AAVAS FINANCIERS LIMITED

(CIN:L65922RJ2011PLCO34297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020



Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) rules, 2002 Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of AAVAS FINANCIERS LIMITED Secured Creditor, will be sold on "As is

AUCTION NOTICE

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortagors Date & Amount of 13(2)Demand Notice		Date of Poss- ession	Description of Property	Reserve Price For Property	Earnest Money For Property	Date & Time of Auction	Place of Tender Submission, Tender Open & Auction at Aavas Financiers Ltd.		
BHIKHABHAI GHELABHAI PRAJAPATI, MRS. KAILASHBEN BHIKHABHAI PRAJAPATI GUARANTOR: MR. RAJNIKANT AMRUTLAL TRIVEDI (AC NO.) LNKLL00615- 160027315	Rs. 10,72,835.00/- DUES AS ON 11 JAN 2025	5 OCT 21 Rs. 562411.41/- DUES AS ON 4 OCT 21	10 DEC 24	HOUSE NO. 118, PRAJAPATI VAS, NR. BRAHMANI MATAJI MANIDR, AT MUDERADA VILLAGE, TA-JOTANA, DIST- SABARKANTHA, MEHSANA, GUJARAT, ADMEASURING, 60.47 SQ. MTRS.	Rs. 663903/-	Rs. 66390/-	11.00 AM TO 01.00 PM 28 FEB 2025	SHOP NO-8 & 9, 2ND FLOOR, ORBIT BUSINESS HUB, NEAR DENA BANK, RADHANPUR ROAD, MEHSANA- 384002, GUJARAT- INDIA	
DEVANGIBEN JAYESHBHAI RANA, JAYESH RANA (AC NO.) LNADB16822- 230274945	Rs. 6,34,233.00/- DUES AS ON 11 JAN 2025	7 NOV 23 Rs. 614402/- DUES AS ON 4 NOV 23	28 DEC 24	ALL, THAT RIGHT, TITLE AND INTEREST OF PROPERTY BEARING MUNICIPAL CENSUS NO. 792/1 ON SECOND FLOOR, ADMEASURING ABOUT 29,21 SQ. MTRS. AREA (AS PER MUNICIPAL TAX BILL), IN THE AREA KNOWN AS & LDQUO; RADHA VALLABHJI NO KANCHO & RDQUO; SITUATED AT MOUJE KHADIYA WARD-2, TAL. CITY, DIST. AHMEDABAD ON LAND BEARING CITY SURVEY NO. 1167 PAIKI, IN REGISTRATION SUB-DISTRICT AND DISTRICT OF AHMEDABAD-1 (CITY) GUJARAT ADMEASURING 29.21 SQ. MTRS.	Rs. 693000/-	Rs. 69300/-	11.00 AM TO 01.00 PM 28 FEB 2025	3RD FLOOR, AMOLA COMPLEX, OPP. GIRISH COLD DRINK, C. G. ROAD, AHEMDABAD- 380009,GUJARAT- INDIA	
JYOTIBEN PARSHOTAMBHAI CHAUHAN, PARSHOTAMBHAI BATUKBHAI CHAUHAN, HARDIK PARSHTAMBHAI CHAUHAN (AC NO.) LNBHV13521- 220218928	Rs. 6,05,330.00/- DUES AS ON 11 JAN 2025	7 JUN 24 Rs. 516125/- DUES AS ON 4 JUN 24	14 DEC 24	PLOT NO. 69/D, 50 VARIYA, KANSARANA KATHA OPP. SHIV TEMPLE, SHUBHASHANAGAR, VILLAGE - BHAVNAGAR, TALUKA- BHAVNAGAR, DIST - BHAVNAGAR, GUJARAT ADMEASURING 41.80 SQ.MTR	Rs. 1125000/-	Rs. 112500/-	11.00 AM TO 01.00 PM 28 FEB 2025	OFFICE NO:- 202 2ND FLOOR, SIDDHIVINAYAKA COMPLEX,WAGHA WADI RD, OPP. DOMINOZ PIZZA, VIDHYANAGAR, BHAVNAGAR, GUJARAT 364001 - INDIA	
RAGHUVIRSINH JADEJA, NAYANABA JADEJA (AC NO.) LNJAM00322- 230233762	Rs. 13,14,398.00/- DUES AS ON 11 JAN 2025	9 JUL 24 Rs. 1208415/- DUES AS ON 4 JUL 24	15 DEC 24	RS NO 570, SUB PLOT NO 1-2/7, BLOCK NO 7,AT DHROL, "RADHA PARK-4" TA. DHROL, DIST. JAMNAGAR, GUJARAT ADMEASURING 69.734 SQ. MTR.	Rs. 1550000/-	Rs. 155000/-	11.00 AM TO 01.00 PM 28 FEB 2025	2ND FLOOR, SHREE SIDDHI VINAYAK MARKET ,OPP. CITY CINEMA STATION ROAD BEAWAR- 305901,RAJASTHA N-INDIA	

during working hours of any working day, super scribing "Tender Offer for name of the property" on the sealed envelope along with the Cheque/DD/pay order of 10% of the Reserve Price as Earnest Money Deposit (EMD) in favour of AAVAS FINANCIERS LIMITED payable at Jaipur on/before time of auction during office hours at the above mentioned offices. The sealed envelopes will be opened in the presence of the available interested parties at above mentioned office of AAVAS FINANCIERS LIMITED The Inter-se bidding, if necessary will also take place among the available bidders. The EMD is refundable if the bid is not successful. 2). The successful bidder will deposit 25% of the bidding amount adjusting the EMD amount as initial deposit immediately or within 24hrs after the fall of the hammer towards the purchase of the asset. The successful bidder failing to deposit the said 25% towards initial payment, the entire EMD deposited will be forfeited & balance amount of the sale price will have to be deposited within 30 days after the confirmation of the sale by the secured creditor; otherwise his initial payment. deposited amount will be forfeited. 3). The Authorised officer has absolute right to accept or reject any bid or adjourn/postpone the sale process without assigning any reason therefore. If the date of tender depositing or the date of tender opening is declared as holiday by Government, then the auction will be held on next working day. 4). For inspection and Interested parties who want to know about the procedure of tender may contact AAVAS FINANCIERS LIMITED 201,202, Ilnd Floor, South End Square, Mansarovar Industrial Area, jaipur-302020 or Gourav Thakor -7211137494 or respective branch during office hours. Note: This is also a 15/30 days notice under Rule 9(1)/8(6) to the Borrowers/Guarantors/Mortgagor of the above said loan accounts about tender interse bidding sale on the above mentioned date. The property will be sold, if their out standing duesare not repaid in full

Place: Jaipur Date: 21-01-2025 **Authorised Officer Aavas Financiers Limited**

LIC Housing Finance Limited

Ahmedabad Back Office: Shop No. 207-210,

Loan

availed

(RS)

12,00,000/-

Rs.

35,00,000/-

15,30,000/-

44,70,000/-

16,10,000/-

39,70,000/-

Rs.

29,35,000/-

25,00,000/-

Issue Date

15/01/2025

15/01/2025

15/01/2025

15/01/2025

15/01/2025

15/01/2025

15/01/2025

O/s Amt as

on Demand

Notice

26,84,077.83/-

+ Future Int.

& Other Exp.

Rs.

78,17,994.57/-

+ Future Int.

& Other Exp.

1,37,91,785/-

+ Future Int.

& Other Exp.

Rs.

14,86,874.77/-

+ Future Int.

& Other Exp.

Future int.

& Other Exp.

1,08,20,535.05/-

+ Future Int.

& Other Exp.

86.66.920.02/-

+ Future Int.

& Other Exp.

71,64,065,72/-

+ Future Int.

& Other Exp.

12,00,000/- 36,55,867.72/-

Span Trade Center, Il Floor, Paldi, Ahmedabad - 380006, Gujarat

Demand Notice Under Section 13(2) of Securitisation Act of 2002

As the Loan Account Became NPA, therefore The Authorised Officer (AO) Under Section

13(2) of Securitization And Reconstruction of Financial Assets And Enforcement of Security

Interest Act. 2002 had issued 60 day demand notice to the borrower as given in the table.

According to the Notice if the Borrowers does not deposit the amount within 60 days, from

the date of paper publication the amount will be recovered from auction of the Security as

given below. As the demand notice was sent to the borrower, the notice was not served upon

the borrower as Authorised officer has not received the acknowledgment of the said demand

notice. The copy of the demand notice has also affixed on the outer part of the security.

Therefore you are informed to deposit the loan amount along with future interest and

recovery expenses within 60 days, otherwise under the provisions of Section 13(4) and 14 of

the said Act., the AO is free to take possession to recover the loan amount by auction of the

Description of secured Asset

Flat No. 208, Parvati

Nandan Krupa

Apartment, Survey No.

287 paiki Sub Plot No. 1

Sarkhei, Moje - Okaf, Dist.

Flat No. J/606, Sixth

Floor, Block No. J

Sanidhya Flora, Survey

No. 57+58, Hissa No.

1/paiki 2, T.P. Scheme No.

66/A, F.P. No. 57+58/1/2,

Near Khodiyar Mata

Moje - Kali, Taluka

Sabarmati, Dist.

Ahmedabad - 382470

Plot No. B - 15, Bhavani

Duplex, Survey No.

1075/1, Beside Rishikesh

Flats, Near Dharti

Tenaments, Thakkarbapa

Nagar Road, Moje

Naroda, Dist.

Flat No. B/403, Fourth

Floor, Block No. B, Tankar

Residency - 4, Survey No.

1056, T.P. Scheme No.

87, F.P. No. 33/2, Near

Sadbhavna Police

Chowky. Behind Ambuia

Residency, Moje - Vatva,

Flat No. C/306, Third

Floor, Block No. C, Ramol

Residency, Block / Survey

No. 169/5, T.P. Scheme

No. 115, F.P. No. 37/5,

Near Devashray City,

Vanch Road, Moje

Ramol, Taluka - Vatva,

Row House No. 42, Block

No. 4. Bhagwati Nagar

Row House, Priyavadan

Co-operative Housing

Society Ltd., Survey No.

65+66, Hissa No. 2, Opp.

Kotarpur, Dist.

Vivan, Block / Survey No.

Saroda Road, Moie

Mafalipur, Taluka

Ahmedabad - 382225

Dholka, Dist.-

Flat No. J/504, Fifth Floor,

Block No. J, Swastik City,

Block / Survey No. 481

T.P. Scheme No. 58, F.P.

No. 16/2/1, 16/2/2 &

16/2/3 paiki 16/2/1, Near

Pooja Farm, Aslali

Highway, Moje - Vatva,

Taluka - Vatva, Dist.

Ahmedabad - 382405

Bungalow No. A-33, Dev 15/01/2025

Ahmedabad - 382340

Nobal Nagar,

Dist. - Ahmedabad

Dist. - Ahmedabad

382445

382449

Ahmedabad - 382350

Temple,

-Ahmedabad - 382210

Near New

GST Road,

Security as mentioned in the below Schedule.

Loan Account No./

Name of Borrowers

Flat No. 208, Parvati Nandan Krupa East Side of Private Sub

Apartment, Survey No. 287 paiki Sub Plot Plot No. 9 & 10, T.P.

No. 1, East Side of Private Sub Plot No. 9 & Scheme No. 86, Zone No.

Near New Vanzar, Ujala Bridge, Sarkhej, Vanzar, Ujala Bridge,

10, T.P. Scheme No. 86, Zone No. 85/86/2, 85/86/2.

Mr. Jayantibhai Vaghabhai Bharwad

Mrs. Kailashben Jayantibhai Bharwad

Moie - Okaf, Dist. - Ahmedabad - 382210...

Loan A/C No. 611200002432

Ahmedabad - 380061.

Loan A/C No. 611200002494

Mr. Vishnubhai Ishwarbhai Patel

Mrs. Santoshiben Vishnubhai Patel

Plot No. B - 15, Bhavani Duplex, Survey

Dharti Tenaments, Thakkarbapa Nagar

Mrs. Lataben M. Pillai Borrower - 1

18. Shrikrushna Apartment, Vitthal Nagar

Mr. Mohankumar Gopalan Pillai

Jashoda Nagar, Ghodasar, Dist. -

Mrs. Gitaben Dashrathbhai Raval

Mr. Dasharathbhai Bhikhabhai Raval

B-19-2, Satyanarayan Row House, Near

Canal Garden Road, Ghodasar, Dist.

Loan A/C No. . 611200003821

Jashoda Nagar Cross Road,

Loan A/C No. 612600000130

Nagar, Near Radhe Dairy,

Loan A/C No. 612600000206

Mr. Rakeshbhai Vallabhdas Shah

339/84, F.F., Popatlal Ni Chali, Girdhar

Asarwa, Dist. - Ahmedabad - 380016.

Mr. Chandubhai Valjibhai Gadhiya

Nikol Gam Road, Nikol Dist. - Ahmedabad

8 Mr. Kinnar Jayantilal Panchal Borrower

Kendra, Ranip, Dist. - Ahmedabad -

337/1, Pancha Wad, Near Hanuman

Loan A/C No. 612600000273

Temple, Saraspur Dist.- Ahmedabad -

Flat No. V/15, Pink City, Near Andh Kalyan

Mr. Jayesh Shantilal Panchal Guarantor

Pancham Mall, Near Jivanwadi,

Loan A/C No. . 612600000260

Flat No. B/105, Sahjanand Avenue, Behind | 80 paiki, Opp. Dev Vihar,

Ahmedabad - 382445.

Tekra, Behind Post Office,

Ahmedabad - 380050

Road, Moje - Naroda, Dist.- Ahmedabad -

Loan A/C No. 611200003372 &

No. 1075/1, Beside Rishikesh Flats, Near

Mr. Bholaram Laduram Prajapati

254/314, Jogani Mani Chali, Near Nav

Sanskar School, Behind AMC City Civic

Center, Chanakyapuri Flyover, Ghatlodia,

Borrower - 1

Borrower - 2

Borrower

Borrower - 1

Borrower - 2

611200003373

Borrower - 2

Borrower - 1

Borrower - 2

Borrower

382350...

SHIVALIK SMALL FINANCE BANK LTD. Registered Office: 501, Salcon Aurum, Jasola District Centre, New Delhi - 110025 CIN: U65900DL2020PLC366027

AUCTION NOTICE

The following borrowers of Shivalik Small Finance Bank Ltd. are hereby informed that Gold Loan/s availed by them from the Bank have not been adjusted by them despits various demands and notices including individual notices issued by the Bank. All borrowers are hereby informed that it has been decided to auction the Gold ornaments kept as security with the Bank and accordingly 30th January 2025 has been fixed as the date of auction at 03:00 pm in the branch premises from where the loan was availed. All, including the borrowers, account holders and public at large can participate in this auction on as per the terms and conditions of auction.

S. NO	Branch	Account No.	Actt Holder name	Father's/ Spouse Name	Address	Ac opening Date	Payoff
1.	SURAT	103842510637	JIGNESH K PATEL	S/O KANTIBHAI	NEAR VIJAYA LAXMI HALL,,VESU CITY, SURAT GUURAT 395007	18-06-2024	145,730.28
2.	SURAT	103842510773	SHETA M RAMJIBHAI	S/O RAMJIBHAI	151, GIRNAR SOC CHORASI, CHHAPARABHATHA ROAD SURAT GUJRAT 394107	20-08-2024	319,019.09

Auction date is 30th January 2025 @ 03:00 pm

The Bank reserves the right to delete any account from the auction or cancel the auction without any prior notice. Authorised Officer, Shivalik Small Finance Bank Ltd.

CORRIGENDUM

EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED CIN: U67100MH2007PLC174759 Retail Central & Regd. Office: Edelweiss House, Off CST Road, Kalina, Mumbai 400098

With reference to advertisement Published in this Newspaper on dated 10.01.2025 Regarding 'PUBLIC NOTICE FOR E-AUCTION SALE OF IMMOVABLE PROPERTY" of Borrower- M/s. Trugrid Industries Private Limited.

Please ignore below mentioned line in Details of the Secured Asset column.

Alongwith plant & machinery (Scrap). All other details shall remain the same.

bidding, log on to www.auctionfocus.in.

Description of

secured Asset

Flat No. L/301, Third

Floor, Shraddha Pioneer

Block No. 200 & 205, T.P.

Scheme No. 78, F.P. No.

25+26 paiki, Sub Plot No.

2, Opp. Radhe Upvan,

Mahemdavad Road,

Floor, Shraddha Pioneer

Block No. 200, 201, 202

paiki, 204, T.P. Scheme

No. 78, F.P. No

25+24+23/2+31 paiki

Sub Plot No. 1, Opp

Radhe Upvan

Mahemdavad Road, Moje

Flat No. B/408, Fourth

Floor, Block No. B, Suvas

Oram, Survey No. 252,

T.P. Scheme No. 43-

Odhav-3, F.P. No. 72,

Opp. Safari Hotel, Behind

Ring Road, Moje - Odhav,

Floor, Shraddha

Pioneer, Block No

200, 201, 202 paiki

204, T.P. Scheme No.

25+24+23/2+31 paiki

Sub Plot No. 1, Opp

Mahemdavad Road

Moje - Hathijan, Dist.

Ahmedabad - 382435

Floor (as per Approved

Plan First Floor), Block

No. A, Dharti Status,

Survey No. 890, T.P.

Scheme No. 106, F.P. No.

28, Near Suryam Greens

RTO Road, Mahadev

Flat No. E/504, Fifth Floor

(as per Approved Plan

Fourth Floor), Block No.

E, Ganesh Greens,

Survey No. 76/1, T.P.

Scheme No. 66, F.P. No.

187, Near Ganesh Dwar

Bungalows, Chenpur

Road, Moje - Chenpur,

Sukhsagar, Rutul

(Motera) Co-operative

Housing Society Ltd.

Survey No. 295 paiki 1

Old Survey No. 295/2, T.P.

Scheme No. 21, F.P. No.

333, Near Motera

Stadium, Moje - Motera,

Plot No. C/74, Green

Land, Old Survey No.

637, Block No. 386 paiki

1. Near Shree

Panchmukhi Hanuman

Dada Mandir, Vadodara

Padra Road, Moje

Samiyala, Dist.

Flat No. 19), Second

Floor, Hari Vila Flat, Hari

Vila Co-operative

Housing Society Ltd.

Vibhag - 1, Survey No.

797, 846/1, 8462 paiki,

Bapa Sitaram Chowk,

Nava Naroda Road, Moje

Naroda, Dist.

Ahmedabad - 382345

Flat No. 7/19 (Block No. 7, 15/01/2025

Vadodara - 391410

15/01/2025

Dist. - Ahmedabad

Flat No. A/21, Third Floor, 15/01/2025

Dist. - Ahmedabad

382470

380005

Nagar Tekra, Moje

Vastral, Dist.

Ahmedabad - 380038

Radhe

78, F.P. No

Flat No. J/102, Second 15/01/2025

Upvan

Flat No. A/201, Second 15/01/2025

Dist. - Ahmedabad

Girivar Pride,

382415

- Hathijan, Dist.

Ahmedabad - 382435

Flat No. H/301, Third 15/01/2025

Moje - Hathijan, Dist.

Ahmedabad - 382435

Loan Account No./

Name of Borrowers

9 Mr. Amit Chandarbhai Karamchandani

B-5, Sector - 7/B, Manek Nagar, Nimay

Nagar, Nava Vadaj, Dist. - Ahmedabad -

Mrs. Savitadevi Sureshkumar Prajapati

Odhav Road, Nikol, Dist. - Ahmedabad -

Flat No. E/203, Rajipa Green Land

Residency, Near Abjibapa Greens,

Mr. Manojkumar Yuvrajbhai Kale

Satyanarayan Mandir, Kalupur,

Mr. Maulik Rajendrabhai Shah

Loan A/C No. 612600000396

Loan A/C No. 612600000410

B-104, Malhar The Landmark, Near

Bapasitaram Chowk, Opp. Sahjanand

Mr. Vijaykumar Gautambhai Prajapati

Mrs. Nilamben Vijaybhai Prajapati

C-729, Munisuvrat Swami Society - 2,

Adinath Nagar, Odhav, Dist. - Ahmedabad

Mr. Pareshkumar Girdhardas Prajapati

Mahadev Homes, Galaxy Road, Vastral,

14 Mr. Dil Mayankkumar Khatri Borrower

B-1, Janki Apartment, Near Subhash

Subhash Bridge, Dist. - Ahmedabad -

Bridge Circle, Keshav Nagar Road,

Mr. Santoshilal R. Kalal Borrower

Ashram Chokdi, Motera, Dist. -

Loan A/C No. 612600000593

Mr. Ravindrabhai Hasmukhbhai

Gotri, Dist.- Vadodara - 390021.

Loan A/C No. 612600000994

Mrs. Ripalben R. Prajapati Borrower - 2

11, Mahi Nagar, Opp. Gayatri School,

Mrs. Rekhaben Dipakbhai Khandya

Mr. Dipakbhai Jagdishbhai Khandaya

20/18, Hari Vila Flat, Near Bapa Sitaram

Loan A/C No. 612600001526

Chowk, Nava Naroda, Dist. - Ahmedabad

Prajapati Borrower - 1

Borrower - 1

Borrower - 2

Date :21/01/2025

Place : Guiarat

Ahmedabad - 380005.

B/104, Narayan Sai Apartment, Near

Loan A/C No., 612600000491

Flat No. A/207, Galaxy Opel, Opp.

Dist.- Ahmedabad - 382418.

Loan A/C No. 612600000480

School, Nava Naroda, Dist. - Ahmedabad -

Ahmedabad - 380001

Borrower - 1

Borrower - 2

382415.

Borrower

2312/1, First Floor, Bhanderi Pole, Behind

Loan A/C No. 612600000384

Mrs. Komalben Amitkumar

Karamchandani Borrower - 2

Loan A/C No. 612600000374

Mr.Sureshkumar P. Prajapati

Borrower - 1

Borrower - 1

Borrower - 2

382410.

Date: 21.01.2025 Authorized Officer, Edelweiss Assets Reconstruction Company Ltd. (Acting in its capacity as a Trustee of EARC Trust SC - 458 Trust) Place : Mumbai

APPENDIX IV-A

Sale Notice for sale of Immovable Property E-Auction Sale Notice for sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described Immovable Property mortgaged to Sammaan

Capital Limited (formerly known as Indiabulls Housing Finance Ltd.) [CIN L65922DL2005PLC136029] ("Secured Creditor"), the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis on 24.02,2025 from 04.00 P.M. to 05.00 P.M., for recovery of Rs. 22,09,666/- (Rupees Twenty Two Lakh Nine Thousand Six Hundred Sixty Six only) pending towards Loan Account No. HHLRAJ00481606, by way of outstanding principal, arrears (including accrued late charges) and interest till 15.01.2025 with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. 16.01.2025 along with legal expenses and other charges due to the Secured Creditor from SHAILESHBHAI VALLABHBHAI PONKIYA and DIVYABEN S PONKIYA.

The Reserve Price of the Immovable Property will be Rs. 11,00,000/- (Rupees Eleven Lakh only) and the Earnest Money Deposit ("EMD") will be Rs. 1,10,000/- (Rupees One Lakh Ten Thousand only) i.e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY

FLAT NO. - 402, 4TH FLOOR, OSCAR ENCLAVE TOWER - E, R. S. NO. - 598, P - 3, T. P. S. NO. - 23, O. P. NO. - 15, F. P. NO. - 15/1, & 15/3, C. S., WARD NO. - 18, C. S. NO. - 38/D/1/1, OPP. BHARAT PETROL PUMP, RAILNAGAR OFF, SADHU VASVANI KUNJ ROAD, RAJKOT - 360003, GUJARAT.

For detailed terms and conditions of sale, please refer to the link provided on the website of the Secured Creditor i.e. www.sammaancapital.com; Contact No : 0124-6910910, +91 7065451024; E-mail id : auctionhelpline@sammaancapital.com. For

AUTHORIZED OFFICER SAMMAAN CAPITAL LIMITED Date: 15.01.2025 Place: RAJKOT (Formerly known as INDIABULLS HOUSING FINANCE LTD.)

Notice

15/01/2025

15/01/2025

Loan

availed

(RS)

Rs.

31,00,000/-

26,26,000/-

28,00,000/-

25,00,000/-

Rs.

38,00,000/-

29,00,000/-

Rs.

35,00,000/-

27,00,000/-

11,00,000/-

O/s Amt as

on Demand

Notice

76.93.304.57/-

+ Future Int.

& Other Exp.

64,18,441.71/-

+ Future Int.

& Other Exp.

66,83,725,50/-

+ Future Int.

& Other Exp.

58,62,283,11/-

+ Future Int.

& Other Exp.

87.00.954.88/-

+ Future Int.

& Other Exp.

65,16,512.89/-

+ Future Int.

& Other Exp.

Rs.

79,16,805.49/-

+ Future Int.

& Other Exp.

24,65,801.51/-

+ Future Int.

& Other Exp.

10,74,561.51/-

+ Future Int.

& Other Exp.

Sd/- Authorized Officer

LIC Housing Finance Limited.

APPENDIX IV-A Sale Notice for sale of Immovable Property

E-Auction Sale Notice for sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement)

Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable Property mortgaged to Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Ltd.) [CIN L65922DL2005PLC136029] ("Secured Creditor"), the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis on 10.02.2025 from 04.00 P.M. to 05.00 P.M., for recovery of Rs. 30,27,469/- (Rupees Thirty Lakh Twenty Seven Thousand Four Hundred Sixty Nine only) pending towards Loan Account No. HHLSUA00391824, by way of outstanding principal, arrears (including accrued late charges) and interest till 15.01.2025 with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. 16.01.2025 along with legal expenses and other charges due to the Secured Creditor from HITESHBHAIB VASANI and VASANI LABHUBEN BHAVANBHAI.

The Reserve Price of the Immovable Property will be Rs. 5,50,000/- (Rupees Five Lakh Fifty Thousand only) and the Earnest Money Deposit ("EMD") will be Rs. 55,000/- (Rupees Fifty Five Thousand only) i.e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY

PLOT NO. B - 61 (AS PER SITE) & B2 - 62 (AS PER APPROVED PLAN), HARIDARSHAN RESIDENCY, BLOCK NO. 18, 19, 20/P1, 21, 27, NEW BLOCK NO. 18, MOJE - SHEKHPUR, NR. SHEKHPUR VILLAGE, VELANJA - SHEKHPUR ROAD, SHEKHPUR, SURAT, GUJARAT - 394185.

For detailed terms and conditions of sale, please refer to the link provided on the website of the Secured Creditor i.e. www.sammaancapital.com; Contact No: 0124-6910910, +91 7065451024; E-mail id: auctionhelpline@sammaancapital.com. For bidding, log on to www.auctionfocus.in.

AUTHORIZED OFFICER SAMMAAN CAPITAL LIMITED (Formerly known as

INDIABULLS HOUSING FINANCE LTD.)

APPENDIX IV-A Sale Notice for sale of Immovable Property

E-Auction Sale Notice for sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement)

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described Immovable Property mortgaged to Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Ltd.) [CIN L65922DL2005PLC136029] ("Secured Creditor"), the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on as is where is", "as is what is" and "whatever there is" basis on 10.02.2025 from 04.00 P.M. to 05.00 P.M., for recovery of Rs. 52,34,929/- (Rupees Fifty Two Lakh Thirty Four Thousand Nine Hundred Twenty Nine only) i.e. Rs. 15,27,576/-(Rupees Fifteen Lakh Twenty Seven Thousand Five Hundred Seventy Six only) pending towards Loan Account No. HLAPSUR00391956; and Rs. 37,07,353/ (Rupees Thirty Seven Lakh Seven Thousand Three Hundred Fifty Three only) pending towards Loan Account No. HLAPSUR00392181, by way of outstanding principal, arrears (including accrued late charges) and interest till 15.01.2025 with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. 16.01.2025 along with legal expenses and other charges due to the Secured Creditor from PARASKUMAR POPATLAL BHADANI (PROPRIETOR, BRAHMANI KIRANA & PROVISION STORE) and REKHABEN BHADANI.

The Reserve Price of the Immovable Property will be Rs. 15,70,000/- (Rupees Fifteen Lakh Seventy Thousand only) and the Earnest Money Deposit ("EMD") will be Rs. 1,57,000/- (Rupees One Lakh Fifty Seven Thousand only) i.e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY SHOP NO. 1, GROUND FLOOR, BUILDING - H, LAKE VIEW RESIDENCY, B/S GRUHAM ICON, NEAR KOSAD TENAMENT, R. S. NO. 601/2, BLOCK NO. 1084. F. P. S. NO. 66 (KOSAD - VARIYAV), F. P. NO. 338, KOSAD, SURAT - 394107. GUJARAT (AREAADMEASURING 24.85 SQ. METERS).

For detailed terms and conditions of sale, please refer to the link provided on the website of the Secured Creditor i.e. www.sammaancapital.com; Contact No : 0124-6910910, +91 7065451024; E-mail id : auctionhelpline@sammaancapital.com. For bidding, log on to www.auctionfocus.in. **AUTHORIZED OFFICER**

Date: 15.01.2025 Place : SURAT

Date: 15.01.2025

Place: SURAT

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

APPENDIX IV-A Sale Notice for sale of Immovable Property

E-Auction Sale Notice for sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) and Rule 9(1) and of the Security Interest (Enforcement) Notice is hereby given to the public in general and in particular to the Borrower(s) and

Guarantor(s) that the below described Immovable Property mortgaged to Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Ltd.) [CIN L65922DL2005PLC136029] ("Secured Creditor"), the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis on 10.02.2025 from 04.00 P.M. to 05.00 P.M. for recovery of Rs. 1,84,26,850/- (Rupees One Crore Eighty Four Lakh Twenty Six Thousand Eight Hundred Fifty only) pending towards Loan Account No. HLAPSUR00224288, by way of outstanding principal, arrears (including accrued late charges) and interest till 15.01.2025 with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. 16.01.2025 along with legal expenses and other charges due to the Secured Creditor from MRS. SUMAN ANAND TAWARI (PROPRIETOR, BHAVESH TEXTILE) and MR. ANAND TAWARI. The Reserve Price of the Immovable Property will be Rs. 30,15,000/- (Rupees Thirty

Lakh Fifteen Thousand only) and the Earnest Money Deposit ("EMD") will be Rs. 3,01,500/- (Rupees Three Lakh One Thousand Five Hundred only) i.e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY PROPERTY NO. 1

PAIKI SHOP NO. 1006 ON FIRST FLOOR, ADMEASURING 160 SQ. FT. MEANS 14.86.44 SQ. MTR., DISTRICT SURAT, SUB DISTRICT CHAURYASI, MOUJE UMARWADA, SURVEY NO. 24 REGISTERED LAND AT SURAT CITY ENHANCED LIMIT NEAR RING ROAD, NEAR RAILWAY TRACK, TOWN PLANNING SCHEME NO. 8, FINAL PLOT NO. 139, SUB PLOT NO. 6 & 6A, CITY SURVEY OFFICE WARD UMARWADA, CITY SURVEY NO. 2012, CONSTRUCTED SCHEME KNOWN AS "JAY RADHE MARKET". PROPERTY NO. 2

PAIKI SHOP NO. 1007 ON FIRST FLOOR, ADMEASURING 160 SQ. FT. MEANS 14.86.44 SQ. MTR., DISTRICT SURAT, SUB DISTRICT CHAURYASI, MOUJE UMARWADA, SURVEY NO. 24 REGISTERED LAND AT SURAT CITY ENHANCED LIMIT NEAR RING ROAD, NEAR RAILWAY TRACK, TOWN PLANNING SCHEME NO. 8, FINAL PLOT NO. 139, SUB PLOT NO. 6 & 6A, CITY SURVEY OFFICE WARD UMARWADA, CITY SURVEY NO. 2012, CONSTRUCTED SCHEME KNOWN AS "JAY RADHE MARKET".

For detailed terms and conditions of sale, please refer to the link provided on the website of the Secured Creditor i.e. www.sammaancapital.com; Contact No : 0124-6910910, +91 7065451024; E-mail id : auctionhelpline@sammaancapital.com. For bidding, log on to www.auctionfocus.in.

AUTHORISED OFFICER SAMMAAN CAPITAL LIMITED (Formerly known as INDIABULLS HOUSING FINANCE LTD.) Date: 15.01.2025 Place : SURAT

APPENDIX IV-A

Sale Notice for sale of Immovable Property

E-Auction Sale Notice for sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. read with proviso to Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described Immovable Property mortgaged to Sammaan Capital Limited (formerly known as Indiabulis Housing Finance Ltd.) [CIN : L65922DL2005PLC136029] ("Secured Creditor"), the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on 'as is where is", "as is what is" and "whatever there is" basis on 10.02.2025 from 04.00 P.M. to 05.00 P.M., for recovery of Rs. 1,18,27,332/- (Rupees One Crore Eighteen Lakh Twenty Seven Thousand Three Hundred Thirty Two only) pending towards the Loan Account No. HDHLAHE00487875 (Earlier LAN Code 00013446 of DHFL) (APPL NO. 01612813), by way of outstanding principal, arrears (including accrued late charges) and interest till 15.01.2025 with applicable future interest in erms of the Loan Agreement and other related loan document(s) w.e.f. 16.01.2025 along with legal expenses and other charges due to the Secured Creditor from PRAKASH PRITAMDAS MAKHIJA and DIVYA PRAKASHKUMAR MAKHIJA.

The Reserve Price of the Immovable Property will be Rs. 72,00,000/- (Rupees Seventy Two Lakh only) and the Earnest Money Deposit ("EMD") will be Rs. 7,20,000/- (Rupees Seven Lakh Twenty Thousand only) i.e. equivalent to 10%

DESCRIPTION OF THE IMMOVABLE PROPERTY

PROPERTY BEARING BUNGALOW NO. 4 ADMEASURING 317 SQ. YDS. I. E. 265.05 SQ. MTS. SUPER BUILT - UP AREA OF LAND ALONGWITH PROPORTIONATE UNDIVIDED SHARE IN LAND WHICH IS INCLUSIVE OF LAND OF INTERNAL ROAD AND COMMON OPEN PLOT WITH CONSTRUCTION OF 325 SQ. YDS. I. E. 271.74 SQ. MTS. IN THE SCHEME OF BUNGALOWS KNOWN AS "KRISHNA RESIDENCY", SITUATED AT REVENUE SURVEY NO. 6/4 HECTARE AARE SQ. MTS. 0-8-33 PAIKI HECTARE AARE SQ. MTS. 0-4-16.50 (HALF ROAD BETWEEN SUB PLOT NO. 3 AND 4) AND REVENUE SURVEY NO. 6/5 HECTARE AARE SQ. MTS. 0-08-16-44 (COMMON PLOT OF SUB PLOT NO. 4) AND SURVEY NO. 6/6 HECTARE AARE SQ. MTS. 0-77-97 AND REVENUE SURVEY NO. 6/8 HECTARE AARE SQ. MTS. 0-2-03 (OPEN PLOT) AND LAND OF SUB PLOT NO. 4 TOTAL LAND ADMEASURING HECTARE AARE SQ. MTS. 0-92-60.50 OF MOUJE CHILODA (NARODA) SIM, GAM GANDHINAGAR, SUB DISTRICT AND TALUKA GANDHINAGAR IN DISTRICT GANDHINAGAR 382355, GUJARAT.

BOUNDARIES: EAST : BUNGALOW NO. 5 NORTH :

WEST : BUNGALOW NO. 3 SOUTH : ROAD For detailed terms and conditions of sale, please refer to the link provided on the website of the Secured Creditor i.e. www.sammaancapital.com; Contact No : 0124-6910910, +91 7065451024; E-mail id : auctionhelpline@sammaancapital.com. For

BUNGALOW NO. 9

Ahmedabad

bidding, log on to www.auctionfocus.in. **AUTHORIZED OFFICER** SAMMAAN CAPITAL LIMITED Date: 15.01.2025 (Formerly known as INDIABULLS HOUSING FINANCE LTD.) Place: GANDHINAGAR

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