

**AU SMALL FINANCE BANK LIMITED**  
A SCHEDULED COMMERCIAL BANK  
(CIN: L36911RJ1995PLC0113813)  
Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001

**APPENDIX IV [SEE RULE 8(1)] POSSESSION NOTICE (For Immovable Property)**

Whereas, The undersigned being the Authorized Officer of the AU Small Finance Bank Limited A Scheduled Commercial Bank under the "Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002" and in exercise of Powers conferred under Section 13 read with the Security Interest (Enforcement) Rules, 2002, issued demand notice dated 17-February-2024 vide Ref. No.: CB/SAR/13-2/AGR/FEB-2024/03 Loan Account No. 9001160130997044 calling upon the Borrower/Co Borrowers /Mortgagors Mr. Baria Ajmelbhai S/o Baria Bharatbhai (Borrower/Mortgagor), Mr. Baria Arvindbhai S/o Baria Bharatbhai (Co Borrower), Mrs. Baria Kankuben W/o Baria Bharatbhai (Guarantor) to repay the amount mentioned in the notices being as Rs. 2,23,035/- (Rupees Two Lakh Twenty Three Thousand Thirty Five Only) as on 16 February 2024 aggregating total due (which includes principal, interest, penalties and all other charges) with further interest and charges until payment in full within 60 days from the date of notice/date of receipt of the said notice. The borrower/ mortgagor having failed to repay the amount, notice is hereby given to the borrower/mortgagor and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on this 07 day of June of the year 2024.

"The borrower's attention is invited to provisions of sub section (8) of section 13 of the Act, in respect of time available to redeem the secured assets"

The borrower/Co borrowers/ mortgagors in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the AU Small Finance Bank Limited (Formerly known as AU Financiers (India) Limited for an amount of Rs. 2,55,657/- (Rupees Two Lakh Fifty Five Thousand Six Hundred and Fifty Seven Only) as on 25/04/2024 and further interest & expenses thereon until full payment.

**Description of immovable properties**

All That Part and Parcel of Property Gram Panchayat House No. 350, is in the Gamtal, Ambaliyat Gram Panchayat, which is Situated at village Ambaliyat, Ta-Santrampur, District Mahisagar, Gujarat. Owned by Mr. Baria Ajmelbhai.

Boundaries: -  
East- Owners Farm, West-After Leaving the Road, House of Mangalbhai Fatabhai Baria, North-House of Arvindbhai Bharat Bhai Baria, South-Owners Open Land.

Date : 07.06.2024  
Place : Village Ambaliyat, District Mahisagar, Gujarat

-sd-  
Authorised Officer  
AU Small Finance Bank Limited

**U GRO U GRO CAPITAL LIMITED**  
4th Floor, Tower 3, Equinox Business Park, LBS Road, Kuria, Mumbai 400070

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES BY PRIVATE TREATY**

**SALE NOTICE OF 15 DAYS FOR SALE OF IMMOVABLE ASSET(S) ("SECURED ASSET(S)") BY PRIVATE TREATY UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISIO TO RULE 8 AND 9 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 Secured Asset(s) mortgaged / charged to U GRO Capital Limited ("Secured Creditor"), the possession of which has been taken by the authorised officer of Secured Creditor, will be sold on "As is what is" and "As is where is" and "Whatever there is" basis, by way of private treaty after 15 days from this notice, for recovery of Rs. 1,20,87,528/- as on 17.06.2021 and further interest and other expenses thereon till the date of realization of amount, due to Secured Creditor from the Borrower(s) and Guarantor(s) namely 1) Jalaram Caterers 2) Mr. Rajendra Hiralal Thakkar and 3) Mrs. Ritaben Rajendra Thakkar. The Reserve Price will be Rs. 95,00,000/- and the earnest money deposit will be Rs. 9,50,000/-.

**Description of Secured Asset(s):** "All the Piece and Parcel of Freehold immovable property being 15,16,17,18,19,20 Aakruti Arcade, Ganesh Banquet, Dinning and Hotel, N.H. No. - 8A, Near Swaminarayan Gate, Bavla, Pin - 382220."

For detailed terms and conditions of the sale, please refer to the link provided in U GRO Capital Limited/Secured Creditor's website, i.e. [www.ugrocapital.com](http://www.ugrocapital.com) or contact the undersigned at [authorised.officer@ugrocapital.com](mailto:authorised.officer@ugrocapital.com)

Place: Ahmedabad SD/- Ramlal Gupta (Authorised Officer)  
UGRO Capital Limited  
Date: 13.06.2024

**VASTU HOUSING FINANCE CORPORATION LTD**  
Unit 203 & 204, 2nd Floor, "A" Wing, Navbharat Estate, Zakaria Bunder Road, Sewri (West), Mumbai 400015, Maharashtra.  
CIN No.: U65922MH2005PLC272501

**POSSESSION NOTICE**

Whereas, The undersigned being the Authorised Officer of Vastu Housing Finance Corporation Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred to him under section 13 (12) read with Rule 9 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice calling upon the borrowers mentioned herein below to repay the amount mentioned in the respective notice within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, undersigned has taken possession of the property described herein below in exercise of powers conferred on me under Section 13(4) of the said Act read with Rule 9 of the said rules on the date mentioned below. The borrower and guarantor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Vastu Housing Finance Corporation Limited Branch for an amount mentioned as below and interest thereon, costs etc.

S N	Name of Borrower, Co-Borrower and LAN No.	Date & Amount of Demand Notice	Description of Property	Date & Type of Possession
1	Rajeshkumar Narayan Yadav, Renu Devi HL0000000000412	18-Dec-23 Rs. 309077 as on 13-Dec-23	301, Siddhivinayak Residency, Station Road, Near Dena Bank, Nandei, Ahmedabad, Gujarat-382435, admeasuring 13.40. Sq.mt.	Physical Possession Taken on 08-Jun-24

Date : 13.06.2024  
Place : Ahmedabad

Authorised officer  
Vastu Housing Finance Corporation Ltd

**sidbi** Branch Office : Asset Recovery Vertical (Ahmedabad Unit) Navjivan Amri Jayanti Bhavan, 1st Floor Navjivan P.O., Behind Gujrat Vidhyapeeth, Ashram Road, Ahmedabad - 380015, Gujarat, Phone No. 079-27549944

**POSSESSION NOTICE**

[See Rule-8(1) of the Security Interest (Enforcement) Rules, 2002]

Whereas, The undersigned being the Authorized Officer of the Small Industries Development Bank of India (SIDBI) a corporation established under the Small Industries Development Bank of India Act, 39 of 1989 and having its Head Office at 'SIDBI Tower', 15 Ashok Marg, Lucknow 226001 and an Asset Recovery Vertical Unit at Ahmedabad, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 54 of 2002 (the Act) and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice dated 03.08.2023 calling upon the borrowers, interalia, namely Thermogenic Healtings Technology India Pvt. Ltd to repay the amount mentioned in the notice being Rs. 60,64,894.00/- (Rupees Sixty Lakh Sixty-Four Thousand Eight Hundred Ninety Four only) as on 31.07.2023 together with interest thereon w.e.f. 01.08.2023 in 60 days from the date of receipt of the said notice.

The borrower/mortgagors having failed to repay the amount, notice is hereby given to the borrower/mortgagor and the public in general that the undersigned has taken physical possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of the said Act read with rule 8 of the security interest (Enforcement) Rules, 2002 on this 8 th day of June of the year 2024.

The borrower/ mortgagor in particular, and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Small Industries Development Bank of India, (SIDBI) for an amount of Rs. 60,64,894.00/- (Rupees Sixty Lakh Sixty-Four Thousand Eight Hundred Ninety Four only) as on 31.07.2023 and interest & expenses thereon until full payment.

"The borrower's /mortgagor's attention is invited to provisions of sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured asset."

**Description of the Immovable Property owned by Thermogenic Healtings Technology India Pvt. Limited**

All that lease Hold Plot No. MSME-431 having plot area admeasuring about 625 sq. Mtrs. Situated in Sanand-II Industrial Estate of Gujarat Industrial Development Corporation standing/constructed on the land bearing Revenue Block/Survey No. 685 (allotted in lieu of Old Revenue Block/ Survey No. 556) of Mouje Hirapur, Taluka Sanand within the Registration Sub District Sanand District Ahmedabad which is butted and bounded as under: - North : By 18.00 Mtrs. Wide Road, East : By 27.00 Mtrs. Wide Road, West : By Plot No. MSME-432, South : By Plot No. MSME-500, together with all building and structures thereon and plant and machinery attached to earth or permanently fastened to anything attached to earth.

Date : 08/06/2024 SD/- Authorised Officer  
Place : Ahmedabad Small Industries Development Bank of India

**SHIVALIK SMALL FINANCE BANK LTD.**  
Registered Office : 501, Salcon Aarum, 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 despite 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 27.06.2024 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.

Branch	Account No.	Acct Holder name	Father's/ Spouse Name	Address	Ac opening Date	Payoff
SURAT	103042512907	BARABHAI B VASUDEV	S/O VASUDEVBHAI	ANJAN PATE,SHIVAN GAM, MAHESK RESIDENCE 1,SAYAN,SURAT BHARINDI ROAD SURAT GUJARAT 394130	12/07/2023	53,740.81
SURAT	103042512426	NAKRANI A SHANTIBHAI	S/O SHANTIBHAI	C 71 72 MATRUSHIKTI SOCIETY NEAR NANDANVAN SOCIETY PUNAGAM SURAT CITY SURAT GUJARAT 395010	02/09/2023	96,578.53
SURAT	103042514090	KEVAT AMIT	S/O KEVAT HARILAL	A 309,PALSANA, BHARATNAGAR,KARAN SURAT GUJARAT 394305	13/11/2023	209,123.41
SURAT	103042513283	VIJAY K YADAV	S/O RAMJAG	AKSHARDEEP BUNGLOWS NEAR EKLERA POST KARADVA ROAD DINDOLI CITY SURAT GUJARAT 394210	01/09/2023	38,335.08
SURAT	103042512933	BODRA J PADAMSHIBHAI	S/O PADAMSHIBHAI	370 GADHAPUR TOWNSHIP PASODARA KAMREJ SURAT GUJARAT 395008	15/07/2023	44,132.21
SURAT	103042514207	VADDORIA A KABABHAI	S/O KABABHAI	173 SNEH MILAN SOCIETY NEAR CHIKUWADI NANA VARACHHA SURAT CITY SURAT GUJARAT 395006	21/11/2023	180,375.95
SURAT	103842510047	RUPARELIYA P KALUBHAI	S/O KALUBHAI	36 SIDDHI PARK SOCIETY L H ROAD VARACHHA ROAD SURAT CITY SURAT GUJARAT 395006	28/12/2023	304639.62

Auction date is 27.06.2024 @ 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.

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