgagee: Mrs. Nisha Nanda W/O Mr. Sunil Nanda	1. 02.02.2025 2. Physical Possession 3. 18.08.2023 4. Rs. 25,59,603 (Rupees Twenty Five Lakh Five Hundred and Thirty Nine Only) due and payable as of 19.09.2024 with applicable interest from 20.09.2024 until payment in full.

Date: 05.02.2025 Place: Gujarat For Kotak Mahindra Bank Limited Authorized Officer
For any query please Contact Mr. Brishaj Parmar: Mobile No. +919727391598 And Mr. Kishore Arora: Mobile No. +91272953457


PNB Housing
 Regd. Office:- 9th Floor, Antriksh Bhavan, 22, K.G Marg, New Delhi-110001.
 Phones:- 011-23357171, 23357172, 23705414, Website:- www.pnbhousing.com

PNB Housing Finance Limited
Odhav Branch:- 221, 2nd Floor, Mangalam Arcade, Opp. Odhav Lake, Odhav BRTS Road, Odhav, Ahmedabad, Gujarat-382415. **Rajkot Branch:-** 404-406, Fourth Floor, Kings Plaza, Astron Chowk, Rajkot, Gujarat-365001. **Surat Branch:-** 305-308, Third Floor, Titanium Square, Adajan Char Rasta, Adajan, Surat, Gujarat-395009. **Vadodra Branch:-** 331, Third Floor, Trivya Complex, Natu Bhai Circle, Vadodra, Gujarat-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 SECURITISATION (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 & 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/Quarantors since your account has been classified as Non-Performing (NPA) Assets 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 stressed 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 said Act of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 where under you can tenderly 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.

Sr. No.	Loan Account No.	Name/ Address of Borrower and Co-Borrower(s)	Name & Address of Guarantors	Property (ies) Mortgaged	Date of Demand Notice	Amount O/s as on date Demand Notice
1.	HOU/AHD/0622/907/420, B.O. Odhav	Ravikumar, B. Kalai & Vinisha Pavankumar, Kalai 52, Kameswar Park Soc. Nr. Sumalathi Flat Kathwada Road, Naroda, Ahmedabad, Gujarat-382330, India	NA	D. 102, 1st Floor, Sahajanand Avenue, B/H Boothbhavani Temple, Vejlpur, Vejlpur, 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/0622/907/420, B.O. Odhav	Prashantgovindraj Rajput & Manabhai Prashantgovindraj Rajput /110 Rangolnagar Row House, B/H Old Nardol, Nardol, Ahmedabad, Gujarat-382405, India	NA	Tower-1, 302.3, 302.0, Laxmi Elmasi Nr. Karnavati 4 Opp. Dev Aashish Divine Highway, Nardol Aashil Highway/Nardol Ahmedabad, Gujarat-382415, India	09-01-2025	Rs. 14,46,546.36/- (Rupees Fourteen Lakh Forty Six Thousand Five Hundred Forty Six & Thirty Six Paise only) as on 09-01-2025
3.	MH/LRKT/1221/0390/10, B.O. Rajkot	Abdulsamad Mohamedsidik Mohi & Nazira Abdulsamad Mohi / Gulab Tower 1st Floor Flat No. 104 Opp P/Mission Girls High School B.H. Menator, Menator, 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. 48,70,449.88/- (Rupees Forty Eight Lakh Seventy Thousand Four Hundred Forty 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, Gujarat-395006, India	15-01-2025	Rs. 10,49,296.16/- (Rupees Ten Lakh Forty Nine Thousand Two Hundred Ninety Six & Sixteen Paise only) as on 15-01-2025
5.	MH/LVA/1203/8339/54, B.O. Vadodra	Umesh B. Rajput & Bhartiaben Rajput / House No. C-1, Sanjay Park, Ravipurved Road, Vadodra, Gujarat-390025, India	NA	Shop No.02, Krishna Complex, Nr. Poonam Complex, Waghodia Road, Vadodra, Gujarat-390025, India	15-01-2025	Rs. 15,75,240.16/- (Rupees Fifteen Lakh Seventy Five Thousand Two Hundred Forty Six & Paise only) as on 15-01-2025
6.	HOU/VAO/717/4103/54, B.O. Vadodra	Sunila Nishad & Amarjeet Ramtirth Nishad /131, Mira Nagar, Rajpala Road, Sarangpur, Bharuch, Ankleshwar, Bharuch, Gujarat-393001, India	NA	Plot No.300, Green City, Jitali Road, Ankleshwar, Vadodra, Gujarat-393001, India	15-01-2025	Rs. 9,66,442.35/- (Rupees Nine Lakh Sixty Six Thousand Four Hundred Forty 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, Alpine Green Veli, Kamrej, Valsad, Surat City, Surat, Gujarat-395006, India	NA	Block W/4th Floor, 402, Alpine Green Valley, Alpine Green Valley, Opp. Gangga Jamma Marble, Valak Paliya, Kamrej Road, Surat, Block No. 106A, TP No.9, PP No.106/A, Rajkot, 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 Bhi Vas, Kalyani Vad Pasa, Khanpur, Ahmedabad, Gujarat-382330, India	NA	A P 101, Madhuvan Residency, Opp. Parth Bunglow, Nana Chlodra, Ahmedabad, Gujarat-382330, India	15-01-2025	Rs. 12,67,693.18/- (Rupees Twelve Lakh Twenty Seven Thousand Six Hundred Ninety Three & Eighteen Paise only) as on 15-01-2025
9.	MH/LVA/219/7635/56, B.O. Vadodra	Jayashriben B. Devda & Bhupendra H. Devda /C 40, Ambika Shiksha, B/H Padam Park, Novino Tarsali Road, Tarsali, Vadodra, Gujarat-390009, India	NA	House No. C40, Ambika Shiksha, B/H Padam Park, Novino Tarsali Road, Tarsali, Vadodra, Gujarat-390009, India	15-01-2025	Rs. 33,88,415.85/- (Rupees Thirty Three Lakh Eighty Eight Thousand Four Hundred Fifty & Eighty Five Paise only) as on 15-01-2025
10.	MH/LSR/0620/800/013, B.O. Surat	Bhupin Anandrasdhas Shukla & Kartavya Shukla A-6, Bhakti Sagar Row House, opp. Prapti Park, Honey Park Road, Adajan, Surat, Gujarat-395009, India	NA	(1) Office No. L.4.4th Floor, Shubh Plaza Opp. Saravali Nursing English School, Punagam Road, puna, Surat, Gujarat,395011, India (2) Office No. L. 5.4th Floor, Shubh Plaza Opp. Saravali Nursing 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/70919/7/44408, B.O. Rajkot	Raghunath Babaji More & Surekhaben Raghunathbhai More / Block No. 1, Room No. 11, Category A, SRP Camp, New 150m Feet Ring Road, Rajkot, Gujarat-360006, India	NA	Tower A- 204.2,0.204,0, Sunrise-2 Opp SRP Camp, off New 150m Ring Road, Rajkot, Gujarat-360006, India	15-01-2025	Rs. 16,06,740.51/- (Rupees Sixteen Lakh Six Thousand Seven Hundred Forty & Fifty one Paise only) as on 15-01-2025

Place: Gujarat, Dated: 08.02.2025

Authorized Officer (M/s PNB Housing Finance Ltd.)


INDIA SHELTER FINANCE CORPORATION LTD.
 Registered Office: Plot 15/6th Floor, Sec-44, Institutional Area, Gurugram, Haryana-122002. Branch Office: Palmal prime, 3rd floor, 15A Sardarnagar, Sarveshwari Chowk, Dr Yagnik Road, Rajkot, Gujarat - 360001 & Shop Address: SB 13, Solitaire Business Centre, Opp. Jalam Complex and DCB Bank, Chir Rasta Road, Vapi-Gujarat-396191 & Office No- 111, 112, First Floor, Mary Gold-2, Opp. Bahaudin 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 MORTGAGED (WITH INDIA Shelter Finance Corporation (ISFC) (SECURED CREDITOR) UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002. Notice is hereby given to the public in general and in particular to the borrower(s), Co-borrowers and guarantor(s) or their legal heirs representatives that the below described immovable property, mortgaged/charged to the Secured Creditor the possession of which has been taken by the Authorized Officer of ISFC (secured creditor), will be sold on 12/03/2025 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 Reserve Price and the Earnest Money Deposit is mentioned below. The sealed envelope containing the EMD amount for participation in Public Auction shall be submitted to the Authorized Officer of ISFC on or before 15-March-2025 till 5 PM at Branch/Corporate Office: Palmal prime, 3rd floor, 15A Sardarnagar, Sarveshwari Chowk, Dr Yagnik Road, Rajkot, Gujarat - 360001 & Shop Address: SB 13, Solitaire Business Centre, Opp. Jalam Complex and DCB Bank, Chir Rasta Road, Vapi-Gujarat-396191 & Office No- 111, 112, First Floor, Mary Gold-2, Opp. Bahaudin Collage, Collage Road, Junagadh, Gujarat- 362001

Loan Account No.	Name of Borrower(s) Co-Borrower(s) / Guarantors	Date of Demand Notice	Amount as on date	Type of Possession (Under Constructive/ Physical)	Reserve Price (Rs.)	Earnest Money (Rs.)
HLSC/LONS/0000055370/08 AP, 10121980	MRS. RUPALBEN JOSHI & MR. JAYDIP JOSHI	DATE: 11.10.2024	RS.12,67,758/- (Rupees Twelve Lakh Sixty Seven Thousand Seven Hundred Fifty Eight Only)	SYMBOLIC POSSESSION	RS.11,61,200/- (Rupees Eleven Lakh Eighty One Thousand Two Hundred Only)	RS.1,18,120/- (Rupees One Lakh Eighteen Thousand One Hundred Twenty Only)

Description of Property: All Pieces And Parcel Of Rajkot, Mipara, Lakh No. 17/2003 Paikae, City Survey Ward No. 8, Cts Ward No. 8, Cts No.82 To 85, Shyam Complex, 3rd Floor, Flat No.302, Mipara, Sl No.3, Corner, Kanta Sita Vikas Gruh Road, Rajkot, Gujarat-360002 (Area Of The Property admeasuring 428.52 Sq.Fts)

HLSC/LONS/0000055353/5 & AP, 10089196	MRS. MITTAL LADVA & MR.DHARMK LADVA	DATE: 11.10.2024	RS.7,26,482/- (Rupees Seven Lakh Twenty Six Thousand Four Hundred Sixty Two Only)	SYMBOLIC POSSESSION	RS.6,76,900/- (Rupees Six Lakh Seventy Six Thousand Nine Hundred Only)	RS.67,990/- (Rupees Sixty Seven Thousand Six Hundred Ninety Only)
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Description of Property: All Pieces And Parcel Of Navagadh Revenue Survey No.101 Paikae Jalam Nagar-3, Plot No.39, Near Fatak Nr. Sardar Patel Kelavani Mandal, Off Dhoraj Road, Jetpur, Rajkot, Gujarat-360070 (Area Of The Property admeasuring 56.01 Sq. Mtrs.) Bounded With: East: 7.62 Mt. Wide Road, West: Property Of Ad. Jt. No.32, North: Open Land Of Ad. Jt. Plot No.39 Paikae, South: Property Of Ad. Jt. Plot No.40

HLSC/LONS/0000050871/38 AP, 10119353	MRS.NIRUBEN ASHOKBHAI MORANIYA & MRS. GAURIBEN MORANIYA & MR.PARASBHAI MORANIYA	DATE: 11.10.2024	RS.22,61,962/- (Rupees Twenty Two Lakh Sixty One Thousand Nine Hundred Sixty Two Only)	SYMBOLIC POSSESSION	RS.21,18,900/- (Rupees Twenty One Lakh Eighteen Thousand Eight Hundred Ninety Only)	RS.2,11,890/- (Rupees Two Lakh Eleven Thousand Eight Hundred Ninety Only)
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Description of Property: All Pieces And Parcel Of Rajkot R.s No.196/2 Paikae 1 & 198/2 Paikae 1, Plot No.8 To 12, Sub Plot No.8 To 12/2 Flat No.103, C.s No.12/2, C.s No.4454/19/3 Flat No.103, 1st Floor, Of Low Rise Building Shivam Commercial And Residential Right B Constructed On N.A Land Area 1082.00 Sq.Mtrs Behind Jan Tirth And Opp Akshar City Flat Rajkot 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

Terms and conditions:
 1) The prescribed Tender/ Bid Form and the terms and conditions of sale will be available with the Branch/Corporate Office/Parmal prime, 3rd floor, 15A Sardarnagar, Sarveshwari Chowk, Dr Yagnik Road, Rajkot, Gujarat - 360001 & Shop Address: SB 13, Solitaire Business Centre, Opp. Jalam Complex and DCB Bank, Chir Rasta Road, Vapi-Gujarat-396191 & Office No- 111, 112, First Floor, Mary Gold-2, Opp. Bahaudin Collage, Collage Road, Junagadh, Gujarat- 362001 (between 10.00 a.m. to 5.00 p.m. on any working day).
 2) The immovable property shall not be sold below the Reserve Price.
 3) 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 bidder/ after auction.
 4) 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 Authorized Officer to decline acceptance of the highest bid when the price offered appears inadequate as to make it inadvisable to do so.
 5) The prospective bidders can inspect the property on 28-February-2025 between 11.00 A.M and 5.00 P.M with prior appointment.
 6) 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 auction by private treaty.
 7) 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 Authorized 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 other holiday, then on the first office day after the 15th day.

8) In case 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.
 9) 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/Property tax, Electricity dues, and society dues, from the respective departments / offices. The Company does not undertake any responsibility of payment of any dues on the date of sale.
 10) 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 challan shall be submitted to the company.
 11) Sale is strictly subject to the terms and conditions incorporated in this advertisement and into the prescribed tender form.
 12) The successful bidder/purchaser shall bear all stamp duty, registration fees, and incidental expenses for getting sale certificate registered as per applicable law.
 13) The Authorized 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 modify any terms and conditions of this sale without any prior notice.
 14) Interested bidders may contact Mr. Kishan Chauhan & Mr. Aashish Bhatt at Mob. No. 6354053032 & 7874110888 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 notified to pay the sum as mentioned in Demand Notice under section 13(2) with as on 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 and cost from you.

Date: GUJARAT, Place: 08-FEBRUARY-2025 For India Shelter Finance Corporation Ltd. Authorized officer

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 PROVISOR 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.

No	Loan Acc. Nos. / Branch	Name of Borrowers/ Co-Borrowers / Guarantors / Mortgagors	13(2) Notice Date/ Outstanding Due (in Rs.) As on	Date of Possession	Reserve Price in INR / 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, Nimray 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	Rs.9,77,000/- / Rs.97,700/-
Description of the Immoveable Property: Property bearing Flat No. 204, admeasuring about 90.47 Sq. Yards, i.e. 75.64 Sq. Mtrs. Super Built Up Area Construction Area in the Undivided Share Sq. Mtrs. 22.33 in the scheme known as "Tulsi Avenue" situate at Mouje Dhokla, Tal. Dhola, Dist. Ahmedabad on the land bearing Block/Survey No. 1780 in the Registration Sub - District of Dhokla and District Ahmedabad bounded as East: Flat No. 203, West: Flat No. 205, North: Open Space, South: Flat No. 201, owned by Mr. Pradipsingh Bhavarsingh Goad and Mrs. Geetaben Bhavarsingh Goad.					Rs.9,77,000/- / Rs.97,700/-
Description of the Immoveable Property: Property bearing Flat No. 203, admeasuring about 91.91 Sq. Yards, i.e. 76.84 Sq. Mtrs. Super Built Up Area Construction Area in the Undivided Share Sq. Mtrs. 22.33 in the scheme known as "Tulsi Avenue" situate at Mouje Dhokla, Tal. Dhola, Dist. Ahmedabad on the land bearing Block/Survey No. 1780 in the Registration Sub - District of Dhokla and District Ahmedabad bounded as East: Open Space and Shreenethji Rest., West: Flat No. 204, North: Open Space, South: Flat No. 202, owned by Mr. Pradipsingh Bhavarsingh Goad and Mrs. Geetaben Bhavarsingh Goad.					Rs.9,92,000/- / Rs.99,200/-
2	4480210040000012 / 4480-Himmatnagar	1) Rameshbhai Patel, 2) Manjuben Rameshbhai Patel, 3) Rahulkumar Rameshbhai Patel, All are residing at Patel Vas Rampura Khivayada, Ta. Vijapur, Mahesana, Gujarat-382870. 1) also at Mukesh Singh Chana Center, 39 Nanizatham Complex TB Road, Vijapur, Mehesana, Gujarat-382870.	18.01.2024 / Rs. 5,30,726.26 as on 15.01.2024	22.09.2024	Rs.6,06,000/- / Rs.60,600/-
Description of the Immoveable Property: Maupur (Kuvayda) Property no. 238, Situated at Rampur (Kuvayda) within the limits of Ranchhodpura Group Gram 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 Dainsinh is situated, South: Road then property of Raval Sajjanben is situated, owned by Rameshbhai Kacharabhai Patel.					
3	4468210130000143 / 4468-CTM	1) Umeshkumar Dashaarath Rana, 2) Kalpanadevi Dshaarathal Rana, both are residing at Block-M- 103, Naiya Apartment, Near Ramol Toll Plaza, Akroti Apartment, Ramol, Ahmedabad, Gujarat-382449 and also at E-703, 7th Floor, Kushal Avas, Behind Patel Rice Mill, Near Kailash Tirth Avenue, Derya -Para Road, Vatva, Ahmedabad-382440.	11.08.2024 / Rs.11,20,585.27 as on 08.08.2023	29.09.2024	Rs.5,27,000/- / Rs.52,700/-
Description of the Immoveable Property: Property bearing Flat no. E-703 on 7 th 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 6.94 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, Ta: Vatva, Dist. Ahmedabad in Registration Sub-District and District of Ahmedabad-11 (Asali)					
4	4479210030000177 / 4479-Mehsana	1) Vipulji Kaluji Thakor, 2) Rinkuben Thakor, both are residing at Thakor Vas, Mandropur, Mehansana, 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/-
Description of the Immoveable Property: Milkat No. 984, Valapura, Near Miyasan Road, Mandropur, Kheralu, mehsana, Gujarat- 384355.					
5	4479210050000044 / 4479-Mehsana	1) Vijayji Talaji Thakor, 2) Varshaben Vijayji Thakor, both are residing at 32-1, Sai nath Nagar VI-1, B/H Narayan Ashram, Mehansana, Gujarat-384001. 1) also at M/s. Gaurangkumar Sunilkumar & Brothers 2-3 Coldroom Vegetable Market Mahesana, Gujarat-384001.	05.12.2024 / Rs. 4,81,984.79 as on 01.12.2023	02.10.2024	Rs.5,63,000/- / Rs.56,300/-
Description of the Immoveable 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 Mehansana, Tal. & Dist. Mehansana in registration Sub-district of Mehansana, (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 / 4428-Udhana	1) Ajay Moreshwar Devikar, 2) Bhushan Devikar, 3) Rekhaben Devikar, All are residing at Plot no. 63 Mahadev Residency-2 Near Bagumara Nahai, Talithalya, Surat, Gujarat-394305. 1) also at Syaram Textile (Rajubhai Patil) Plot No. 39, 40, On Textile Park-3 (Om Industries) Near Jeyan Industries, City Ubbel-Parab Road, Surat, Gujarat-394325.	09.01.2024 / Rs. 8,70,689.20 as on 02.01.2024	12.10.2024	Rs.6,84,000/- / Rs.68,400/-
Description of the Immoveable Property: Plot no. 99 admeasuring about 40.19 Sq.Mtrs., according to the Village no. 7 and 12 together with following undivided proportionate share in road and COP of "V. K. Homes" organized on land bearing Revenue Survey no. 256/1 and its Block no. 183A/2 of Village Talithalya, Tal. Palsana Dist. Surat, State: Gujarat which is bounded as follows: Towards 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.					
7	4431210130000032 / 4431-Kapodra	1) Samadanhbhai Sureshbhai Kuvur, 2) Pushpa Suresh Kuvur, both are residing at 214,Subhashnagar, street -3, 4, 5, Limbayat, Surat, Gujarat- 394210. 1) also at Divya Fashion (Sureshbhai Prajapati), block No. J - 2nd Floor, 37 to 52 Radhekrishna Market, Ring Road, Surat, Gujarat - 395002.	22.12.2023 / Rs. 6,21,518.62 as on 19.12.2023	12.10.2024	Rs.4,62,000/- / Rs.46,200/-
Description of the Immoveable Property: Flat No. 202 admeasuring 33.18 sq. mtr. Built up, 2nd floor, Building No. B (As per Passing Plan Building No. A) Building known and identified as "Shree Krishna Residency" situated at Block No. 247 Sq. meters N.A. land known as Aradhna Green Land paiki Plot no. 314 to 334 situated at village Jolva, Sub-district& Taluka : Palsana, Dist. Surat, State :Gujarat bounded as East : Road, West: Passage, North: Flat No. 201, South : Road and owned by Pushpa Suresh Kuvur and Samadanhbhai Sureshbhai Kuvur					
8	4428210130000062 / 4428-Udhana	1) Avinash Arvindbhai Salavi, 2) Anuradhaben Arvindbhai Salavi, 3) Arvindbhai 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 Sandarshan Building, Katargram, Surat, Gujarat - 395004.	22.12.2023 / Rs.7,68,377.05 as on 19.12.2023	20.10.2024	Rs.5,14,000/- / Rs.51,400/-
Description of the Immoveable 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 "Tripti 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 paikae 419.83 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					
9	4467210030000047 / 4467-Naroda Patiya	1) Rajubhai Parmar, 2) Gangubhai Parmar, both are residing at Charhivaha Bavla Dhokla, Ahmedabad, Gujarat - 382220 also at Shiv Infrastructure C/o. Praween Gulati Infrastructure, NR. Baula Road Vijay, Pathak Bavla Ahmedabad, Gujarat - 302220. 1) also at Milkat no. 478, Vankar Vas, Sindhrji, Dhokla, Ahmedabad, Gujarat-382225.	18.03.2024 / Rs. 5,34,789.40 as on 13.03.2024	20.10.2024	Rs.4,11,000/- / Rs.41,100/-