

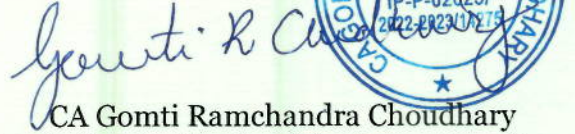
FORM G**INVITATION FOR EXPRESSION OF INTEREST FOR
MOLINA CHEMICALS PRIVATE LIMITED OPERATING IN CHEMICALS
INDUSTRY****AT****C - 502, Shree Ram Vatika, Nr. Swaminarayan Mandir Near Haridarshan
Char Rasta, Nava Naroda, Ahmedabad, Gujarat, India-382330**

(Under sub-regulation (1) of regulation 36A of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)

Sr. No.	Relevant Particulars	
1.	Name of the corporate debtor along with PAN & CIN/ LLP No.	Molina Chemicals Private Limited PAN: AACCS999M CIN: U24110GJ1991PTC016014
2.	Address of the registered office	C - 502, Shree Ram Vatika, Nr. Swaminarayan Mandir Near haridarshan Char Rasta, Nava Naroda, Ahmedabad, Gujarat, India-382330
3.	URL of website	Corporate Debtor does not have any website.
4.	Details of place where majority of fixed assets are located	As per the available records company has no fixed assets.
5.	Installed capacity of main products/ services	Not Applicable since no manufacturing unit in the Company and no business operations.
6.	Quantity and value of main products/ services sold in last financial year	No business operations in the Corporate Debtor.
7.	Number of employees/ workmen	NIL
8.	Further details including last available financial statements (with schedules) of two years, lists of creditors are available at URL:	Last audited financial Statement available for F.Y 2022-2023. Information can be sought by Email to: molinachemicalsprivatelimited@gmail.com
9.	Eligibility for resolution applicants under section 25(2)(h) of the Code is available at URL:	The detailed Expression of Interest can be obtained by sending request on molinachemicalsprivatelimited@gmail.com
10.	Last date for receipt of expression of interest	25.09.2024
11.	Date of issue of provisional list of prospective resolution applicants	26.09.2024
12.	Last date for submission of objections to provisional list	01.10.2024
13.	Date of issue of final list of prospective resolution applicants	02.10.2024

14.	Date of issue of information memorandum, evaluation matrix and request for resolution plans to prospective resolution applicants	02.10.2024
15.	Last date for submission of resolution plans	03.11.2024
16.	Process email id to submit Expression of Interest	<u>molinachemicalsprivatelimited@gmail.com</u>

Date: 10.09.2024
Place: Ahmedabad


CA Gomti Ramchandra Choudhary



Resolution Professional in the matter of
Molina Chemicals Private Limited (in CIRP)
Reg. No: IBBI/IPA-001/IP-P-02625/2022-2023/14275
Reg. Address: 9-B, Vardan Complex, Nr. Lakhudi Circle,
Navrangpura, Nr Vimal House,
Ahmadabad, Gujarat, 380014

FORM G	
INVITATION FOR EXPRESSION OF INTEREST FOR MOLINA CHEMICALS PRIVATE LIMITED OPERATING IN CHEMICALS INDUSTRY	
AT C-502, Shree Ram Vatika, Nr. Swaminarayan Mandir Near Haridardshan Char Rasta, Nava Naroda, Ahmedabad, Gujarat, India-382330 (Under sub-regulation (1) of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)	
RELEVANT PARTICULARS	
1. Name of the corporate debtor along with PAN & CIN/ LLP No.	Molina Chemicals Private Limited PAN: AACCS399M CIN: U24110GJ1991PTC016014
2. Address of the registered office	C-502, Shree Ram Vatika, Nr. Swaminarayan Mandir Near Haridardshan Char Rasta, Nava Naroda, Ahmedabad, Gujarat, India-382330
3. URL of website	Corporate Debtor does not have any website.
4. Details of place where majority of fixed assets are located	As per the available records company has no fixed assets.
5. Installed capacity of main products/ services	Not Applicable since no manufacturing unit in the Company and no business operations.
6. Quantity and value of main products/ services sold in last financial year	No business operations in the Corporate Debtor.
7. Number of employees/ workmen	NIL
8. Further details including last available financial statements (with schedules) of two years, lists of creditors are available at URL:	Last audited financial Statement available for FY 2022-2023. Information can be sought by Email to: molinachemicalsprivatelimited@gmail.com
9. Eligibility for resolution applicants under section 25(2)(h) of the Code is available at URL:	The detailed Expression of Interest can be obtained by sending request on molinachemicalsprivatelimited@gmail.com
10. Last date for receipt of expression of interest	25.09.2024
11. Date of issue of provisional list of prospective resolution applicants	26.09.2024
12. Last date for submission of objections to provisional list	01.10.2024
13. Date of issue of final list of prospective resolution applicants	02.10.2024
14. Date of issue of information memorandum, evaluation matrix and request for resolution plans to prospective resolution applicants	02.10.2024
15. Last date for submission of resolution plans	03.11.2024
16. Process email id to submit Expression of Interest	molinachemicalsprivatelimited@gmail.com
CA Gomti Ramchandra Choudhary Resolution Professional in the matter of Molina Chemicals Private Limited (in CIRP) Reg. No: IBI/IBA-001/IP-P-02625/2022-2023/14275 Reg. Address: 9-B, Vardan Complex, Nr. Lakhudi Circle, Navrangpura, Nr. Nirmal House, Ahmedabad, Gujarat-380014	
Date: 10.09.2024 Place: Ahmedabad	

Indian Overseas Bank
COMMERCIAL PREMISES ON RENT FOR ZUNDAL, RELIEF ROAD & VASTRAPUR

Interested actual owners with all the required eligibility as per tender may apply with full details as per format available on our Bank's website (www.ioib.in) to The Chief Regional Manager, Indian Overseas Bank, Regional Office, 1st Floor, Sharad Shopping Centre, Chinubhai Tower, Opp. Handloom House, Ashram Road, Ahmedabad-9, within 15 days. Bank reserves the right to reject any / all offers without assigning any reason whatsoever. Bank will not pay any kind of brokerage in this connection.

Bank of Baroda
POSSESSION NOTICE (For Immovable Property/ies)

(As per Appendix IV read with Rule 8(1) of the Security Interest (Enforcement) Rules, 2002)

Whereas, The undersigned being the Authorised officer of Bank of Baroda, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 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 08-05-2024, calling upon the Borrower, Shri Vineet Suri son of Shri Indrajit Singh Suri and Smt. Avinder Kaur wife of Shri Vineet Suri to repay the amount mentioned in the notice being Rs. 59,67,765/- (Outstanding Balance) plus Rs. 1,63,258/- (Interest Reversal) plus Rs. 3,63,856.01/- (Unapplied Interest) totaling 64,94,879.01/- (Rupees Sixty Four Lakhs Ninety Four Thousand Eight Hundred Seventy Nine and Paise One Only) as on 08-05-2024 together with further interest thereon at the contractual rate plus costs, charges and expenses till the date of payment within 60 days from the date of 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 the act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 4th day of September of the year 2024.

The Borrower / Guarantors / Mortgagees in particular and the public in general, is hereby cautioned not to deal with the property and any dealings with the properties will be subject to the charge of Bank of Baroda, Old Padra Road Branch, Vadodara for an amount of Rs. 59,67,765/- (Outstanding Balance) plus Rs. 1,63,258/- (Interest Reversal) plus Rs. 3,63,856.01/- (Unapplied Interest) totaling 64,94,879.01/- (Rupees Sixty Four Lakhs Ninety Four Thousand Eight Hundred Seventy Nine and Paise One Only) as on 08-05-2024 and together with further interest thereon at the contractual rate plus costs, charges and expenses till the date of payment.

The Borrower's / Guarantors / Mortgagees attention is invited to provision of sub-section (8) of section 13 of the said act, in respect of time available, to redeem the secured assets.

Description of the Immovable Property

All part and parcel of the residential flat No. 103, admeasuring Built up Area 122.82 Sq. Mtrs., Super Built up Area 186.17 Sq. Mtrs., Carpet Area 112.22 Sq. Mtrs. situated at 1st Floor, Ambrosia Tower, Nautilus E-3 Apartment Near Kalyan Nagar Society, Diwalpura, Vadodara with the FSI Area 104.88 Sq. Mtrs. belonging to Shri Vineet Suri and Smt. Avinder Kaur within the registered Sub-District & District Vadodara and bounded as per sale deed as under:- East - Apartment No. 102 Ambrosia Building/West - 10'00" Wide Drive Way, North- Apartment No. 104 Ambrosia Building, South - 10'00" Drive Way

Place: Vadodara, Date: 04-09-2024 Authorized Officer Bank of Baroda

Bank of Baroda
Bhestan Branch : Shop No. 1 to 3, Sai Square Building, Udhna Navsari Road, Bhestan, Surat-395023
Ph. No. 0261-2890138 & 2895376
E-mail: ddbhes@bankofbaroda.com

POSSESSION NOTICE (For Immovable Property)
(Under Rule-8(1) of Security Interest (Enforcement) Rules 2002.)

Whereas, The undersigned being the authorized officer of the Bank of Baroda under the Securitisation 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 a demand notice dated 18.06.2024 calling upon the borrower/guarantor Mr. Vasanthbai Navratilal Patel (Borrower & Mortgagee) and Mrs. Ashaben Vasant Kumar Patel (Borrower & Mortgagee) to repay the amount mentioned in the notice being Rs. 19,97,959.46/- (Rupees Nineteen Lakhs Ninety Seven Thousand Nine Hundred Fifty Nine And Paise Forty Six only) plus further interest and other expenses till date of payment within 60 days from the date of receipt of the said notice.

The borrower/guarantor having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken 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 day of 04th day of September 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 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 Bank of Baroda for an amount of Rs. 19,97,959.46/- plus further interest and other expenses till date of payment.

DESCRIPTION OF THE IMMOVABLE PROPERTY

All that piece and parcel of the property bearing Flat No. 501 admeasuring 1100 Sq. feet i.e. 102.23 Sq.mtrs. Super Built up area, 658.97 Sq. feet i.e. 61.24 Sq.mtrs. Carpet area & 717.70 Sq. feet i.e. 66.70 Sq. mtrs. Built up area, along with undivided proportionate share in the said land with all rights on the Fifth Floor of Building No.M-1 in Umjaya Nagar Constructed on land bearing Revenue Survey No.1/1, Block No.162, T.P. Scheme No.69 (Goddarda-Dindoli) Final Plot No.141 admeasuring 34591 Sq.mtrs. as per approved plan Sub Plot No.3 admeasuring 7738.17 Sq.mtrs. as per Revenue Record its Block No.162/8/3 situated at Moje: Village: Dindoli, Sub District & District: Surat. Boundaries: As per Deed, North: Adj. Flat No.502, South: Adj. Society Road, East: Adj. Flat no.504, West: Adj. Society Road.

Boundaries: As per Valuation Report : North: Adj. Flat No.502, South: Adj. Margin & Building-E-1, East: Adj. stair passage & Flat no.504, West: Adj. Society Road & boundary.

Date: 04/09/2024 | Place : Surat Authorized Officer, Bank of Baroda, Bhestan Branch, Surat

Tamilnad Mercantile Bank Limited
Office Building Complex, Bombay Market, Surat Main Branch, Surat-395010, Gujarat. Email:-surat@tmbank.in
Phone No.0261- 2368191, 2355803, 2368191, 2311271, 2311272

Sale Notice for Sale of Immovable Properties

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

Notice is hereby given to the public in general and in particular to the Borrower and Guarantor that the below described immovable properties mortgaged/charged to the Secured Creditor, the Physical Possession of which has been taken by the Authorised Officer of Tamilnad Mercantile Bank Limited Surat Branch, will be sold "As is where is", "As is what is", and "Whatever there is" on 26.09.2024 for recovery of Rs.1,57,86,426.81 (Rupees One Crore Fifty Seven Lakh Eighty Six Thousand Four Hundred Twenty Six and Paise Eighty One only) as on 31.08.2024 due to the Tamilnad Mercantile Bank Limited, Surat Branch from the Borrower M/s.Shree Shubh Lakshmi Trading Co, Proprietor : Mr.Vikash Nemchand Mundhra, S/o.Mr.Nemchand Bhagandas Mundhra and Guarantors 1. Mrs.Sarojidevi N Mundhra W/o. Nemchand Bhagandas Mundhra 2. Mr.Nemchand Bhagandas Mundhra S/o.Bhagandas Mundhra with subsequent interest and expenses.

The reserve price will be Rs. 90,00,000/- (Rupees Ninety Lakh Only) and the Earnest Money Deposit will be Rs.9,00,000/- (Rupees Nine Lakh Only)

Place of Submission of EMD and Auction :	TAMILNAD MERCANTILE BANK LTD, SURAT BRANCH, Office Building Complex, Bombay Market, Surat Main Branch, Surat - 395010
Date and Time of Auction Sale	26.09.2024 at 11.00 A.M
Upset Price	Rs. 90,00,000/- (Rupees Ninety Lakh Only)
Earnest Money Deposit	Rs 9,00,000/- (Rupees Nine Lakh Only)

Description of the Property:

The commercial shop to the extent of 98.22 sq.mt (i.e.1057 sq.ft) located at "Vikas Logistic Park" Shop No.34, Ground Floor situated at S.No.218,219 and 220, Block no.185, TP scheme no.35, OP No.60, FP No.60, Moje Kumbharia, Tal. Choryasi, District:Surat, State:Gujarat standing in the name of Mrs.Sarojidevi Nemchand Mundhra W/o. Nemchand Bhagandas Mundhra. **BOUNDARIES** : North : By Shop No.35, South : By Shop No.33, East : Basement Ramp, West : By Passage.

For detailed terms and conditions of the sale, please refer to the link provided in secured creditors website (www.tmb.in)

Place: Surat
Date: 06.09.2024

Authorized Officer
Tamilnad Mercantile Bank Ltd.
Surat Branch

ICICI Bank
Branch Office: ICICI Bank Limited, 1st Floor, Geet Prabha Building, Near Nirmal Hospital Cross Road, Opp. Civil Hospital, Ring Road, Surat- 395002

PUBLIC NOTICE-TENDER CUM E-AUCTION FOR SALE OF SECURED ASSET
(See proviso to Rule 8(6) Notice for sale of immovable asset(s))

E-Auction Sale Notice for the sale of immovable asset(s) 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.

This 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 ICICI Bank Limited will be sold on "As is where is", "As is what is" and "Whatever there is" as per the brief particulars given hereunder:

Sr. No.	Name of Borrower(s)/ Co-Borrowers/ Guarantors/ Loan Account No.	Details of the Secured asset(s) with known encumbrances, if any	Amount Outstanding	Reserve Price/ Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of E-Auction
1.	Mr. Vijay Chauhan (Borrower)/ Sindh Chauhan (Co-Borrower) Loan A/c No. LBVP100005778722 /LBVP100005796560	Flat No. 402, 4th Floor, Wing "E", E Type Building, Lake Paradise, Land Bearing Block/ Survey No. 2757 (Before Promulgation Block/ Survey No. 340/1), Land Bearing Block/ Survey No. 2756 (Before Promulgation Block/ Survey No. 339/2), Situated within the Limit of Village Dunga & Vapi Nagarpalika, Sub Dist. Vapi, Dist. Valsad. Admeasuring Flat Area 55.92 SQMT, Carpet area 52.20 SQMT, Balconies having Carpet Area of 3.72 SQMT.	Rs. 22,71,720/- (As on September 05, 2024)	Rs. 19,50,000/- Rs. 1,95,000/-	September 17, 2024 10:00 AM To 11:00 AM	October 03, 2024 From 11:00 AM Onwards
2.	Mrs. Alpa Hemin Talati (Borrower)/ Hemin S Talati (Co-Borrower) Loan A/c No. LBSUR00004949391/ LBSUR00004908360/ LBSUR00005314746	Office No. 325, 3rd Floor, Sanskruti A.C. Market, Original Plot No. 57/1, Final Plot No. 79, T.P. Scheme No. 19 (Parvat- Magob), Khata No. 593, Block No. 78/A, Survey No. 73/2, Mouje Village Parvat, Sub Dist. Taluka Udhna, Dist. Surat Admeasuring Built up area 16.261 SQMT, Carpet Area 14.701 SQMT	Rs. 44,12,399/- (As on September 05, 2024)	Rs. 9,67,000/- Rs. 96,700/-	September 17, 2024 11:00 AM To 12:00 Noon	October 03, 2024 From 11:00 AM Onwards
3.	Hansaben Raghavbhai Sardhara (Borrower)/ Chandresh Raghavbhai Sardhara (Co-Borrower) Loan A/c No. LBSUR00004350267/ LBSUR00005196681	Office No. 317, 3rd Floor, Sanskruti A.C. Market, Original Plot No. 57/1, Final Plot No. 79, T.P. Scheme No. 19 (Parvat- Magob), Khata No. 593, Block No. 78/A, Survey No. 73/2, Mouje Village Parvat, Sub Dist. Taluka Udhna, Dist. Surat Admeasuring Built up Area 23.786 SQMT & Carpet Area 21.907 SQMT	Rs. 13,82,745/- (as on September 05, 2024)	Rs. 9,00,000/- Rs. 90,000/-	September 17, 2024 01:00 PM To 02:00 PM	October 03, 2024 From 11:00 AM Onwards

The online auction will be conducted on the website (<https://disposalhub.com>), of our auction agency M/s NexXen Solutions Private Limited. The Mortgages/ Notices are given a last chance to pay the total dues with further interest by October 01, 2024 before 04:00 PM, else the secured asset(s) will be sold as per schedule.

The prospective bidder(s) must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer Column E) at ICICI Bank Limited, 1st Floor, Geet Prabha Building, Near Nirmal Hospital Cross Road, Opp. Civil Hospital, Ring Road, Surat- 395002 on or before October 01, 2024 by 04:30 PM. Thereafter, they have to submit their offer through the website mentioned above on or before October 01, 2024 by 05:00 PM along with the scanned image of the Bank acknowledged DD towards proof of payment of EMD. In case the prospective bidder(s) is/ are unable to submit his/ her/ their offer through the website, then the signed copy of tender documents may be submitted at ICICI Bank Limited, 1st Floor, Geet Prabha Building, Near Nirmal Hospital Cross Road, Opp. Civil Hospital, Ring Road, Surat- 395002 on or before October 01, 2024 by 05:00 PM. Earnest Money Deposit DD/PO should be from a Nationalised/ Scheduled Bank in favour of ICICI Bank Limited payable at Surat.

For any further clarifications in terms of inspection, Terms and Conditions of the E-Auction or submission of tenders, contact ICICI Bank Employee Phone No.7304914237/9425815565

Please note that the Marketing agencies 1. M/s NexXen Solutions Private Limited, 2. Augeo Assets Management Private Limited 3. Cardekho.com 4. Hecta Proptech Private Limited have also been engaged for facilitating the sale of this property.

The Authorised Officer reserves the right to reject any or all the bids without furnishing any further reasons. For detailed Terms and Conditions of the sale, please visit www.icicibank.com/n4p4s

Date: September 10, 2024
Place: Surat

Authorized Officer
ICICI Bank Limited

BALESHWAR BRANCH : (Surat City II Region), Main Road, Baleshwar, Tal : Palsana, Dist : Surat-394317 Phone No 02622- 264247, Email : batesh@bankofbaroda.com

NOTICE TO GUARANTOR (Under Sub-section (2) of Section 13 of the SARFAESI Act, 2002)

Mr. RAMSINGH ISHVERRAM CHAUDHARY (GUARANTOR): Plot No 10, Shamladham Row House, Near Aaspas Temple, Goddarda, Surat City, Surat, Gujarat - 395012

Notice under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, hereinafter called "The Act" A/c of Mr. Satpalsingh Arjunsingh Tavar & Mrs. Santosh Satpalsingh Tanvar

Dear Sir/Madam

Re: your guarantee for Credit facilities granted to Mr. Satpalsingh Arjunsingh Tavar & Mrs. Santosh Satpalsingh Tanvar

1) As you are aware, you have by a guarantee dated 25-01-2016, guaranteed payment on demand of all moneys and discharge all obligations and liabilities then or at any time thereafter owing or incurred to us by Mr. Satpalsingh Arjunsingh Tavar & Mrs. Santosh Satpalsingh Tanvar for Term Loan Under Baroda Home Loan Take over + Baroda Home Loan Top - Up aggregate of Rs.9,50,000/-With Interest thereon more particularly set out in the said guarantee document.

2) We have to inform you that the borrower has committed defaults in payment of his liabilities and consequently his account has been classified as non-performing asset. A copy of the notice dated 02.07.2024 under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 sent by us to the borrower is enclosed. Since the borrower has committed defaults, in terms of the guarantee you have become liable to pay to us the outstanding amount of loan/credit facilities aggregating Rs.5,44,704/- Plus Unapplied, Unsecured, Compounding Interest and other charges from 25.05.2024, and we hereby invoke the guarantee and call upon you to pay the said amount within 60 days from the date of this notice. Please note that interest will continue to accrue at the rates specified in para 1 of the notice dated 02.07.2024. Served on the borrower (copy enclosed). 3) We further wish to inform you that in regard to the security provided by you to secure your guarantee obligations for the due repayment of the loans and advances by the borrower, this notice of 60 days may please be treated as notice under sub Section (2) of section 13 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. We further give you notice that failing payment of the above amount with interest upto the date of payment, we shall be at liberty to exercise all or any of the rights under sub-section (4) of section 13 of the said Act, which please note. 4) We invite your attention to sub-section (13) of section 13 of the said Act in terms of which you are barred from transferring any of the secured assets referred to in para 1 above by way of sale, lease or otherwise (other than in the ordinary course of business), without obtaining our prior written consent. We may add that non compliance with the above provision contained in section 13(13) of the said Act, is an offence punishable under section 29 of the Act. 5) We further invite your attention to sub section (8) of section 13 of the said Act in terms of which you may redeem the secured assets, if the amount of dues together with all costs, charges and expenses incurred by the Bank is tendered by you, at any time before the date of publication of notice for public auction/inviting quotations/tender /private treaty. Please note that after publication of the notice as above, your right to redeem the secured assets will not be available. 6) Please note that this demand notice is without prejudice to and shall not be construed as waiver of any other rights or remedies which we may have, including without limitation, in the right to make further demands in respect of sums owing to us.

Date: 02.07.2024 | Place : Surat. Chief Manager & Authorized Officer

TATA CAPITAL HOUSING FINANCE LTD.
Regd. Office: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai 400013. CIN No. U57190MH2008PLC187552.

POSSESSION NOTICE (FOR IMMovable PROPERTY)
(As per Rule 8(1) of the Security Interest Enforcement Rules, 2002)

Whereas, the undersigned being the Authorized Officer of the TATA Capital Housing Finance Limited, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 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 calling upon the borrowers to repay the amount mentioned in the notice within 60 days from the date of the said notice. The borrower, having failed to repay the amount, notice is hereby given to the borrower in particular and public in general, that the undersigned has taken **Physical Possession** of the property described herein of or passed by the Addl. Chief Judicial Magistrate, Olpad in below mentioned CC No. through the Appointed Court Commissioner the said Appointed Court Commissioner handed over the **Physical Possession** to the undersigned Authorised Officer.

The borrowers, in particular, and the public in general, are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the TATA Capital Housing Finance Limited, for an amount referred to below along with interest thereon and penal interest, charges, costs etc. from the date of demand notice. 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.

Loan A/c No.	Name of Obligor(s)/ Legal Heir(s)/ Legal Representative(s)	Amount as per Demand Notice	Demand Notice Date of Issuance	Order Date Filing Date Case No.
9612992 & TCHIN0216LO & 000100157864	Bharatbhai Zinabhai Makani (Borrower) & Ranjanben Bharatbhai Makani (Co-borrower)	Rs. 4,90,638/- & Rs. 4,82,846/- & Rs. 3,91,330/-	07-02-2024 & 06-09-2024	16-07-2024 & 01-05-2024 & CRMA J/25/2024

Description of the Secured Assets/Immovable Properties/Mortgaged Properties:
All the piece & parcel of Immovable property bearing Plot No. 41 admeasuring 48 sq. yard i.e., 40.15 sq. mts., along with 29.36 sq. mts. Undivided share proportionate share in the underneath land and all internal and external rights thereto in the premises/campus known as "RAJ NANDINI RESIDENCY PART-3", constructed on non-agricultural land for residential use bearing Block No. 116 admeasuring He. 1-17 Aare 36 sq. mts., of Moje Village Umra, Ta: Olpad, Dist: Surat of Gujarat. **Bounded as follows**:- East By : Adj. Plot No. 42, West By : Adj. Plot No. 40, North By : Adj. Plot No. 36, South By : Adj. Society Internal Road.

10207538	Nareshkumar Tilturam Saroj (Borrower)	Rs. 9,83,197/-	09-02-2024 & 06-09-2024	16-07-2024 & 01-05-2024 & CRMA J/24/2024
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Description of the Secured Assets/Immovable Properties/Mortgaged Properties:
All the rights, piece & parcel of Immovable property bearing Plot No. 10 (K.J.P. New Block No. 286/A/10) of which area admeasuring is 62.16 Sq. Yard i.e. 51.97 Sq. Mtrs., along with 40.87 Sq. Mtrs of undivided share proportionate share in the underneath land and all internal and external rights thereto of the premises/campus known as "RAGHUNATH RESIDENCY", constructed on non-agricultural land for Residential use bearing Revenue Survey No. 2071, 212, 213, Block No. 286/A of which area admeasuring 19654 Sq. Mtrs., Situated at Moje Village: Muland, Ta: Olpad, Dist: Surat of Gujarat. **Bounded as follows**:- East : Adj. Plot No. 9, West : Adj. Plot No. 11, North : Adj. Society's Internal Road, South : Adj. Plot No. 19.

Date: 10.09.2024
Place: Surat

Sd/- Authorized Officer
For Tata Capital Housing Finance Limited

ADITYA BIRLA HOUSING FINANCE LIMITED
Registered Office: Indian Rayon Compound, Veraval, Gujarat 362266
Branch Office: Aditya Birla Housing Finance Limited, 3rd Floor, Office No. 203 to 211, Milestone Fiesta, near TGB Circle, L.P. Savani Road, Adajan, Surat- 395009.

1. ABHFL: Authorized Officer Mr. Patel Narendra Contact 9909967323
2. Auction Service Provider (ASP):- M/s. Globe Tech Infosystems Private Limited - Mr. Samir Chakravorty

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision 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 properties mortgaged/charged to the Aditya Birla Housing Finance Limited/Secured Creditor, the possession of which has been taken by the Authorized Officer of Aditya Birla Housing Finance Limited/Secured Creditor, will be put to sale by auction on "As is where is", "As is what is", and "Whatever there is" on 18-10-2024, for recovery of Rs. 3,90,65,714.90/- (Rupees Three Crore Ninety Lac Sixty Five Thousand Seven Hundred Fourteen and Ninety Paise Only) as on 07.05.2024 and further interest and other expenses thereon till the date of realization, due to Aditya Birla Housing Finance Limited/Secured Creditor from the Borrowers namely RAJSHREE SILK MILLS PRIVATE LIMITED, DILIPKUMAR GARODIA, ANJUDEVI GARODIA & GARODIA VISHAL.

The reserve price for Property 1 shall be INR 74,80,000/- (Rupees Seventy Four Lakh Eighty Thousand Only) , for Property 2 shall be INR 74,80,000/- (Rupees Seventy Four Lakh Eighty Thousand Only) , for Property 3 shall be INR 37,40,000/- (Rupees Thirty Seven Lakh Forty Thousand Only) , for Property 4 shall be INR 1,13,45,000/- (Rupees One Crore Thirteen Lakh Forty Five Thousand Only) , for Property 5 shall be INR 2,08,14,200/- (Rupees Two Crore Eight Lakh Fourteen Thousand Two Hundred Only and the Earnest Money Deposit (EMD) For Property 1 shall be INR 7,48,000/- (Rupees Seven Lakh Forty Eight Thousand Only) , for Property 2 shall be INR 7,48,000/- (Rupees Seven Lakh Forty Eight Thousand Only) , for Property 3 shall be INR 3,74,000/- (Rupees Three Lakh Seventy Four Thousand Only) , for Property 4 shall be INR 11,34,500/- (Eleven Lakh Thirty Four Thousand Five Hundred Only) for Property 5 shall be INR 20,81,420/- (Twenty Lakh Eighty One Thousand Four Hundred Twenty Only) The last date of EMD deposit is 17-10-2024

DESCRIPTION OF IMMOVABLE PROPERTY

Property -1- All That Piece And Parcel Of Immovable Property Bearing Shop No. 103 On The Basement Floor (As Per Tax Bill) Admeasuring 28.42 Sq. Mtrs., Along With Undivided Share In The Land Of "Arhant Textile Market", Situate At T. P. Scheme No. 08 (Umarwada), Final Plot No: 132, 133, 134 Paiki, City Survey No. 2021, Of Moje Umarwada, City Of Surat, Gujarat-395002, And Bounded As: East: Entry And Passage, West: Adj. Property, North: Adj. Shop No. 104, South: Adj. Shop No. 102 And All That Piece And Parcel Of Immovable Property Bearing Shop No. 104 On The Basement Floor Admeasuring 170 Sq. Feet I.E. 15.80 Sq. Meters (Carpet Area) & 18.96 Sq. Mtrs. (Built Up Area) & 1110.50 Sq. Mtrs., Along With 5.00 Sq. Mtrs. Undivided Share In The Land Of "Arhant Textile Market", Situate At T. P. Scheme No. 08 (Umarwada), Final Plot No. 132, 133, 134 Paiki, City Survey No. 2021, Share Certificate No. 04, Of Moje Umarwada, City Of Surat, Gujarat-395002, And Bounded As: East: Entry And Passage, West: Adj. Property, North: Adj. Shop No. 105, South: Adj. Shop No. 103 Property 2 :- All That Piece And Parcel Of Immovable Property Bearing Shop No. 110 On The Basement Floor Admeasuring 170 Sq. Feet I.E. 15.80 Sq. Meters (Carpet Area) & 18.96 Sq. Mtrs. (Built Up Area) & 1110.50 Sq. Mtrs., Along With 5.00 Sq. Mtrs. Undivided Share In The Land Of "Arhant Textile Market", Situate At T. P. Scheme No. 08 (Umarwada), Final Plot No. 132, 133, 134 Paiki, City Survey No. 2021, Share Certificate No. 11, Of Moje Umarwada, City Of Surat, Gujarat-395002, And Bounded As: East: Adj. Shop, West: Entry And Passage, North: Adj. Shop No. 110, South: Adj. Shop No. 112. Property: 3 :- All That Piece And Parcel Of Immovable Property Bearing Shop No. 112 On The Basement Floor Admeasuring 170 Sq. Feet I.E. 15.80 Sq. Meters (Carpet Area) & 18.96 Sq. Mtrs. (Built Up Area) & 1110.50 Sq. Mtrs., Along With 5.00 Sq. Mtrs. Undivided Share In The Land Of "Arhant Textile Market", Situate At T. P. Scheme No. 08 (Umarwada), Final Plot No. 132, 133, 134 Paiki, City Survey No. 2021, Share Certificate No. 155, Of Moje Umarwada, City Of Surat, Gujarat-395002, And Bounded As: East: Adj. Shop, West: Entry And Passage, North: Adj. Shop No. 111, South: Adj. Shop No. 113. Property: 4 :- All That Piece And Parcel Of Immovable Property Bearing Basement Paiki Southern Side Basement No. B-2 Admeasuring 169.98 Sq. Mts. (Carpet Area), Along With Undivided Share In The Land Of "Metro Tower" Situate At City Survey No. 2885/D/1A/B/A/3 Of Ward No. 3, Salabapura, Ring Road, City Of Surat, Gujarat-395002, And Bounded As: East: Ward No. 3, C.S. No. 2885/D/1A/B/8, West: Ward No. 3, C.S. No. 2885/D/1A/B/2, Ajanta Shopping Centre, North: Road & Ward No. 3, C.S. No. 2885/D/1A/B/8, Ajanta Shopping Centre and Textile Arcade, South: Road. Property -5:- All That Piece And Parcel Of Immovable Property Bearing Basement Paiki Northern Side Basement No. B-4, B-5 & B-6 Admeasuring 311.89 Sq. Mts. (Carpet Area), Along With Undivided Share In The Land Of "Metro Tower" Situate At City Survey No. 2885/D/1A/B/A/3 Of Ward No. 3, Salabapura, Ring Road, City Of Surat, Gujarat-395002, And Bounded As: East: Ward No. 3, C.S. No. 2885/D/1A/B/8, West: Ward No. 3, C.S. No. 2885/D/1A/B/2, Ajanta Shopping Centre, North: Road & Ward No. 3, C.S. No. 2885/D/1A/B/8, Ajanta Shopping Centre & Textile Arcade, South: Road

For detailed terms and conditions of the sale, please refer to the link provided in Aditya Birla Housing Finance Limited/Secured Creditor's website i.e. <https://home-finance.adityabirlacapital.com/properties-for-auction-under-sarfaesi-act-or-i.e.https://BestAuctionDeal.com>

Date: 10.09.2024
Place: SURAT

Sd/- Authorized Officer
Aditya Birla Housing Finance Limited

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Saturday

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