

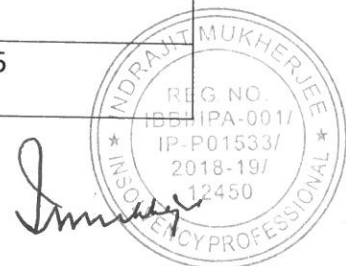
**FORM G**

**INVITATION FOR EXPRESSION OF INTEREST FOR**

**M K Fashion Hub Private Limited operating in the Business of Manufacturing & Trading of wearing apparel at 005 GF SUR No 654 A-One Complex, Reid Rd, Opp. Kalupur Railway Station, Beside DSP Office, Ahmedabad, Gujarat, India- 380001**

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

<b>RELEVANT PARTICULARS</b>	
1. Name of the corporate debtor along with PAN/ CIN/ LLP No.	M/s. M K Fashion Hub Private Limited CIN No: U18109GJ2020PTC116413
2. Address of the registered office (As per MCA Records)	005 GF SUR NO 654 A-One Complex, Reid Rd, Opp. Kalupur Railway Station, Beside DSP Office, , Ahmedabad, Gujarat, India-380001.
3. URL of website	Website of the Corporate Debtor is not in operation
4. Details of place where majority of fixed assets are located	No fixed assets of the Corporate Debtor identified as yet.
5. Installed capacity of main products/	Not applicable
6. Quantity and value of main products/ services sold in last financial year	Rs. 895.79 lakhs (as per Audited Financial Statements as on 31 <sup>st</sup> March, 2023)
7. Number of employees/ workmen	1
8. Further details including last available financial statements (with schedules) of two years, lists of creditors, relevant dates for subsequent events of the process are available at:	Email request be sent to : <a href="mailto:cirp.mkfashion@gmail.com">cirp.mkfashion@gmail.com</a>
9. Eligibility for resolution applicants under section 25(2)(h) of the Code is available at:	Email request be sent to : <a href="mailto:cirp.mkfashion@gmail.com">cirp.mkfashion@gmail.com</a>
10. Last date for receipt of expression of interest	Thursday, 20 <sup>th</sup> February, 2025
11. Date of issue of provisional list of prospective resolution applicants	Monday, 03 <sup>rd</sup> March, 2025
12. Last date for submission of objections to provisional list	Saturday, 08 <sup>th</sup> March, 2025
13. Date of issue of final list of prospective resolution applicants	Tuesday, 18 <sup>th</sup> March, 2025
14. Date of issue of information memorandum, evaluation matrix and request for resolution plans to prospective resolution applicants	Monday, 24 <sup>th</sup> March, 2025
15. Last date for submission of resolution plans	Wednesday, 23 <sup>rd</sup> April, 2025



16.	Process email id to submit EOI	<a href="mailto:cirp.mkfashion@gmail.com">cirp.mkfashion@gmail.com</a>
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Date: 05th February, 2025  
Place: Ahmedabad

For M K Fashion Hub Private Limited


Indrajit Mukherjee

Reg. No: IBBI/PA-001/IP-P01533/2018-2019/12450

Registered Address of the Resolution Professional: B-405, Siddhivinayak Twins, Plot  
No. 9, Sector 17, Roadpali, Kalamboli, Navi Mumbai – 410218

**FORM G**  
**INVITATION FOR EXPRESSION OF INTEREST FOR**  
**M K Fashion Hub Private Limited operating in the Business of Manufacturing & Trading**  
of wearing apparel at 005 GF SUR NO 654-A-One Complex, Rajid Rd,  
Opp.Kalpuri Railway Station, Beside DSP Office, Ahmedabad, Gujarat, India- 380001  
(Under Regulation 36A(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.	M/s. M K Fashion Hub Private Limited CIN No: U18109GJ2020PT116413
2. Address of the registered office (As per MCA Records)	005 GF SUR NO 654-A-One Complex, Rajid Rd, Opp Kalpuri Railway Station, Beside DSP Office, Ahmedabad, Gujarat, India-380001
3. URL of website	Website of the Corporate Debtor is not in operation
4. Details of place where majority of fixed assets are located	No fixed assets of the Corporate Debtor identified as yet.
5. Installed capacity of main products/	Not applicable
6. Quantity and value of main products/ services sold in last financial year	Rs. 895.79 lakhs (as per Audited Financial Statements as on 31st March, 2023)
7. Number of employees/ workmen	1
8. Further details including latest available financial statements (with schedules) of two years, lists of creditors, relevant dates for subsequent events of the process are available at:	email request be sent to : crp.mkfashion@gmail.com
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10. Last date for receipt of expression of interest	Thursday, 20th February, 2025
11. Date of issue of provisional list of Prospective Resolution Applicants	Monday, 03rd March, 2025
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13. Process email id to submit EOI	Tuesday, 18th March, 2025
14. Date of issue of information memorandum, evaluation matrix and request for resolution plans to prospective resolution applicants	Monday, 24th March, 2025
15. Last date for submission of resolution plans	Wednesday, 23rd April, 2025
16. Process email id to submit EOI	crp.mkfashion@gmail.com

Date: 05th February, 2025  
Place: Ahmedabad

M K Fashion Hub Private Limited  
Indira Hutheesing  
Reg. No: IB01/PA-001/JP-P015332018-2019/12450  
Registered Address of the Resolution Professional: B-05, Siddhivinayak Twins, Plot No. 9, Sector 17, Roadpatti, Kalamboli, Navi Mumbai - 401218

**INDIAN OVERSEAS BANK**  
Jatpur Branch (0409)-Ahmedabad  
Opp. Ashwari Printing Press, Nr. Kankeshwar Mahadev Temple,  
Jatpur, District: Rajkot, Pin: 380070, Email: ID-10040@ioib.in,  
Ph: 079-23-220124, Mob: 9925959400

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**  
(Under Proviso to Rule 8(i) of the Security Interest (Enforcement) Rules, 2002)  
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(i) 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 Secured creditor the Constructive / Symbolic of which has been taken by the Authorized Officer of Indian Overseas Bank, Secured Creditor, will be sold on "As is where is" "As is what is" and "Whatever there is" condition on 10.03.2025 for recovery of Rs. 79,01,534.95 (Rupees Seventy-Nine Lakhs One Thousand Five Hundred Thirty-Four and Paise Ninety Five only) as on 02.02.2025 due to the Secured Creditor from the borrower M/s. Chandan Printers (Partners 1. Shambhubhai Karamsinhaji Gajera, 2. Narasimha Karamsinhaji Gajera, 3. Vrajaji Karamsinhaji Gajera), Guarantors 1. Mr. Shambhubhai Karamsinhaji Gajera S/o Karamsinhaji Gajera (Mortgagor/Guarantor), 2. Mr. Narasimha Karamsinhaji Gajera S/o Karamsinhaji Gajera (Mortgagor/Guarantor) and 3. Mr. Vrajaji Karamsinhaji Gajera S/o Karamsinhaji Gajera (Mortgagor/Guarantor).

DESCRIPTION OF THE IMMOVABLE PROPERTY		Reserve Price In Rs.	EMD In Rs.
Sl. No.	Description of the Secured Assets #		
1	All part and parcel of Factory building, and Land in the name of Mr. Shambhubhai Karamsinhaji Gajera, Mr. Narasimha Karamsinhaji Gajera and Mr. Vrajaji Karamsinhaji Gajera situated at Plot No. 1 & 2, Survey No. 36 Paika, A-2-05 G, located at Shrirenally Udyogprag, Bih. Lions School and Bih. BAPS Swamy Narayan Temple, Junagadh Road, Jatpur, Distt. Rajkot-380370 bounded as under: North: Agricultural Land of R.S. No. 37, South: Road, East: Plot No. 3, West: N.A. Land of R.S. No. 35 Total Extant: 2219.10 sqmts Sq. Meters	2,89,12,700/- (inclusive of 1% TDS)	28,91,270/-

Date & Time of E-Auction: 10.03.2025 between 11:00 A.M. to 01:00 P.M. Property Inspection Date & Time: On 21.02.2025 between 11:00 AM to 01:00 PM • Type of Possession : Symbolic Known Encumbrance, if any: Nil as per Bank's Knowledge  
\*Bank's dues have priority over the Statutory dues  
For detailed terms and conditions of the sale, please refer to the link provided in secured Creditor's website i.e. www.ioib.in & E-auction service provider's web portal: https://baanet.com  
For any property related queries, prospective bidders may contact Mr. Harfoul Meena, Chief Manager on Mob. 8925952581 & Mr. Raj Nandan Singh, Sr. Manager on Mob. 8925950400.  
Date: 03.02.2025  
Authorized Officer,  
Place : Jatpur  
Indian Overseas Bank

The Successful highest bidder shall pay 1% of the sale price as TDS under Section 194(i)(d) of Income Tax Act, as applicable.  
This may also be treated as a Notice under Rule 8(i) of the Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about holding of auction on the above mentioned date.

**CAPRI GLOBAL HOUSING FINANCE LIMITED**  
Registered & Corporate Office : 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai-400013  
Circle Office : 9-B, 2nd floor, Pusa Road, Rajinder Place, New Delhi-110006

**APPENDIX- IV-A [See proviso to rule 8 (6) and 9 (1)]**  
**Sale notice for sale of immovable properties**

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 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/charged to the Secured Creditor, the Constructive/physical possession of which has been taken by the Authorised Officer of Capri Global Housing Finance Limited Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on dates below mentioned, for recovery of amount mentioned below due to the Capri Global Housing Finance Limited Secured Creditor from Borrower mentioned below. The reserve price, EMD amount and property details mentioned below.

SR. No.	1. BORROWER(S) NAME 2. OUTSTANDING AMOUNT	DESCRIPTION OF THE MORTGAGED PROPERTY	1. DATE & TIME OF E-AUCTION 2. LAST DATE OF SUBMISSION OF EMD 3. DATE & TIME OF THE PROPERTY INSPECTION 4. E-AUCTION DATE: 11.03.2025 (Between 3:00 P.M. to 4:00 P.M.) 5. LAST DATE OF SUBMISSION OF EMD WITH KYC: 10.03.2025 6. DATE OF INSPECTION: 08.03.2025	1. RESERVE PRICE 2. END OF THE PROPERTY 3. INCREMENTAL VALUE  RESERVE PRICE: Rs. 8,50,000/- (Rupees Eight Lacs Fifty Thousand Only). EARNEST MONEY DEPOSIT: Rs. 85,000/- (Rupees Eighty Five Thousand Only) INCREMENTAL VALUE: Rs. 5,000/- (Rupees Five Thousand Only)
1.	<b>1. Mr. Pravin Ramdas Kumbhar ("Borrower") 2. Mrs. Nita Pravin Kumbhar (Co-borrower) LOAN ACCOUNT No. LNHLUR000012010 (Old)/5120000905230 (New) Rupees 10,95,061/- (Rupees Ten Lacs Ninety Five Thousand and Sixty One Only) as on 31.01.2025 along with applicable future interest.</b>	All that piece and parcel of Property bearing Plot No. 140, Adm. 40.19 Sq. Mtrs., undivided share of COP - 2 adm. 4.3683 Sq. Mtrs., and undivided share of COP - 2 adm. 5.0557 Sq. Mtrs., together with undivided share adm. 29.7555 Sq. Mtrs., in road and COP in V.K. Residency, situated on land bearing Revenue Survey No. 355/2, 374 & 375, New Block No. 498 (Old Block No. 447/B/2), Near Vishala Village, Halldhara, Taluka Kamrej, Surat, Gujarat - 394180, Bounded As: East By - Plot No. 141, West By - Plot No. 139, North By - Plot No. 147, South By - 7.50 mtrs. Road		

For detailed terms and conditions of the sale, please refer to the link provided in Capri Global Housing Finance Limited Secured Creditor's website i.e. www.caprihome.com/auction TERMS & CONDITIONS OF ONLINE E-AUCTION SALE:-  
1. The Property is being sold on "AS IS WHERE IS, WHATEVER THERE & WITHOUT RECOURSE BASIS". As such sale is without any kind of warranties & indemnities.  
2. Particulars of the property / assets (viz. extent & measurements specified in the E-Auction Sale Notice has been referred to the best of information of the Secured Creditor and Secured Creditor shall not be answerable for any error, misstatement or omission. Actual extent & dimensions may differ.  
3. E-Auction Sale Notice issued by the Secured Creditor is an invitation to the general public to submit their bids and the same does not constitute and will not be deemed to constitute any commitment or representation on the part of the Secured Creditor. Interested bidders are advised to peruse the copies of title deeds with the Secured Creditor and to conduct their own independent enquiries /due diligence about the title & present condition of the property / assets and claims / dues affecting the property before submission of bid/4. Auction/bidding shall only be through "online electronic mode" through the website https://sarfaesi.auctiontger.net or Auction Tiger Mobile APP provided by the service provider M/s eProcurement Technologies Limited, Ahmedabad which shall arrange & coordinate the entire process of auction through the e-auction platform.  
5. The bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Secured Creditor /service provider shall not be held responsible for the internet connectivity, network problems, system crash own, power failure etc.  
6. For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider M/s e-Procurement Technologies Ltd. Auction Tiger, Ahmedabad (Contact No. 079-68136880/68136837), Mr. Ramprasad Sharma Mob. 800-002-3297/79-6120 0559. Email: ramprasad@auctiontger.net.  
7. For participating in the e-auction sale the intending bidders should register their name at https://sarfaesi.auctiontger.net well in advance and shall get the user id and password. Intending bidders are advised to change only the password immediately upon receiving it from the service provider.  
8. For participating in e-auction, intending bidders have to deposit a refundable EMD of 10% OF RESERVE PRICE (as mentioned above) shall be payable by interested bidders through Demand Draft/NEFT/RTGS in favor of "Capri Global Housing Finance Limited" on or before 10-March-2025.  
9. The intending bidders should submit the duly filled in Bid Form (format available on https://sarfaesi.auctiontger.net) along with the Demand Draft remittance towards EMD in a sealed cover addressed to the Authorized Officer, Capri Global Housing Finance Limited Regional Office 9th Floor, BBC Tower, Broadway Business Centre, Near Law Garden Circle Netaji Road, Ellisbridge, Ahmedabad, Gujarat-380009 latest by 03:00 PM on 10-March-2025. The sealed cover should be super scribed with "Bid for participating in E-Auction Sale -in the Loan Account No. (as mentioned above) for property of "Borrower Name".  
10. After expiry of the last date of submission of bids with EMD, Authorized Officer shall examine the bids received by him and confirm the details of the qualified bidders (who have quoted their bids over and above the reserve price and paid the specified EMD with the Secured Creditor) to the service provider M/s eProcurement Technologies Limited to enable them to allow only those bidders to participate in the online inter-se bidding/auction proceedings at the date and time mentioned in E-Auction Sale Notice.  
11. Inter-se bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of inter-se bidding, there will be unlimited extension of 10' minutes each, i.e. the end time of e-auction shall be automatically extended by 10 Minutes each time bid is made within 10 minutes from the last extension.  
12. Bids once made shall not be cancelled or withdrawn. All bids made from the user id given to bidder will be deemed to have been made by him alone.  
13. Immediately upon closure of E-Auction proceedings, the highest bidder shall confirm the final amount of bid quoted by him BY E-Mail both to the Authorized Officer, Capri Global Housing Finance Limited, Regional Office 9th Floor, BBC Tower, Broadway Business Centre, Near Law Garden Circle Netaji Road, Ellisbridge, Ahmedabad, Gujarat-380009 and the Service Provider for getting declared as successful bidder in the E-Auction Sale proceedings.  
14. The successful bidder shall deposit 25% of the bid amount (including EMD) within 24 hour of the sale, being knocked down in his favour and balance 75% of bid amount within 15 days from the date of sale by DD/Pay order/NEFT/RTGS/Chq favouring Capri Global Housing Finance Limited.  
15. In case of default in payment of above stipulated amounts by the successful bidder / auction purchaser within the stipulated time, the sale will be cancelled and the amount already paid (including EMD) will be forfeited and the property will be again put to sale.  
16. At the request of the successful bidder, the Authorized Officer in his absolute discretion may grant further time in writing, for depositing the balance of the bid amount.  
17. The Successful Bidder shall pay 1% of Sale price towards TDS (out of Sale proceeds) (if applicable) and submit TDS certificate to the Authorized officer and the deposit the entire amount of sale price (after deduction of 1% towards TDS), adjusting the EMD within 15 working days of the acceptance of the offer by the authorized officer, or within such other extended time as deemed fit by the Authorized Officer, failing which the earnest deposit will be forfeited.  
18. Municipal /Panchayat Taxes, Electricity dues (if any) and any other authorities dues (if any) has to be paid by the successful bidder before issuance of the sale certificate. Bids shall be made taking into consideration of all the statutory dues pertaining to the property.  
19. Sale Certificate will be issued by the Authorised Officer in favour of the successful bidder only upon deposit of entire purchase price / bid amount and furnishing the necessary proof in respect of payment of all taxes / charges.  
20. Applicable legal charges for conveyance, stamp duty, registration charges and other incidental charges shall be borne by the auction purchaser.  
21. The Authorized officer may postpone / cancel the E-Auction Sale proceedings without assigning any reason whatsoever. In case the E-Auction Sale scheduled is postponed to a later date before 30 days from the scheduled date of sale, it will be displayed on the website of the service provider.  
22. The decision of the Authorized Officer is final, binding and unquestionable.  
23. All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them.  
24. Please Note that any movable items (if any) lying in the property is not offered with this Sale.  
25. For further details and queries, contact Authorized Officer, Capri Global Housing Finance Limited: Mr. Jeet Brahmabhatt Mo. No. 902254458/9799395860 and for further inquiry Ms. Kalpana Chetanwala-778039346.  
26. This publication is also 30 (Thirty) days notice to the Borrower / Mortgagor / Guarantors of the above said loan account pursuant to rule 8(6) and 9 (1) of Security Interest (Enforcement) Rules 2002, about holding of auction sale on the above mentioned date / place.

**Special Instructions / Caution: Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Capri Global Housing Finance Limited nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.**

Place : GUJARAT Date : 05-Feb-2025 Sd/- (Authorised Officer) Capri Global Housing Finance Limited

**KOTAK MAHINDRA BANK LIMITED**  
Registered Office : 27BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400051.  
Regional Office: 5th Floor, Vivan Square, Jodhpur Cross Road, Satellite-Ahmedabad-380015.

**STATUTORY NOTICE UNDER SECTION 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.**

The undersigned, being the Authorized Officer of KOTAK MAHINDRA BANK LIMITED, a banking company within the meaning of the Banking Regulation Act, 1949 having its Registered Office at 27BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400051, and having Regional Office situated at: Rajkot, also branch office situated at 4th Floor, Admas Plaza, 166/16, CST Road, Kolviy Village, KunchiKurve Nagar, Kalina Santacruz (E), Mumbai - 400098, (hereinafter referred to as "the Bank / KMBL"), appointed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, hereby issues to you the following notice :-

**1) Name of Customer (Borrower/s) / Co-Borrower/s & Guarantor/s) Along Loan A/c. Nos.**  
**LOAN ACCOUNT NUMBER : HF39402178 & HF39425791**  
**(1) Mr. Dinesh Pandey (Borrower/Mortgagor), (2) Mrs. Sandhya Dinesh Pandey (Co Borrower/Mortgagor)**  
**Above No. 1 & 2 Having Address are at:** 15- Gayatri Nagar Part-1, Nr- Durga High School, Chandoliya, Ahmedabad, Gujarat-382481.  
**Above No. 1 & 2 Having Address Also at:** Flat No. D-307, 3rd Floor, Nishan Garage, B/h- Aaryavilla Flats, Nr- BAPS Swaminarayan Mandir, New Ranip, Ahmedabad-382470.

**AMOUNT OF OUTSTANDING AS PER DEMAND NOTICE**  
**DEMAND NOTICE DATE : 23.01.2025 NPA DATE : 09.12.2024**  
**Rs. 22,93,651.76/- (Rupees Twenty Two Lakh Ninety Three Thousand Six Hundred Fifty One and Seventy Six Paise only) as on 18-01-2025 together with further interest / penal interest and other charges.**

**DETAILED DESCRIPTION OF THE IMMOVABLE PROPERTIES MORTGAGED TO KMBL:-**  
All that piece and parcels of the immovable property bearing Flat No. D/307on the 3rd Floor, in Block-D, having built up area measuring 38-77 Sq. Mtrs. of the scheme known as "NISHAN GRACE" constructed on land bearing Survey No. 347 of Thana No. 117 of Draft T.P.S No. 66 (Ranip-Chandoliya-Chenpur) of Final Plot No. 247 Admeasuring 5828 Sq. Mtrs as per AMX approved Plan of Mouje- Chandoliya of Sabarmati Taluka in Registration District and Sub District Ahmedabad-8 (Sola), and bounded as under: North: Flat No. D/308, South: Block-E, East: Flat No. D/306, West: Society Common Road.

**2) Name of Customer (Borrower/s) / Co-Borrower/s & Guarantor/s) Along Loan A/c. Nos.**  
**LOAN ACCOUNT NUMBER : HF38425033 & HF38442016**  
**(1) Mr. Nileshbhai Chandulal Unadkat (Borrower), (2) Mrs. Dakshaben Nileshbhai Unadkat (Co Borrower/Mortgagor), (3) Mr. Yash Nileshbhai Unadkat (Co Borrower)**  
**Above No. 1 Having Address are at:** Jay Siyaram Enterprise, Opp- Ruparel Chambers, Danapeth, Para Bajar Main Road, Rajkot, Gujarat-360003.  
**Above No. 2 & 3 Having Address are at:** Flat No. H-304, Copper City, Opp Vankar Society, Jammgar Road, Rajkot, Gujarat - 360006.  
**Above No. 1 to 3 Having Address Also at:** Flat No. 502, 5th Floor, Vrajbhoomi Apartment, Opp. Madhapar Bus Stand, Rajkot, Gujarat- 360005.

**AMOUNT OF OUTSTANDING AS PER DEMAND NOTICE**  
**DEMAND NOTICE DATE : 21.01.2025 NPA DATE : 09.12.2024**  
**Rs. 29,09,021.82/- (Rupees Twenty Nine Lakh Nine Thousand Twenty One and Eighty Two Paise only) as on 17-01-2025 together with further interest / penal interest and other charges.**

**DETAILED DESCRIPTION OF THE IMMOVABLE PROPERTIES MORTGAGED TO KMBL:-**  
All that piece and parcels of the immovable property bearing Flat No. 502on the 5th Floor, having built up area measuring 90-53 Sq. Mtrs. of the scheme known as "VRAJBHUMI APARTMENTS" situated on land admeasuring 341-05 Sq. Mtrs of Sub Plot No. 30/1 of Plot No. 30 of old Revenue Survey No. 88 (New Revenue Survey No. 9) of Village Madhapar, Sub District & District- Rajkot, and bounded as under: North: Others Property, South: Others Property, East: Star, Passage Then Plot No. 501, West: Margin Then Road.

**3) Name of Customer (Borrower/s) / Co-Borrower/s & Guarantor/s) Along Loan A/c. Nos.**  
**LOAN ACCOUNT NUMBER : HF37945849**  
**(1) Mr. Manishbhai Ghevarchand Shah (Borrower) (2) Mrs. Priyanka Manish Shah (Co Borrower/Mortgagor)**  
**Above No. 1 & 2 Having Address are at:** Flat No. A-6, Shantiniketan, Ramkibar Society, Nr- Railway Crossing, Chalthan Kadodara Char Rasta, Surat, Gujarat-394305.  
**Above No. 1 & 2 Having Address Also at:** House No. 151, Ground Floor, Avadh Shrangli, Baleswar, Palsana, Surat, Gujarat-394317.

**AMOUNT OF OUTSTANDING AS PER DEMAND NOTICE**  
**DEMAND NOTICE DATE : 21.01.2025 NPA DATE : 14.12.2024**  
**Rs. 68,80,091.19/- (Rupees Sixty Eight Lakh Eighty Thousand Ninety One and Nineteen Paise only) as on 18-01-2025 together with further interest / penal interest and other charges.**

(It is to be noted that your common CRN number is 171603765. Due to your LCV account No. LCV2177861 / LCV2177880 / LCV2177857 which has been classified as NPA on 14.12.2024 hence your home loan account No. HF38206293 & HF38217114 are also classified as NPA on 14.12.2024 in the bank's book of account which is in consonance to the RBI Master Circular bearing reference No. RBI/2015-14/25 UBD.BPD. (PCB) MC No.3/09.14.000/2014-2015 date July 01st 2014. Clause 2.2.2 (i) read as: "In respect of the borrower having more than one facility with a bank, all the facilities granted by the bank will have to be treated as NPA and not the particular facility of part thereof which has become irregular.")

**DETAILED DESCRIPTION OF THE IMMOVABLE PROPERTIES MORTGAGED TO KMBL:-**  
All that piece and parcels of the immovable property bearing Plot No. 151 (as per Site) Admeasuring area 228.780 Sq. Mtrs with Margin area 39.750 Sq. Mtrs along with undivided proportionate share in road & Cop area 304.630 Sq. Mtrs, Totally Admeasuring 573.160 Sq. Mtrs and also construction on said Plot Adm 299.770 Sq. Mtrs (as per passing Plan Plot No. 151, 151/A, 151/B/O.S.23/151/B/1, Adm 316.370 Sq. Mtrs, Cop Plus Road area 262.729 Sq. Mtrs, Total area 579.090 Sq. Mtrs) of Village known as "AVADH SHANGRILA" situated on land bearing Revenue Survey No. 377 + 378, 381, 381/1, Old Block No. 362, 363 & 366 and after amalgamation New Block No. 362 of Village-Baleswar, Sub-District- Palsana, District-Surat, and bounded as under: North: Internal Road, South: Plot No. 150, East: Internal Road, West: Plot No. 150.

Borrowers/ Co-Borrowers/ Guarantors/ Mortgagors are advised to collect the Original Notice issued under Section 13 (2) from the undersigned on any working day by discharging valid receipt.

In case of any Objection / Representation, kindly address the same at below address :-  
**The Authorized Officer, Kotak Mahindra Bank Limited**  
9th Floor, Vivan Square, Jodhpur Cross Road, Satellite-Ahmedabad-380015.  
Date : 05.02.2025, Place : Ahmedabad, Surat & Rajkot Sd/- Authorised Officer, Kotak Mahindra Bank Ltd.

**BHARAT CO-OPERATIVE BANK (MUMBAI) LTD.**  
(MULTI-STATE SCHEDULED BANK)  
Central Office : "Marutagiri", Plot No. 13/9A, Sonawala Road, Goregaon (East), Mumbai-400063.  
Tel. : 61890134 / 61890083.

**DEMAND NOTICE**  
**NOTICE UNDER SECTION 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (SARFAESI ACT, 2002)**

1. Notice is hereby given to you under Section 13(2) of The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. This notice is published in addition to the notice sent to your last known address by Registered A.D. Post / Speed Post.  
2. At your request, Bharat Co-operative Bank (Mumbai) Ltd., through the below mentioned Branches has sanctioned to you by way of financial assistance against the mortgage/hypothecation of the properties described herein below creating security interest thereon, as per terms & condition mentioned in respective Sanction letters.  
3. You have failed and neglected to pay the loan amount installments as per agreed terms and therefore the above said financial assistance/credit facility has been classified as NPA as detailed below. Demand Notice under section 13(2) of The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "SARFAESI Act" or "Said Act") was sent to your last known addresses by Registered Post A.D. / Speed Post.  
4. Through this publication the undersigned by the Authorized Officer under the said Act, hereby call upon you to discharge your entire liabilities as mentioned below in respect of below mentioned loan accounts within 60 days from the date of publication of this notice and failing which Bank shall exercise all or any of the rights detailed under sub section 4 of section 13 of the said Act and under other applicable provisions of the said Act.  
5. You are also put on notice that in terms of Sub-Section 13(2) of Section 13, you shall not transfer by sale, lease or otherwise create any third party interest on the said respective secured assets detailed in Schedule "C" of the notice without obtaining written consent of the said Bank.  
6. The said Bank reserves its right to call upon you to repay the entire liabilities under the said respective Loan Accounts that may arise hereafter as well as other contingent liabilities.  
7. This notice is without prejudice to the said Bank's right to initiate such other actions and/or legal proceedings as it deems necessary under any other applicable provisions of Law. You are liable to pay service charges/cost/expenses, if any for recovery actions under the said Act as applicable.  
8. You are free to take inspection of the statement of account maintained by the said Bank and the loan documents executed by you relating to your Loan Account, with prior appointment.  
9. The said borrowers/ mortgagors in particular and the public in general are hereby cautioned not to deal with the said properties/ies and any dealings with the said properties/ies shall be subject to the charge of Bharat Co-operative Bank (Mumbai) Ltd.  
10. For more details the unserved notice may be collected from the undersigned.

Sl. No.	Name of Borrower / Joint-Borrower / Surety/ Legal Heir(s)	NPA Date/ Demand Notice Date	Branch/ Loan Account No./ Total Outstanding Amount	Description of Secured Asset/s/Property/ies
1.	1. Mrs. Jaymala Jayendrabhai Parmar Joint Co-Borrower:- 2. Mr. Jayendra Shankarlal Parmar Surety :- 3. Mr. Dushyantkumar Chandrankant Mistry	NPA Date: 30.11.2024 Notice Date: 23.01.2025	Ahmedabad Branch 0092334000103 Rs. 32,79,865/- outstanding as on 31.12.2024 with further interest & charges w.e.f 01.01.2025	All that piece and parcel of Immovable Property being Flat No. B/101 on 1st floor in Block No. 'B' admeasuring 96.15 sq. mtrs. i.e. 115 sq. yards, (carpet area admeasuring about 73.60 sq. yards, i.e. 61.54 sq.mtrs. approx.) together with undivided proportionate share of land admeasuring 27.66 sq.mtrs in the scheme known as "Swati Residency-4", The Swati Residency - 4 Co. op Hsg. Services Soc. Ltd. constructed on Freehold Non-Agricultural land bearing Survey No.293 being Final Plot No. 293 of Town Planning Scheme No.69 of Mouje: Chandheda, Taluka : Sabarmati in the District of Ahmedabad and Registration Sub-District of Ahmedabad-2 (Vadad) within the State of Gujarat - 382 424 along with share, rights, title & interest in the capital of the Society under Share Certificate No.31 owned by Mrs. Jaymala Jayendrabhai Parmar and Mr. Jayendra Shankarlal Parmar.
2.	1. Mr. Paresh Jivabhai Desai Surety:- 2. Mr. Sureshkumar Jeparam Purohit	NPA Date: 30.11.2024 Notice Date: 29.01.2025	Ahmedabad Branch 0092334000044 Rs. 32,16,847/- outstanding as on 31.12.2024 with further interest & charges w.e.f 01.01.2025	All that piece and parcel of Immovable Property being Flat No. 103 on 1st floor in Block No. 'D', admeasuring 73 Sq. Mtrs. Carpet area in the scheme known as "SANKALP GREENS" of Jay Geeta Co. Operative Housing Society Ltd. constructed & situated on land bearing Gram Panchayat Property No. 37 paiki known as "Hasankhan's Panu", Near Uma Bhavani Railway Crossing, Godrej Garden City Road, Final Plot No. 228 of Town Planning Scheme No.65 being City Survey No. 8332200/Society Land 107 of Mouje: Jagatpur Gamtal, Taluka : Ghalodiya in the District of Ahmedabad and Registration Sub District of Ahmedabad-8 (Sola) - 382 470 within the State of Gujarat along with share, rights, title & interest in the capital of the Society under Share Certificate No.87 owned by Mr. Paresh Jivabhai Desai.
3.	1. Mrs. Rupal Kamlesh Mistry Prop. Of/ Ms. Rop Creators Joint Co-Borrower:- 2. Mr. Kamlesh Mohanlal Mistry	NPA Date: 12.10.2024 Notice Date: 29.01.2025	Goregaon (East) Branch 00033510068924 Rs.29,82,112/- outstanding as on 13.01.2025 with further interest & charges w.e.f 14.01.2025 00033510007892 Rs. 56,37,696/- outstanding as on 31.12.2024 with further interest & charges w.e.f 01.01.2025 00033510069260 Rs. 26,07,569/- outstanding as on 30.12.2024 with further interest & charges w.e.f 31.12.2024 00033600000445 Rs. 26,87,941/- outstanding as on 31.12.2024 with further interest & charges w.e.f 01.01.2025	i. Shop No. 302, admeasuring 360 sq. ft. carpet area situated on the 3rd Floor, in the Building known as "Shivam Infinity", constructed on land bearing R. S. No. 911/ (Part), 951/ (Part) 96/2, Plot Nos. G, 14 & 15 admeasuring Old CTS Nos. 765, 766 & 767, New CTS No. 765 situated at Village Aheronda, Taluka & District Valsad, Gujarat - 390002 under the limits of Valsad Municipality, Abrama Dharampur Road, Ranchhodji Nagar, N. P. Zone, owned by Mrs. Rupal Kamlesh Mistry. ii. Shop No. 303, admeasuring 360 sq. ft. carpet area situated on the 3rd Floor, in the Building known as "Shivam Infinity", constructed on land bearing R. S. No. 911/ (Part), 951/ (Part) 96/2, Plot Nos. G, 14 & 15 admeasuring Old CTS Nos. 765, 766 & 767, New CTS No. 765 situated at Village Aheronda, Taluka & District Valsad, Gujarat - 390002 under the limits of Valsad Municipality, Abrama Dharampur Road, Ranchhodji Nagar, N. P. Zone owned by Mrs. Rupal Kamlesh Mistry

Date : 05.02.2025  
Place : Gujarat Sd/- Authorised Officer, Bharat Co-operative Bank (Mumbai) Ltd.

**APPENDIX IV-A - E-AUCTION-PUBLIC SALE NOTICE OF IMMOVABLE PROPERTIES/IES**  
**EAUCTION-SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISIO TO RULE 8(i) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002**  
Reg. Off:- 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Ph:-212357171, 2357172, 23705414, Web:-www.pnbhousing.com  
Branch Off:- Office No. 206-A&B, Second Floor, Trivindh Chamber, Opp. Fire Station, Nr. Rushabh Petrol Pump, Ring Road, Surat -395003

Notice is hereby given to the public in general and in particular to the borrower/s and guarantor/s indicated in Column no-A that the below described immovable property (ies) described in Column no-B mortgaged/charged to the Secured Creditor, the Constructive/physical possession of which has been taken by the Authorized Officer of 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 borrower/s/mortgagor/s/in case deceased, to the 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. 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 Heir(s)	Demand/ Outstanding Amount & Date	Nature of Possession	Description of the Properties mortgaged	Reserve Price (In Rs.)	EMD (10% of Reserve Price)	Last Date of Submission of Bids (In Rs.)	Inspection Date & Time (In Rs.)	Date of Auction	Known Encumbrances (If any)
HOU/SRT/0217/355806 Bhavanji Goyani B/S Bhavanji Goyani B/S	24,74,566.48 Rs. 24,74,566.48	Physical/Plot No. 16, Paritshar Row House, B/S Maruti Ind. Estate, Nr. Sayan Railway Station, Suran, Gujarat - 394544	Rs. 19,02,205 Rs. 11,02,205	19-02-2025 20-02-2025	11-02-2025 11-02-2025	Between 12:30 and 2:00 PM on 03.02.2025	Not Known		

\*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 catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser/s/bidders are requested to independently ascertain the veracity of the mentioned encumbrances. (1) As on date, there is no order restraining and/or court 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 (2) The prospective purchaser/bidder and interested parties may independently take the inspection of the said properties/orders passed etc. if any, stated 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 tendered 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 Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder/s who purchase is legally bound to deposit 25% of the amount of sale price (inclusive of earnest money) on the same day or not later than next working day. The sale may be confirmed in four (bidders) only after receipt of 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

**AU SMALL FINANCE BANK LIMITED** (A SCHEDULED COMMERCIAL BANK)  
 Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001, Rajasthan, (India). (CIN:L36911RJ1996PLC011381)

**APPENDIX-IV-A- [See proviso to rule 8(6)] Sale notice for sale of immovable properties**

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)/ Co-Borrower (s)/Mortgagor (s) and Guarantor (s) that the below described immovable properties mortgaged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorised Officer of **AU Small Finance Bank Limited (A Scheduled Commercial Bank)**, the same shall be referred hereafter as **AUSFB**. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis through E-Auction for recovery of amount mentioned in the table below along with further interest, cost, charges and expenses being due to **AUSFB** viz. Secured Creditor.

It is hereby informed you that we are going to conduct public E-Auction through website <https://sarfaesi.auctiontiger.net>

Loan A/C No./ Name of Borrowers/Co-Borrowers/Mortgagors/Guarantor	Date & Amount of 13(2) Demand Notice	Date Of Possession	Description of Property	Reserve Price For Property	Earnest Money For Property	Date & Time Of E-Auction	Date of Bid Submission	E-Auction Place of Tender Submission	Contact Person and Property Visit Date
(Loan A/C No.) L9001060114351673, Gova Karshan Rabari S/O Karshan (Borrower), Kunvarben Gova Rabari W/O/D/O/S/O Gova (Co-Borrower)	19-Oct-21 Rs. 3,09,103/- Rs. Three Lac Nine Thousand Three Only As On 19-Oct-21	20-Dec-24	Property Situated At Gamtal Property H No-2/54, Reg No-2455, Book No-01, Gram Panchayat-Kotada, Near Momay Temple Tehsil-Anjar Dist-Kachchh, Gujarat Admeasuring 128.94 Sqyds	Rs. 6,90,000/- Rs. Six Lakh Ninety Thousand Only.	Rs. 69,000/- Rs. Sixty-Nine Thousand Only.	26-Mar-25 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before 24-Mar-25	AU Small Finance Bank Ltd., Branch Address :- Near Idbi Bank, Santoshi Maa Mandir Road, Jubeli Circle, Bhuj, Dist. Kutch, Gujarat.	Hiren Dodiya Deepak Jain 8980015215 9773358234 auctions@aubank.in 20-Mar-25
(Loan A/C No.) L9001060115515750, Sonaiya Manishbhai Bhagvandas S/O Bhagvandas (Borrower), Dipikabhen Manishbhai Sonaiya W/O Manishbhai (Co-Borrower) Ruxmaniben Bhagvandas Sonaiya W/O Bhagvandas (Co-Borrower)	17-May-22 Rs. 42,28,769/- Rs. Forty-Two Lac Twenty-Eight Thousand Seven Hundred Sixty-Nine Only As On 16-May-22	20-Aug-23	City Sr. Block No.-8, Sr. No.-60, Shop No. 1, 2 And 3 On F. Of Arjun Shopping Center, Junagadh, Sub-Dist. & Dist.-Junagadh, Gujarat Admeasuring 76.65 Sqyds	Rs. 28,00,000/- Rs. Twenty-Eight Lakh Only.	Rs. 2,80,000/- Rs. Two Lakh Eighty Thousand Only.	05-Mar-25 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before 03-Mar-25	AU Small Finance Bank Ltd., Branch Address :- Shop No 11C, Unit C, Kalpavrush Commercial Complex, Zazarad Road, Dist. Junagadh, Gujarat -362001	Hiren Dodiya Deepak Jain 8980015215 9773358234 auctions@aubank.in 27-Feb-25
(Loan A/C No.) L9001060115961677, Imranbhai Rasulbhai Sindh (Borrower), Sindh Hajratbhai S/O Rasulbhai (Co-Borrower), Smt. Reshmanben Hajratbhai Sandhi W/O Rahimbhai (Co-Borrower)	15-Apr-23 Rs. 19,31,771/- Rs. Nineteen Lac Thirty-One Thousand Seven Hundred Seventy-One Only As On 12-Apr-23	30-Dec-24	Property Situated At -Khata No.331, Borvali New Survey No. 124, Old Survey No. 107/ Paiki Gram-Panchayat At & P. Borvali Dhansura Dist- Aravalli Gujarat Admeasuring 780 Sq.Mtr	Rs. 47,80,000/- Rs. Forty-Seven Lakh Eighty Thousand Only.	Rs. 4,78,000/- Rs. Four Lakh Seventy-Eight Thousand Only.	19-Mar-25 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before 17-Mar-25	AU Small Finance Bank Ltd., Branch Address :- City Centre Complex , Opp CNG Petrol Pump, Shamlaji Road, Ta Modasa, Dist Aravalli Gujarat - 383315	Kalpesh Gadhvi Deepak Jain 9099626369 9773358234 auctions@aubank.in 13-Mar-25
(Loan A/C No.) L900106010011312 & L9001061124613281, Pritesh Parmar S/O Gambhirbhai (Borrower), Smt. Sonal Parmar W/O Pritesh (Co-Borrower) Gambheer Singh S/O Mahijibhai Parmar (Co-Borrower), Amit Gambheer Singh Parmar S/O Gambheer Singh Mahijibhai Parmar (Co-Borrower), Nimesh Gambheersingh Parmar S/O Gambheersingh Mahijibhai Parmar (Co-Borrower)	11-Oct-23 Rs. 11,61,147/- Rs. Eleven Lac Sixty-One Thousand One Hundred Forty-Seven Only & Rs. 1,62,600/- Rs. One Lac Sixty-Two Thousand Six Hundred Sixty-As On 10-Oct-23	21-Jul-24	Property Situated At City Survey No. 172, Noth No. 3055, Vibhag-A, Kumbhar Wada, Mouje, Gotri, Ta. & Dist. Vadodara-Gujarat 390021. Admeasuring 1173 Sq. Ft.	Rs. 22,50,000/- Rs. Twenty-Two Lakh Fifty Thousand Only.	Rs. 2,25,000/- Rs. Two Lakh Twenty-Five Thousand Only.	05-Mar-25 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before 03-Mar-25	AU Small Finance Bank Ltd., Branch Address :- 404-406, Golden Icon Building, Opp BSNL Office, Chakli Circle, Alkapuri, Vadodara Gujarat -390017	Deep Patel Deepak Jain 8980052485 9773358234 auctions@aubank.in 27-Feb-25
(Loan A/C No.) L900106010064503 & L9001061124525503, Nathabhai Patbhai Suthar (Borrower), Smt. Shantaben Nathabhai Suthar (Co-Borrower)	17-Nov-23 Rs. 11,56,057/- Rs. Eleven Lac Fifty-Six Thousand Fifty-Seven Only As On 10-Nov-23 & Rs. 1,96,043/- Rs. One Lac Ninety-Six Thousand Forty-Three Only As On 15-Nov-23	27-Jul-24	Property Situated At- Plot No- 44, Paiki, Prop. No- 25/99, Tal- Deodar, Dist- Banaskantha, Gujarat. Admeasuring 74 Square Metre	Rs. 12,60,000/- Rs. Twelve Lakh Sixty Thousand Only.	Rs. 1,26,000/- Rs. One Lakh Twenty-Six Thousand Only.	05-Mar-25 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before 03-Mar-25	AU Small Finance Bank Ltd., Branch Address :- 5/10, Sanskrit Shopping, Above Purohit Hotel 2nd Floor, Near HDB Finance Abu Highway, Palanpur, Dist. Banaskanta 385001 Gujarat	Kalpesh Gadhvi Deepak Jain 9099626369 9773358234 auctions@aubank.in 27-Feb-25
(Loan A/C No.) L9001070134430342, Lok Nath Pandey (Borrower), Smt. Bharati Pandey (Co-Borrower)	13-Feb-24 Rs. 15,51,367/- Rs. Fifteen Lac Fifty-One Thousand Three Hundred Sixty-Seven Only As On 12-Feb-24	10-Nov-24	Property Situated At- R S No 167 Paikae, Plot No-22 Ad, Sai Vatika Paikae, Naugama, Tehsil- Ankleshwar, Dist- Bharuch, Gujarat Admeasuring 57.97 Sq. Mtr.	Rs. 15,10,000/- Rs. Fifteen Lakh Ten Thousand Only.	Rs. 1,51,000/- Rs. One Lakh Fifty-One Thousand Only.	19-Mar-25 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before 17-Mar-25	AU Small Finance Bank Ltd., Branch Address :- 202-2nd Floor, Mable Complex, Opp. Inox Multiplex Opp. Jyotnagar-1st, & Above Axis Bank, Zadeshwar Road Dist. BHARUCH - 392001 Gujarat	Deep Patel Deepak Jain, 8980052485 9773358234 auctions@aubank.in 13-Mar-25
(Loan A/C No.) L9001060715368659 & L900106112462896, Upadhay Manishkumar Bhupendra S/O Bhupendrabhai (Borrower), Bhupendra A Upadhay S/O Ambalalbai (Co-Borrower) Smt. Ramagauri B Upadhay W/O Bhupendrabhai (Co-Borrower)	12-Mar-24 Rs. 9,35,104/- Rs. Nine Lac Thirty-Five Thousand One Hundred Four Only & Rs. 1,49,134/- Rs. One Lac Forty-Nine Thousand One Hundred Thirty-Four Only As On 11-Mar-24	22-Dec-24	Property Situated At- Sub-Plot No 34/1 Revenue Survey No. 246/3 Paiki, City Survey No. 4264 Paiki Of City Survey No Ward No. 12/2, Shri Hariom Park, Dist- Rajkot, Gujarat Admeasuring 33.41 Sq. Mtr.	Rs. 9,90,000/- Rs. Nine Lakh Ninety Thousand Only.	Rs. 99,000/- Rs. Ninety Thousand Only.	19-Mar-25 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before 17-Mar-25	AU Small Finance Bank Ltd., Branch Address :- J1 Complex, 3rd Floor, Beside Pathak School, 150 Feet Ring Road, Dist. Rajkot, Gujarat - 360005	Hiren Dodiya Deepak Jain, 8980015215 9773358234 auctions@aubank.in 13-Mar-25
(Loan A/C No.) L9001070131673176, Khere Piyush Arjunbhai (Borrower), Smt. Vaishali Piyush Khere (Co-Borrower), Varlekar Darshan Nareshbhai (Guarantor)	16-May-24 Rs. 14,89,415/- Rs. Fourteen Lac Eighty-Nine Thousand Four Hundred Fifteen Only As On 13-May-24	15-Dec-24	Property Situated At- New Block No. 93-65 Revenue Survey No. 80-2, Plot No.65, Block No.93, Silver Park, Village Jafraabad, Distt- Surat, Gujarat Admeasuring 42.38 Sq. Mtr.	Rs. 14,15,000/- Rs. Fourteen Lakh Fifteen Thousand Only.	Rs. 1,41,500/- Rs. One Lakh Forty-One Thousand Five Hundred Only.	19-Mar-25 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before 17-Mar-25	AU Small Finance Bank Ltd., Branch Address :- 11/12, 2nd Floor, J9 Centre, Opp New Income Tax Office, Nr. Star Bazar Adajan, Gujarat -395009	Deep Patel Deepak Jain, 8980052485 9773358234 auctions@aubank.in 13-Mar-25
(Loan A/C No.) L9001060121273942, Navil Fashion Point (Borrower), Savrambhai Sindhbhai Thakor S/O Sindhbhai (Co-Borrower) Bhikhiben Thakarsibhai Thakor (Co-Borrower)	13-Oct-21 Rs. 4,87,644/- Rs. Four Lac Eighty-Seven Thousand Six Hundred Forty-Four Only As On 13-Oct-21	16-Dec-24	Property Situated At Milkat No-171/3, Thakor Was Mouje- Suthar Nesdi, Residential, Tehsil- Bhabhar, Dist- Banaskantha, Gujarat Admeasuring 144.716 Sqyds	Rs. 8,10,000/- Rs. Eight Lakh Ten Thousand Only.	Rs. 81,000/- Rs. Eighty-One Thousand Only.	26-Mar-25 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before 24-Mar-25	AU Small Finance Bank Ltd., Branch Address :- 5/10, Sanskrit Shopping, Above Purohit Hotel 2nd Floor, Near Hdb Finance Abu Highway, Palanpur, Dist. Banaskanta 385001 Gujarat	Kalpesh Gadhvi Deepak Jain, 9099626369 9773358234 auctions@aubank.in 20-Mar-25

**The terms and conditions of e-auction sale:-**

- The E-Auction sale of Secured Asset is on "as is where is", "as is what is", "whatever there is" and "no recourse" basis for and on behalf of the Secured Creditor viz. AUSFB and there is no known encumbrance which exists on the said property.
- For participating in online e-auction sale, Bid document, copies of PAN Card, Board Resolution in case of Company and photo ID, address proof are required to be submitted along with EMD, which is payable by way of RTGS/NEFT/DD in the name of MSME AUCTION POOL ACCOUNT OF AU Small Finance Bank Limited, Current account No.1921120121711599 AU SMALL FINANCE BANK LIMITED Fifth and Sixth Floor Sunny Junction STC Khasra No. 64 to 67, Gram Sukhaipura New Atish Market Jaipur 302020, IFSC Code: AUBL0002011, Once an Online Bid is submitted, same cannot be withdrawn. Further any EMD submitted by bidder will be required to send the UTR/Ref no./DD no. of the RTGS/NEFT/DD with a copy of cancelled cheque on the following email IDs i.e. auctions@aubank.in
- All interested participants / bidders are requested to visit the website <https://sarfaesi.auctiontiger.net> & <https://www.aubank.in/bank-auction> for further details including Terms & Conditions, to take part in e-auction sale proceeding and are also advised to contact e-mail of [auctions@aubank.in](mailto:auctions@aubank.in)

**Please Note:** This is also a 15 days & 30 days notice Under Rule 8(6) read with Rule 9(1) to the Borrowers/Co-Borrowers/Mortgagors of the above said loan account about sale through tender / inter se bidding on the above-mentioned date. The property will be sold, if their outstanding dues are not repaid in full by the borrower in the given notice period.

Date : 05/02/2025  
Place : Ahmedabad

Authorised Officer  
AU Small Finance Bank Limited

**7NR RETAIL LIMITED**  
 CIN: L52320GJ2012PLC073076  
 Address: Godown No-1, 234/1234/2, FP-893, Sadasbhi Kanto, B/H Bajaj Process, Narol Chokdi, Narol, Ahmedabad, Gujarat, India, 382405

**Extract of Standalone Audited Financial Results for the Quarter and Nine Months ended 31/12/2024**  
 (₹ in Lakhs except EPS)

Sr. No.	Particulars	Quarter Ended			Year Ended	
		31.12.2024	30.09.2024	31.12.2023	31.12.2024	31.12.2023
1	Total Income from operations (net)	35.58	620.02	167.42		
2	Net Profit for the period (before Tax, Exceptional and/or Extraordinary items)	17.42	-85.11	-47.20		
3	Net Profit for the period before Tax, (after Exceptional and/or Extraordinary items)	17.42	-85.11	-47.20		
4	Net Profit for the period after tax (after Exceptional and/or Extraordinary items)	10.3	-97.35	-47.20		
5	Total Comprehensive Income for the period (after Tax)	10.3	-97.35	-47.20		
6	Equity Share Capital	2800.68	2800.68	2800.68		
7	Face Value of Equity Share Capital	100	100	100		
8	Earnings Per Share (Basic / Diluted)	0.037	-0.348	-0.017		

**NOTE:** The above is an extract of the detailed format of Quarterly Financial Results filed with the Stock Exchanges under Regulation 33 of the SEBI (LODR) Regulations, 2015. The full format of the Quarterly Financial Results are available on the Stock Exchange website i.e. [www.bseindia.com](http://www.bseindia.com) and company website i.e. [info@7nrretailtd.in](http://info@7nrretailtd.in)

Date : 05.02.2025  
Place : Ahmedabad

For, 7NR Retail Limited  
Tarachand Agrawal  
Managing Director  
DIN: 00465635

**CORRIGENDUM**

With reference to the publication in Financial Express (English edition) News Paper Ahmedabad edition dt. 05-02-2025 in the matter of FORM G INVITATION FOR EXPRESSION OF INTEREST FOR M K Fashion Hub Private Limited (Under CIRP). Please read relevant Particulars Table Point 13 as Date of issue of final list of prospective resolution applicants: Tuesday, 18th March, 2025 instead of wrongly published (Process email id to submit EO). All other contents of the said Notice remain unchanged.

Indrajit Mukherjee  
Resolution Professional  
For M K Fashion Hub Private Limited (Under CIRP)

**ABHISHEK FINLEASE LIMITED**  
 CIN : L67120GJ1995PLC024566  
 402, WALL STREET-1, OPP. ORIENT CLUB, NR. GUJARAT COLLEGE, ELLISBRIDGE, AHMEDABAD - 380006.  
 Email ID : abhishekvm5@rediffmail.com

**STATEMENT OF STANDALONE UN-AUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED ON 31<sup>ST</sup> DECEMBER, 2024**  
 (in Lakhs)

Sr. No.	Particulars	Quarter Ended			Nine Month Ended		Year Ended
		31.12.2024	30.09.2024	31.12.2023	31.12.2024	31.03.2024	
		Unaudited	Unaudited	Unaudited	Unaudited	Audited	
1	Total Income	15.79	33.38	29.54	71.81	79.93	109.66
2	Net Profit for the year before Tax	4.16	8.70	7.13	17.14	18.57	23.04
3	Net Profit for the year after Tax	4.16	5.95	7.13	14.39	18.57	17.04
4	Total comprehensive income for the year	0.00	0.00	0.04	0.04	0.30	0.30
5	Paid up Equity share capital	426.39	426.39	426.39	426.39	426.39	426.39
6	Other Equity Excluding Revaluation Reserve (Face value of Rs.10/- each) Basic & Diluted	-	-	-	-	-	16.22
7	Earning per share	-	-	-	0.34	0.44	0.40

**Notes:**

- The above Financial Results were reviewed and approved by the Board of Directors at their respective Meetings held on 4<sup>th</sup> February, 2025.
- The Statutory Auditors have carried out Limited Review of the above standalone unaudited financial results for the quarter ended 31st December, 2024 as required under Regulation 33 of SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015
- The above is an extract of the detailed format of Quarterly Financial Results filed with the Stock Exchanges under Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of the same is available on the websites of the Stock Exchange(s) and the listed entity.
- Previous periods figures have been regrouped/reclassified where considered necessary to conform to current period's classification.

By order of the Board of Directors  
For, Abhishek Finlease Limited  
sd/-  
Managing Director  
DIN: 01591552

Date: 04-02-2025  
Place: Ahmedabad

**SAVARKUNDLA BRANCH : DIST. AMRELI**  
 Ph. 0285-224500, Email : [cs957@canarabank.com](mailto:cs957@canarabank.com)

**MARUTI SUZUKI EECO 5 STR AC CNG**  
 Party Name : Mrs. Rukshanben Dilsadbhai Makrani (Registration No. GJ-14-BA-3586)

**FOR SALE**

Interested parties may submitted bid in seal cover by 27.02.2025 upto 2 pm at above mentioned branch. Inspection Date : 21.02.2025 between 12 to 2 pm at above mentioned branch. Inspection Officer : 82380 05269. The highest price list will be accepted for sale. The decision of the Bank shall be final and binding on all parties.

**BANK DETAIL FOR EMD :** Canara Bank, Savarkundla Branch, Dist. Amreli.  
 A/c No. : 209272434, IFSC : CNRB0005957  
 EMD Amount : Rs. 29,400/-  
 Auction Amount : Rs. 2,94,000/-  
**AUCTION DATE : 28.02.2025 AT 4 PM**

**SHREE RAMA NEWSPRINT LIMITED**  
 CIN-L21010GJ1991PLC019432  
 Registered Office : Village : Barbodhan, Taluka : Oplad, Dist. Surat. Pin-395 005 (Gujarat)  
 Tel: 02621-224203, 224204, 224205, 224207 • Email: [ramanewsprint@ramanewsprint.com](mailto:ramanewsprint@ramanewsprint.com)

**EXTRACT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED DECEMBER 31, 2024**  
 (Rs. in lakhs)

Sr. No.	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		31.12.2024	30.09.2024	31.12.2023	31.12.2024	31.12.2023	
		Unaudited	Unaudited	Unaudited	Unaudited	Audited	
1	Total Income from Operations	1,369.67	1,007.26	1,370.61	3,601.90	3,486.73	4,834.14
2	Net Profit / (Loss) for the period (before tax and exceptional items)	(695.98)	(768.26)	(687.90)	(2,196.96)	(2,570.84)	(3,290.98)
3	Net Profit / (Loss) for the period before tax (after exceptional items)	(695.98)	(768.26)	(687.90)	(2,196.96)	(2,570.84)	(3,290.98)
4	Net Profit / (Loss) for the period after tax (after Exceptional items) from continuing operation	(695.98)	(768.26)	(687.90)	(2,196.96)	(2,570.84)	(3,290.98)
5	Net Profit / (Loss) for the period after tax (after Exceptional items) from discontinued operation	(7,368.61)	(237.09)	(320.85)	(7,896.27)	(751.01)	(1,545.22)
6	Total Comprehensive Income for the period [Comprising Profit / (Loss) for the period (after tax) and Other Comprehensive Income (after tax)]	(8,060.70)	(1,003.16)	(1,004.89)	(10,071.42)	(3,311.70)	(4,829.95)
7	Equity Share Capital	14,752.20	14,752.20	14,752.20	14,752.20	14,752.20	14,752.20
8	Other Equity	-	-	-	-	-	(5,534.23)
9	Earnings Per Share (of Rs 10/- each) from continuing operation (not annualised) Basic & Diluted (In Rs.)	(0.47)	(0.52)	(0.47)	(1.49)	(1.74)	(2.23)
10	Earnings Per Share (of Rs 10/- each) from discontinued operation (not annualised) Basic & Diluted (In Rs.)	(4.99)	(0.16)	(0.22)	(5.35)	(0.51)	(1.05)
11	Earnings Per Share (of Rs 10/- each) from continuing and discontinued operation (not annualised) Basic & Diluted (In Rs.)	(5.48)	(0.69)	(0.68)	(6.84)	(2.25)	(3.28)

**NOTES:**

- The above unaudited financial results for the quarter and nine months ended December 31, 2024, were reviewed by Audit Committee and approved by the Board of Directors in their meetings held on February 05, 2025
- The above is an extract of the detailed format of Quarterly Financial Results filed with the Stock Exchanges under Regulation 33 of the SEBI (Listing obligation and Disclosure Requirements) Regulations, 2015. The full format of the Quarterly Results are available on the websites of the Stock Exchange(s) [www.bseindia.com](http://www.bseindia.com) and [www.nseindia.com](http://www.nseindia.com) and on company's website [www.ramanewsprint.com](http://www.ramanewsprint.com)

Place : Ahmedabad  
Date: 05.02.2025

For, Shree Rama Newsprint Limited  
Siddharth Chowdhary  
Whole-Time Director (DIN: 01798350)

**Bank of Baroda, Regional Office, Ahmedabad-3,**  
 1st Floor, Kamdhenu Complex, Panjrapole Cross road, Ahmedabad -380015

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**  
 "APPENDIX-IV-A [See proviso to Rule 8 (6)]

**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), Mortgagor (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, **Symbolic Possession** of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" without recourse basis" for recovery of dues in below mentioned accounts. The details of Borrower/s/ Mortgagor/ Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below -

Sr. No.	Name & address of Borrower/s/Guarantor/s/Mortgagor/s	Give short description of the immovable property with known encumbrances, if any	Total Dues.	1. Reserve Price (EMD) 3. Bid Increase Amount
1	Mrs. Chaudhary Jagrutiben Dipakbhai and Mr. Chaudhari Nikunjibhai Chandrakant	Flat No C/303, 3rd Floor, Block -C, in "Samor Residency" Behind Om Shantinagar, Near Swaminarayan Park-8, Ghodasar Canal Road, Vatva, Ahmedabad.	Rs.11,98,338 +int and other charges there on As per Demand dated 15.05.2024 less recovery thereafter, if any.	1. Reserve Price- Rs.11,57,700/ 2. Earnest Money Deposit (EMD)- Rs.1,16,000/- 3. Bid Increase Amount Rs.10,000/-
2	Patni Ashvinbhai Jayantibhai (borrower) Mrs. Patni Kamlaben Jayantibhai (co-borrower)	Flat No. B-3/1, New Abhilasha Co-Operative Housing Society Ltd. Having built up area 34.59 sq meter, located on 3rd Floor of Block Number 8 in Scheme known as "NEW ABHILASHA CO-OPERATIVE HOUSING SOCIETY LTD." Situated at Behind Patel ni Chali Near Bombay Housing Board, Anil Star Road, Saraspur Ahmedabad pin 380018 in the name of PATNI ASHVINBHAI JAYANTIBHAI	Rs.16,61,271 +int and other charges there on As per Demand dated 27.08.2024 less recovery thereafter, if any.	1. Reserve Price- Rs.12,89,811/- 2. Earnest Money Deposit (EMD)- Rs.1,29,000/- 3. Bid Increase Amount Rs.10,000/-

**a. Property is in Symbolic Possession and Bidder is purchasing the property in symbolic possession at his/own risk & responsibility.**  
**b. Bank will hand over the possession of property symbolically only and Successful Auction bidder/purchaser will not claim physical possession from the Bank.**  
**c. Bank will not be responsible or duty bound for handling over of physical possession.**  
**d. Successful Auction Purchaser will not be entitled to claim any interest, in any case of return of money.**  
**e. Successful Auction Purchaser has to submit the Declaration Cum Undertaking confirming the above terms & condition immediately after e-Auction.**  
**f. Subsequent to sale if successful bidder fails to submit Declaration Cum Undertaking, the bid EMD amount will be forfeited.**  
**g. The intending purchaser has to produce an Undertaking duly Stamped and Notarised as per Bank Format (in case of Sale on the basis of Symbolic Possession):**

**• Date of E-Auction : (1) 10-03-2025 • Time of E-Auction : From 10:00 AM to 16:00 PM (2) 10-03-2025 • Time of E-Auction : From 14:00 PM to 16:00 PM**  
**• Date and time of Property Inspection (1) : 03.03.2025 From 11:00 AM to 14:00 PM (2) 27.02.2025 From 11:00 AM to 14:00 PM**

**AS PER SARFAESI Act, STATUTORY -30- DAYS SALE NOTICE TO THE BORROWER I GUARANTORI MORTGAGOR**

For detailed terms and conditions of sale, please refer/visit to the website link <https://www.bankofbaroda.in/e-auction> and online auction portal [Baanknet.com](http://Baanknet.com). Also, prospective bidders may contact the Authorised officer on (1) Tel No. 07926871466 Mobile 9887688344 & (2) Mobile 9978440065 (GST/7DS as per Government Rules applicable shall be payable by purchaser on sale of Movable/Immovable Assets.)

Date: 30-01-2025  
Place : Ahmedabad

Chief Manager & Authorised Officer,  
Bank of Baroda

