FINANCIAL EXPRESS

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	Dues As on	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.
MAHESH R SOLANKI, MRS. HANSABEN SOLANKI GUARANTOR : MR. HARDIKKUMAR ARUNBHAI SOLANKI (AC NO.) LNBRD00618- 190105406	Rs. 12,45,828.00/- DUES AS ON 19 NOV 2024	10 MAY 22 Rs. 719711/- DUES AS ON 7 MAY 22	4 DEC 22	HOUSE NO 147, HARIJANVAS, LIMDA FALIYU, DODKA, NANDESARI, VADODARA, GUJARAT ADM. 780 SQ. FT.	Rs. 592272/-	Rs. 59227/-	11.00 AM TO 01.00 PM 15 JAN 2025	SHOP NO :- 5 & 6 "1ST FLOOR, SUN RISE COMPLEX, WAGHODIA ROAD, NEAR VRUNDAVAN CROSSING; CHANDA NAGAR, VRUNDAVAN, WAGHODIA, VADODARA- 390019, GUJARAT- INDIA
RAVAL TULSIBHAI AMBALALBHAI, MRS. RAVAL MINABEN TULSIBHAI (AC NO.) LNBRD00518- 190098087 & LNBRD04319-200143855	Rs. 8,01,647.00/- & Rs. 4,40,614.00/- DUES AS ON 19 NOV 2024	20 JUL 21 Rs. 345182/- & Rs. 178367/- DUES AS ON 17 JUL 21	22 OCT 22	GP. HOUSE NO. 2/94/1, AT AND POST GUTARDI, TAL SAVLI, DIST. VADODARA, GUJARAT, ADM. 1125 SQ. FT	Rs. 729000/-	Rs. 72900/-	11.00 AM TO 01.00 PM 15 JAN 2025	SHOP NO :- 5 & 6, 1ST FLOOR, SUN RISE COMPLEX, WAGHODIA ROAD, NEAR VRUNDAVAN CROSSING, CHANDA NAGAR, VRUNDAVAN, WAGHODIA, VADODARA-390019, GUJARAT-INDIA
SUNITA LALESH DUBEY, MR. LALESH DUBEY GUARANTOR: MR. SUBASH CHANDRA AMARNATH DUBEY (AC NO.) LNSRT00319- 200112885	Rs. 10,00,023.00/- DUES AS ON 19 NOV 2024	10 MAY 22 Rs. 582291/- DUES AS ON 7 MAY 22	17 OCT 22	FLAT NO. 107, SAI ASHIRVAD RESIDENCY, SURVEY NO. 342, NEW BLOCK NO. 497/A,HALDHARU, TL. KAMREJ, SURAT, GUJARAT ADM. 27.04 SQ. MTRS	Rs. 488592/-	Rs. 48859/-	11.00 AM TO 01.00 PM 15 JAN 2025	F.11, FIRST FLOOR, DHARAM EMPIRE, DISTRICT- SURAT, TALUKA: KAMREJ, MOJE- NAVAGAM- 394185, GUJARAT- INDIA
SHASHIKIRAN SURYABHAGVAN NAMA, MRS. RUKMINI SURYABHAGVAN NAMA GUARANTOR: MRS. MEGHNA MUKUL KOSHTI , M/S. MALE SQUARE RETAILS PVT LTD (AC NO.) LNADB00315- 160020834	Rs. 11,41,830.00/- DUES AS ON 27 NOV 2024	12 JUL 23 Rs. 871150.41/- DUES AS ON 11 JUL 23	7 JAN 24	RESIDENTIAL FLAT B/707, 7TH FLOOR, CONSTRUCTED ON PLOT NO. 57/3/1 & 57/3/2, TPS NO. 57, FP. NO. 83, PAIKI VEDIKAA RESIDENCY B/S. AAKRUTI TOWNSHIP, NAROL AHMEDABAD, GUJARAT ADM. 67 SQ. YARD	Rs. 648828/-	Rs. 64883/-	11.00 AM TO 01.00 PM 15 JAN 2025	3RD FLOOR, AMOLA COMPLEX, OPP. GIRISH COLD DRINK, C. G. ROAD, AHEMDABAD- 380009, GUJARAT- INDIA
SHASHIKIRAN SURYABHAGVAN NAMA, MRS. RUKMINI SURYABHAGVAN NAMA GUARANTOR: MRS. MEGHNA MUKUL KOSHTI , M/S. MALE SQUARE RETAILS PVT LTD (AC NO.) LNADBOO315- 160020840	Rs. 1105931,00/- DUES AS ON 27 NOV 2024	12 JUL 23 Rs. 841520.41/- DUES AS ON 11 JUL 23	17 MAR 24	RESIDENTIAL FLAT G/103, 1ST FLOOR, CONSTRUCTED ON PLOT NO. 57/3/1 & 57/3/2, TPS NO. 57, FP. NO. 83, PAIKI VEDIKAA RESIDENCY B/S. AAKRUTI TOWNSHIP, NAROL AHMEDABAD, GUJARAT ADM. 66 SQ. YARD	Rs. 601128/-	Rs. 60113/-	01.00	3RD FLOOR, AMOLA COMPLEX, OPP. GIRISH COLD DRINK, C. G. ROAD, AHEMDABAD- 380009,GUJARAT- INDIA

Terms & Conditions: 1). The person, taking part in the tender, will have to deposit his offer in the tender form provided by the AFL which is to be collected from the above branch offices 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 deposi mmediately 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 leposited 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 paymen 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 Gaurav 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 inter se bidding sale on the above mentioned date. The property will be sold, if their out standing duesare not repaid in full.

Place : Jaipur Date : 16-12-2024 Authorised Officer Aavas Financiers Limited

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 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 30.12.2024 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.

Sr. No.	Branch	anch Account No. Actt Holder Father's/ Addres		Address	Ac opening Date	Payoff	
£	SURAT	103842510591	SEDHABHAI D RABARI	S/O DHARAMSHINBHAI	1805 SHRIRAMNAGAR, GUJARAT HOUSING BOARD AMROLI, SURAT GUJRAT 394107	04-06-2024	2,85,399.20
2,	SURAT	103842510592	SEDHABHAI D RABARI	S/O DHARAMSHINBHAI	1805 SHRIRAMNAGAR,GUJARAT HOUSING BOARD AMROLI, SURAT GUJRAT 394107	04-06-2024	3,76,929.39
3.	SURAT	103842510747	VINODBHAI D KARKAR	S/O DEVSHIBHAI	C-402 SURAT CITY,AMIDHARA APP,LAMBE HANUMAN ROAD SURAT GUJRAT 395010	01-08-2024	88,374.86
4.	SURAT	103842510320	BABARIYA A GORDHANBHAI	S/O GORDHANBHAI	81,YOGESHWAR SOCIETY,VI-2 SHYAMDHAM CHOWK SURAT,CITY PUNAGAM SURAT GUJRAT 395010	13-03-2024	1,25,792,39
5.	SURAT	103842510355	BABARIYA A GORDHANBHAI	S/O GORDHANBHAI	81,YOGESHWAR SOCIETY,VI-2 SHYAMDHAM CHOWK SURAT,CITY PUNAGAM SURAT SURAT GUJRAT 395010	23-03-2024	83,869,18
6.	SURAT	103842510455	DONGRE M GOVINDA	S/O GOVINDA	BRAHMPURI,DANDIA BAZAR VADODARA, VADODARAGUJRAT 390001	12-04-2024	2.06,379.42
7.	SURAT	103842510458	SURYAVANSHI P PRADIPBHAI	S/O UMMEDSINGH	68, VISHNU NAGAR-2 UDHNA SURAT CITY SURAT GUJRAT 394210	12-04-2024	1,32,823.68
8.	SURAT	103842510536	USHA PARYA	S/O PRASHANT ARYA	B-206,MAHADEV NAGAR 4 NEAR SAI BABA TEMPLE SURAT,CITY DINDOLI SURAT GUJRAT 394210	16-05-2024	34,025.33
9.	SURAT	103842510554	HIRPARA R JAMANBHAI	S/O JAMANBHAI HIRPARA	A/B-38, SANGANA ROW HOUSE NEAR SHYAMDHAM CHOWK CITY SIMADA SURAT GUJRAT 395006	23-05-2024	1,99,740.75
10.	SURAT	103842510569	KATRODIYA B VINAYCHANDARA	S/O VINUBHAI	601, MITRA BUILDING SARTHANA JAKATNAKA CITY, RAJHANS SWAPNA SURAT GUJRAT 395006	29-05-2024	2,22,892.95
11.	SURAT	103842510665	PARMAR H RAMESHBHAI	S/O RAMESHBHAI	B - 303, SARSWATI APARTMENT L H ROAD CITY,KUBERNAGAR SOCIETY SURAT GUJRAT 395006	26-06-2024	44,316.11
12.	SURAT	103842510706	SARVAIYA T PRAVINBHAI	S/O PRAVINBHAI	403, GAYATRI SOC OPP, JANTA APP SANIYA HEMAD, VARACHHA ROAD SURAT GUJRAT 395006	12-07-2024	5,16,132.27
13.	SURAT	103842510758	AMRUT R DHANDHUKIYA	S/O RAMESHBHAI	P-503,OM PALACE,OPP SHALIGRAM FLORA PASODARA PASOD,RA PASODARA PATIYA TO PASODARA GAM ROAD SURAT GUJRAT 395008	05-08-2024	1,23,264.96
14.	SURAT	103842510764	RAVALIYA A PRAKASHBHAI	S/O PRAKASHBHAI	168 CHHIPVAD FALIYU,SURAT CITY,NANA VARACHHA SURAT GUJRAT 395006	09-08-2024	73,834.89
15.	SURAT	103842510610	PRADHAN P BHABAGRAHI	S/O BHABAGRAHI	104 TAPIDARSHAN APP DURLABH COLONY AMROLI, CHORASI SURAT GUJRAT 394107	10-06-2024	98,098.05
16.	SURAT	103042514273	DHADUK M JETHABHAI	S/O JETHABHAI	B 2 302 OM RESIDENCY KHADSAD OPP KRISHNA, BUNGLOWS KHADSAD SURAT, SURAT GUJRAT 394326	27-11-2023	1,89,625.12
17.	SURAT	103842510533	KANANI H DEVRAJBHAI	S/O DEVRAJBHAI	33, PICNIC PARK SOCIETY.RANDER ROAD BEHIND NAVYUG COLLEGE SURAT,SURAT SURAT GUJRAT 395009	15-05-2024	57234.201
18.	SURAT	103842510770	KAVAD H MANSUKHBHAI	S/O MANSUKHBHAI	185,SHIV DHARESHWAR SOCIETY NEAR ARCHNA SCHOOL MANKNA SURAT GUJRAT 394325	14-08-2024	648278.20
19.	SURAT	103842510778	KAVAD H MANSUKHBHAI	S/O MANSUKHBHAI	185,SHIV DHARESHWAR SOCIETY NEAR ARCHNA SCHOOL MANKNA SURAT GUJRAT 394325	21-08-2024	242712.23

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.

APPENDIX -IV-A - E-AUCTION-PUBLIC SALE NOTICE of IMMOVABLE PROPERTY/IES

E-AUCTION-SALE NOTICE FOR SALE OF IMMOVEABLE 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) Gibac Ki Book 19th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Phonesi 011-23367171, 23367172, 23705414, Webswww.gnbhousing.c B.O. VADODRA: 331, Third Floor, Trivia Complex, Natu Bhai Circle, Vadodara, Gujrat - 390007, AHMEDABAD: 2" Floor, Part I, Megha House, Opp. Kotak Bank, Mithakhaii Law Garden Road, Ellisbridge, Ahmedabad, Gujrat - 380006, SURAT: Office No. 206-A&B, Second Floor, Trividh Chamber, Opp. Fire Station, Nr. Rushabh Petrol Pump, Ring Road, Surat -395003, Gujrat Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-D mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken (as described in Column no-C) by the authorized Officer of M/s PNB Housing Finance Limited/Secured Creditor, will be sold on "AS IS WHERE IS, AS IS WHAT IS and WHATEVER THERE IS BASIS" as per the details mentioned below. Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrowers/mortgagor(s)(since deceased) as the case may be indicated in Column no-Aunder Rule-8(6) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date. For detailed terms and conditions of the sale, please refer to the link provided in M/s PNB Housing Finance Limited/secured creditor's website i.e. www.pnbhousing.com.

Loan No. Name of the Borrower/Co-Borrower/ Guarantor/Legal heirs(A)	Demanded Amount & Date (B)	Nature of Posse- ssion (C)	Description of the Properties mortgaged (D)	Reserve Price (RP) (E)	EMD (10% of RP) (F)	Last Date of Submission of Bid (G)		Time	Date of Auction & Time (J)	Enown Encum brance Court Case i any (K
HOU/VA/0822/1019678, Priyank J Patel / J U Patel, B.O.: VADODARA	Rs. 3213456 & 07-10- 2023	Possession	D 403 Palaash Height Nr Legend Hotel, Tarsali By Pass, Tarsali, Vadodara, Gujarat - 390009, Vadodara, India. (850 Sq.Ft)	Rs. 2,501,000	Rs. 250100	30-12-24	Rs. 10000	24-12-24 12:00pm to 4:00pm	31-12-24 2.00PM to 3.00PM	Not
NHL/AHM/0617/400873, Harihar Visatkumar Ajavani/ Geetaben Hariharbhai Ajbani, B.O.: AHMEDABAD	Rs. 1809079 & 16-01-2024	Physical Possession	Shop No 208 2nd Floor, Block D, Lilamani Trade Center, Behind G B Tower, Shahibaug, Ahmedabad, Gujarat-3 80004, Ahmedabad, India, (423 Sq.Ft)	Rs. 1,334,000	Rs. 133400	30-12-24	Rs. 10000	26-12-24 12:00pm to 4:00pm	31-12-24 2.00PM to 3.00PM	Not Know
NHL/SRT/0418/516915, Omprakash Punamchand Soni / Taraben Omprakash Soni / Soham Construction, B.O.: SURAT	Rs. 25738162.02 & 12-12-2022	Physical Possession	Shop No G/2, Ground Floor, Deepakmal B As Per B Type On Site Deepakmal 2 in Deepakmal Shopping And Doctor House, Opp Royal Arcade Nr Sarthana Nature Park, Sarthana Jakatnaka Varachha Road, Nana Varachha, Surat, Gujarat - 395006, Surat, India.	27688000	Rs. 2768800	30-12-24	Rs. 100000	18.12.24 Between 12:00pm to 4:00pm	31.12.24 Between 2.00PM to 3.00PM	Not Know
HOU/VA/0919/747076, Laisamma P V/Girishbhai Shakarchand Shah, Manthan Girishbhai Shah B.O.: VADODARA	Rs. 2586376.78 & 28-11-2022		Plot No. A/163, Golden Valley, Nr Amodar To, Giriraj Road, Waghodia Main Road, Vadodara, Gujarat - 390025, Vadodara, India.	Rs. 13,14,000	Rs. 131400	30-12-24	Rs. 10000	19.12.24 Between 12:00pm to 4:00pm	31.12.24 Between 2.00PM to 3.00PM	Not Know

*Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof. ** To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/ claims in respect of above mentioned immovable/secured assets except what is disclosed in the Column No.-K. Further such encumbrances to be caterod/paid by the successful purchaser/bidder at his/her end. The prospective purchaser/si/bidders are requested to independently ascertain the veracity of the mentioned encumbrances.

(1.) As on date, there is no order restraining and/or count injunction PNBHFL/the authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/secured assets and status is mentioned in column no-K. Including but not limited to the title of the documents of the title pertaining thereto available with the PNBHFL and satisfy themselves in all respects prior to submitting tender/bid application form or making Offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form.

(3.) Please note that in terms of Ruffe 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s)/the purchaser is legally bound to deposit 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the sale consideration amount has to be deposited by the purchaser within 15 days from the date of acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of acknowledgement of sale confirmation letter and in default of such deposit, the author

DATE:- 16.12.2024

SDI-AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED

1DBI BANK Retail Recovery, Rajkot APPENDIX IV [RULE 8(1)] POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

Whereas The undersigned being the authorized officer of IDBI Bank Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under Section 13(12) read with rule 3 of Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 12/08/2024 calling upon the borrower (1) Mr JOGIN PRAVINCHANDRA PANCHOLI (Borrower), (2) Mrs KOMAL JOGIN PANCHOLI (Co borrower), to repay the amount mentioned in the notice being Rs. 13,80,361.56 (Rupees Thirteen Lakh Eighty Thousand Three Hundred Sixty One and Paisa Fifty Six Only) together with further interest thereon with effect from 10/07/2024 to IDBI Bank within 60 days from the date of the receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken symbolic possession of the property described herein below, in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest

(Enforcement) Rules, 2002 on this the 11th day of December of the year 2024. The borrower 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 IDBI Bank Limited for an amount of Rs. 13,80,361.56 (Rupees Thirteen Lakh Eighty

Thousand Three Hundred Sixty One and Paisa Fifty Six Only) and interest thereon. 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.

DESCRIPTION OF THE PROPERTY The Mortgaged Assets All That piece and parcel of land comprised in and forming part of "Flat No 302, Third Floor, Plot No 16 paiki Shiv -1, Behind Nandupavan Appartment, Near N. K. Mehta Hospital, National Highway Service Road, Chhaya, Porbandar" in the state of Gujarat and bounded as under: On the North by: Com. Passage, Stair & Lift On the South by: 30 Ft wide road On the East by: Flat No. 303 com. wall On the West by Flat No. 301 com. wall Together with all and singular structures and erections thereon, both present and future.

Authorized Officer Date: 11/12/2024 IDBI Bank Limited (IDBI) Place: Porbanda

1DBI BANK Retail Recovery, Rajkot

APPENDIX IV [RULE 8(1)] POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

Whereas The undersigned being the Authorised officer of IDBI Bank Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under Section 13(12) read with rule 3 of Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 08/10/2024 calling upon the borrower (1) Shri. Hiren Hiteshbhai Bapodara (Borrower) and (2) Shri. Vipul Hiteshbhai Bapodara (Co-Borrower) to repay the amount mentioned in the notice being Rs. 10,01,878/- (Rupees Ten Lakh One Thousand Eight Hundred Seventy Eight Only) together with further interest and other charges thereon with effect from 10/07/2024 to IDBI Bank within 60 days from the date of the receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken symbolic possession of the property described herein below, in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this the 11th day of December of the year 2024.

The borrower 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 IDBI Bank Limited for an amount of Rs. 10,01,878 (Rupees Ten Lakh One Thousand Eight Hundred Seventy Eight Only) together with further interest and other charges thereon with effect from 10/07/2024

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.

DESCRIPTION OF THE PROPERTY

The Mortgaged Assets All That piece and parcel of Residential House situated at and forming part of "Matru Krupa", Block No 5, Plot No 14 paiki/Part No B, Admeasuring about 41.04 Sq.Mtrs and Super Built-up area as 83.75 Sq.Mtrs, Gayatri Residency Revenue Survey No 24, Ramdev Park, B/h Kasturba School, Off. Bhanvad Road, At -Bokhira, Porbandar - 360579" in the state of Gujarat and which is bounded as follows On the East by : Plot No 15/paikl & Part no A. On the West by : Plot No 14/paikl & Part no A. On the North by : Survey No 23 On the South by : Road Together with all and singular structures and erections thereon, both present and future

Authorized Officer Date: 11/12/2024 Place: Porbandar IDBI Bank Limited (IDBI

IDBI BANK Retail Recovery, Rajkot APPENDIX IV [RULE 8(1)]

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

Whereas The undersigned being the authorized officer of IDBI Bank Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under Section 13(12) read with rule 3 of Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 19/07/2024 calling upon the borrower (1) Mr. Zala Vijaysinh Dilipsinh (Borrower), (2) Mrs. Chunchunaba V Zala (Co Borrower), to repay the amount mentioned in the notice being Rs. 21,62,102.29/- (Rupees Twenty One Lakh Sixty Two Thousand One Hundred Two & Paise Twenty Nine Only) together with further interest thereon with effect from 10/04/2024 to IDBI Bank within 60 days from the date of the

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken symbolic possession of the property described herein below, in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this the 10th day of December of the year 2024.

The borrower 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 IDBI Bank Limited for an amount of Rs. 21,62,102.29/- (Rupees Twenty One Lakh Sixty Two Thousand One Hundred Two & Paise Twenty Nine Only) and interest thereon.

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.

DESCRIPTION OF THE PROPERTY

The Mortgaged Assets All That piece and parcel of land comprised in and forming part of Plot no: 132 paiki Sub Plot No: 132/A land admeasuring 84.00sq.mt, with House there on bearing Dhrangadhra revenue Survey No.918, 937/1 and 937/2 paiki , Nr. Sadhna School situated at Halvad Road at Dhrangadhra, Ta: Dhrangadhra Dist: Surendranagar within the municipal limits of Dhrangadhra Municipality* in the state of Gujarat and bounded as under: North: This side sub Plot no:-132/B South: This side Plot no:-133 East: This side 7.50 Mt. wide Road West: This side Plot no:-107 Together with all and singular structures and erections thereon, both present and future

Authorized Officer Date: 10/12/2024 IDBI Bank Limited (IDBI) Place: Surendranagar

(n) IDBI BANK Retail Recovery, Rajkot

APPENDIX IV [RULE 8(1)] POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

Whereas The undersigned being the authorized officer of IDBI Bank Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under Section 13(12) read with rule 3 of Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 08/12/2022 calling upon the borrower (1) Mr. Chandresh K Pathak (Borrower), (2) Mrs. Raxaben Chandreshkumar Pathak (Co Borrower), to repay the amount mentioned in the notice being Rs. 16,02,423/- (Rupees Sixteen Lakh Two Thousand Four Hundred Twenty Three Only) together with further interest thereon with effect from 30/09/2019 to IDBI Bank within 60 days from the date of the receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken symbolic possession of the property described herein below, in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this the 11th day of December of the year 2024.

The borrower 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 IDBI Bank Limited for an amount of Rs. 16,02,423/- (Rupees Sixteen Lakh Two Thousand Four Hundred Twenty Three Only) and interest thereon.

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.

DESCRIPTION OF THE PROPERTY

The Mortgaged Assets All That piece and parcel of immovable property comprising in and forming part of "Plot no: 18, Part A, Satyanarayan Nagar, Nr. Vaishali Nagar, Off Chhaya Road, CS No. 1841/18, RS No. 402/2, Porbandar-360577, situated within the Taluka and Registration Sub-District Porbandar District in the state of Gujarat and bounded as under: North: Plot No. 19 South: Plot No. 18 paiki part-B East: Plot No. 5 West: 6.00 Mtr wide road Together with all and singular structures and erections thereon, both present and future

Authorized Officer Date: 11/12/2024 IDBI Bank Limited (IDBI) Place: Porbandar



Tyger Home Finance Private Limited

Registered Office: Shikhar, Nr. Mithakhali Circle, Navrangpura, Ahmedabad-380009, Gujarat, India Corporate Office: One BKC, C-Wing, 1004/5, 10th Floor, Bandra Kurla Complex, Bandra (East), Mumbai 400 051. Maharashtra, India. CIN: U65999GJ2017PTC098960, Website: www.tygerhomefinance.in

PUBLIC NOTICE FOR E-AUCTION CUM SALE

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Tyger Home Finance Pvt Ltd. (formerly Known as M/s. Adam) Housing Finance Pvt Ltd vide Certificate of Incorporation dated 6" June 2024, issued by the Office of the Registrar of Companies, Ministry of Corporate Affairs, herein after refer to 'THFPL') under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the realization of loan dues from borrower/s, in the following loan accounts right to sale on 'AS IS WHERE IS BASIS', 'AS IS WHAT IS BASIS' and 'Whatever Is There Is Basis',. The sale will be done by the undersigned through website: https://Tygerhome.procure247.com Particulars of which are given Under:

Sr. Borrower(s) / No. Co-Borrower(s) /		Description of Immovable property		Demand Notice Date	Reserve Price (RP)	
No. Co-Borrower (s) / Guarantor(s)	Outstanding			EMD		
Loan Agreement No			Amount (Secured debt)	Bid Increase Amount		
1.	8010HL001018223 Nirbhay Dinesh Vishwakarma/Khus hbu Nirbhay Vishwakarma	Equivalent to 80.82 So as Sunil Palace-2 C Computerized Survey Chharwada Taluka - V	rcel of the Property being Flat No. 407 admeasuring about 870.00 Sq. fts mtrs Super built up area situated on the Fourth Floor of the building known constructed on the N.A. land bearing urvey No. 171/Paikee bearing No. 171/Paikee 2 admeasuring about 708.00 Sq. mtrs situated at Village - api District - Valsad Gujarat State. Which is bounded as under :- East- By North-Open Land South- Passage	14-May-24 Rs. 17,47,973/- As on Date 14-May-24	Rs.1220000/- Rs.122000/- Rs.1000/-	
2.	8010HL001030127 Sonukumar Soni /Durgaprasad Soni/Gaurishankar D Soni	known as Gajanan Pa 315 Paiki Plot No. 1 of District - Surat Gujar undivided Proportiona	roel of Immovable Property of Flat No. 302, on the 3rd Floor of the Building lace situated at Tantithaiya bearing Revenue Survey No. 361/1B, Block No. the Society known as Shiv Residency of Village Tantithaiya Taluka Palsana, at Admeasuring about 38.83 Square Meters (Built up area) along with the Share in the Said Land Which is bounded as under: East-Road West- h-Passage & Flat No. 301 South-Road	08-Jul-24 Rs. 757698/- As on Date 08-Jul-24	Rs.430000/- Rs.43000/- Rs.1000/-	
3.	8010HL001034379 + 801HLL001158864 /Kanhaiya Nandkishor Lal/ Laxmi Vishwakarma	Sq. fts i.e 52.30 Sq. m up area along with Pro B - Vibhag Developed Palsana, Moje Kadod Developed as Gokul N	rcel of Immovable Property premises of Flat No. 203, Admeasuring 563.00 trs Super built up area & admeasuring 338.00 sq. fts i.e 31.40 Sq. mtrs built portionate Undivided share in ground land Second Floor, Gokul Residency, I upon land situated in state Gujarat, District - Surat, Sub-District & Taluka ara bearing Revenue Survey No. 133/5, Block No. 123, N.A Land Paikee, lagar Plot Nos 16,17,18 admeasuring 289,85 Sq. mtrs Which is bounded as 202 West-Flat No. 204 North-Passage & Flat No. 206 South-Adj. Plot	08-Jul-24 Rs. 776295/- (436705+339590) As on Date 08-Jul-24	Rs.290000/- Rs.29000/- Rs.1000/-	
4.	801HLL001168491 Ramlal Chaganial Gohel/Goyal Sumit Ramlal/ Vasantiben R Gohel	(Admeasuring about 4 Sq. mtrs i.e. Ground F Mouje Kalupur Ward N	arcel of Immovable residential property bearing Muni Census No. 1414 40-13-42 Sq. mtrs & Construction thereon admeasuring about 120-40.26 loor, 1st Floor, & 2nd Floor open to Sky), situated on City Survey No. 2342, No. 2, Taluka - City, Dist & Sub District Ahmedabad Bounded as East - Pole ple, North - Derasarvli Pole Road, South - Jain Temple	13-May-24 Rs. 1036573/- As on Date 09-May-24	Rs.650000/- Rs.65000/- Rs.1000/-	
	MD Submission Ac	count details	A/c No.: ADANIH100EMDAHF001, Bank Name: ICICI BANK Name of Beneficiary: ADANI HOUSING FINANCE PVT LTD, IFSC Cod	e: ICIC0000106		

Date/ Time of e-Auction 17-Jan-25.11.00 AM TO 4.00 PM **TERM TERMS & CONDITIONS:** The e-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS".

 Inspection at Site on 23-Dec-24 & 27-Dec-24 at 11:00 am to 4:30 pm 2. Online BID (EMD) / Offer start on 16-Dec-24 and end on 16-Jan-25 before 5:30 Pm

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 AHFPL. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-

party claims/ rights/ dues.

4. 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 EMD through Web Portal: https://Tygerhome.procure247.com (the user ID & Password can be obtained free of cost by registering name with https://Tygerhome.procure247.com) through Login ID & Password. The EMD shall be payable through NEFT in the account mentioned above.

 After Registration (One Time) by the bidder in the Web Portal, the intending bidder/ purchaser is required to get the copies of the following documents uploaded in the Web
Portal before the Last Date & Time of submission of the Bid Documents viz. i) Copy of the NEFT/RTGS Challan or Demand Draft; ii) Copy of PAN Card; iii) Proof of Identification/ Address Proof (KYC) viz. self-attested copy of Voter ID Card/ Driving License/ Passport etc.; without which the Bid is liable to be rejected. UPLOADING SCANNED COPY OF ANNEXURÉ-II & III (can be downloaded from the Web Portal: https://Tygerhome.procure247.com) AFTER DULY FILLED UP & SIGNING IS ALSO REQUIRED. The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid Documents, Training/ Demonstration on Online Inter-se Bidding etc., may contact M/s i-Sourcing Technologies Pvt. Ltd. 603, 6th Floor Shikhar Complex, Navrangpura, Ahmedabad 380 009, Gujarat, India E-mail ID: Karan@procure247.com, Rajesh@procure247.com, Tapan@procure247.com, Support Helpline Numbers: Rajesh Chauhan - 6354910183 Karan Modi 7016716557, Enquiries: Helpdesk@procure247.com, and for any property related query may contact Authorised Officer: Alpeshkumar Patel - 9033002279, e-mail

ID: Alpeshkumar.Patel1@tyger.in during the working hours from Monday to Saturday. The interested bidder has to submit their Bid Documents [EMD (not below the Reserve Price) and required documents (mentioned in Point No.4)] on/before 16-Jan-25 up to 5:30 pm and after going through the Registering Process (One time) and generating User ID & Password of their own, shall be eligible for participating the e-Auction

Process, subject to due verification (of the documents) and/or approval of the Authorised Officer. During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the 'Bid Increase Amount' (mentioned above) or its multiple and in case bid is placed during the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (each time till the closure of e-Auction process), otherwise, it'll automatically get closed. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the e-Auction Process shall be declared as a Successful Bidder by the Authorised Officer/ Secured Creditor, after required verification

9. 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 15th day of sale or within such extended period 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 borrower shall have no claim/ right in respect of property/ amount.

10. The prospective qualified bidders may avail online training on e-Auction from i-Sourcing Technologies Pvt. Ltd. prior to the date of e-Auction. Neither the Authorised Officer/ Bank nor M/s. i-Sourcing Technologies Pvt. Ltd. shall be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event

 The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody 12. The Authorised Officer is not bound to accept the highest offer and the Authorised Officer has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone.

cancel the e-Auction without assigning any reason thereof

 The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of M/s. i-Sourcing Technologies Pvt. Ltd., https://Tygerhome.procure247.com) before submitting their bids and taking part in the e-Auction

Special Instructions Bidding in the last moment should be avoided in the bidders own interest as neither the Adani Housing Finance Pvt. Ltd nor Service provider will be responsible for any

(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. Note - STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002 The borrowers / Co-borrower / Guarantors are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses before the date of e-Auction, falling which the property will be auctioned / sold and balance dues, if any, will be recovered with interest and cost.

> **Authorised Officer** Tyger Home Finance Private Limited

financialexp.epapr.in

Date : 16.12.2024

Ahmedabad