

E-AUCTION SALE NOTICE
Sale of Assets under Insolvency and Bankruptcy Code 2016
M/s UTILITY AGROTECH INDUSTRIES PVT LTD (UNDER LIQUIDATION), SURAT
CIN: U01119GJ1994PTC023942

In furtherance of liquidation proceeding of Utility Agrotech Industries Private Limited (Commenced vide NCLT order dated 8th October, 2021 in CP (IB) – 131/7/NCLT/AHM/2019 (published on 9th October, 2021), interalia appointing the undersigned as a Liquidator), the Liquidator, in terms of Section 35(1) (f) of Insolvency and Bankruptcy Code, 2016 read with Regulation 33 of IBBI (Liquidation Process) Regulations 2016, invites expression of interest for sale of immovable assets of the company.

Block	Assets in Parcel	Reserved Price (Amount in Rs.)	EMD Amount (Amount in Rs.)
1	Survey No. 375, 377, 379, 391/1, 391/2, 394/A, 401, 402 (Land admeasuring 97,645 sq.mts.) Moje: Sisodra, Sub Dist: Ankleshwar, Dist: Bharuch, Gujarat	4,18,43,800	41,84,380
2	Survey No. 392/2 (Land admeasuring 8,009 sq.mts.) Moje: Sisodra, Sub Dist: Ankleshwar, Dist: Bharuch, Gujarat	39,00,000	3,90,000
3	Survey No. 375, 377, 379, 391/1, 391/2, 394/A, 401, 402 and 392/2 (Land admeasuring 1,05,654 sq.mts.) Moje: Sisodra, Sub Dist: Ankleshwar, Dist: Bharuch, Gujarat	4,57,43,800	45,74,380

Interested Applicants may submit their EOI for sale of assets of the Company in terms of the E-Auction Process Document. For detailed terms and conditions of the EOI, visit <https://nesl.co.in/auction-notices-under-ibc> or send email at liquidator.utilityagrotech@gmail.com & liqoffice.utilityagrotech@gmail.com. Contact details: - +91-9833271593

Other Points:

1. E-auction will be conducted on “AS IS WHERE IS BASIS, AS IS WHAT IS BASIS, WHATEVER THERE IS BASIS, NO RECOURSE BASIS” through approved service provider, M/s National E-Governance Services Limited (NESL).
2. This Sale Notice shall be read in conjunction with the E-Auction Process Document containing Brief of the Assets, online E-auction Bid Form, Deed of Indemnity, General Terms & Conditions of E-auction Sale are available on website <https://nesl.co.in/auction-notices-under-ibc> or through request at Email id liquidator.utilityagrotech@gmail.com & liqoffice.utilityagrotech@gmail.com
3. The interested bidders, prior to submitting their bid, should make their independent inquiries regarding the title of property, dues of local taxes, electricity and water charges, maintenance charges, if any and inspect the property at their own expenses and satisfy themselves.
4. E-Auction documents should reach the office of the Liquidator physically at the address: G-19, Shreewardhan Complex, Mezzanine Floor, Besides Landmark Building, Ramdaspath, Wardha Road, Nagpur, Maharashtra- 440010 OR by e-mail at the address mentioned in Point No. 2 on or before 5:00 PM on **10/03/2023**.
5. Last date for submission of EMD is **20/03/2023**.
6. E- Auction shall be conducted on **23/03/2023** from **3.00 PM to 5:00 PM**.

Date: 24/02/2023
Place: Surat

Vikas Prakash Gupta
Liquidator

Utility Agrotech Industries Private Limited
Registration No.: IBBI/IPA-001/IP-P00501/2017-18/10889
AFA Validity Date:- 01/02/2023
Address: G-19, Shreewardhan Complex,
Mezzanine floor, besides Landmark Building,
Ramdaspath, Wardha Road, Nagpur - 440010
Email id: vikas.gupta@bngca.com
liqoffice.utilityagrotech@gmail.com



JANA SMALL FINANCE BANK
 (A scheduled commercial bank)

Registered Office: The Fairway, Ground & First Floor, Survey No.10/1, 11/2, 12/2B, Off Domlūr, Koramangla Inner Ring Road, Next to EGL Business Park, Challaghatta, Bangalore-560071. Regional Branch Office: G-3, Ground Floor, Proton Pulse, L P Savani Road, Adajan, Surat-395009.

E-AUCTION NOTICE

PUBLIC NOTICE FOR SALE THROUGH E-AUCTION UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT (SARFAESI ACT) 2002, READ WITH PROVISIO RULE 8(6) & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES 2002.

The undersigned as authorised officer of **Jana Small Finance Bank Limited** has taken possession of the following property in exercise of powers conferred under section 13(4) of the SARFAESI ACT. The Borrower in particular and public at large are informed that online auction (e-auction) of the mortgage property in the below mentioned account for realisation of dues of the Bank will be held on **"AS IS WHERE IS BASIS"** and **"AS IS WHAT IS BASIS"** on the date as prescribed as here under.

Sr. No.	Loan Account Number	Name of Original Borrower/ Co-Borrower/ Guarantor	Date of 13-2 Notice	Date of Possession	Present Outstanding balance as on 20.02.2023	Date & Time of Inspection of the property	Reserve Price in INR	Earnest Money Deposit (EMD) in INR	Date and Time of E-Auction	Last date TIME & Place for submission of Bid
1	30768644568211 30769660000751 & 30769660000149	1) M/s. Dev Enterprise Represented by its Proprietor Devangkumar Nathurao Visani, 2) Mr. Devangkumar Nathurao Visani Proprietor M/s. Dev Enterprise, 3) Jiteshkumar Kantilal Shah	13-06-2022	02-09-2022	Rs.2,71,09,417.97 (Rupees Two Crore Seventy One Lakh Nine Thousand Four Hundred Seventeen And Ninety Seven Paisa Only)	03.03.2023 Time: 09:30 AM to 05:00 PM	Rs.3,64,25,000/- (Rupees Three Crore Sixty Four Lakh Twenty Five Thousand Only)	Rs.36,42,500/- (Rupees Thirty Six Lakh Forty Two Thousand Five Hundred Only)	13.03.2023 Time: 02:00 PM to 03.00 PM	10.03.2023 Before 5.00 PM Jana Small Finance Bank Ltd., Branch Office: G-3, Ground Floor, Proton Pulse, L P Savani Road, Adajan, Surat-395009
Description of Immoveable Property: All that constructed Property bearing Bungalow No.09 of Plot No.4/A having land area admeasuring about 1476 Sq.yds i.e 1234/11 Sq.mtrs. Including undivided share for common road, Plot & amenities admeasuring about 380.83 Sq.mts. with construction admeasuring 575 Sq.yds i.e 480.76 Sq.mts. in the scheme known as "Shree Balaji Upvan" in situated at lying and being at N.A Land bearing Survey/ Block No.1124, 1125, 1142 total admeasuring 24452 Sq.mts. at Village Maaje Adalaj Sim Taluka, Gandhinagar, in the Registration of District & Sub District Gandhinagar within the state of Gujarat and Boundaries as under: North: Common passage, South: Bungalow No.10, East: Scheme limit, West: Bungalow No.8.										
2	31529420001367	1) Tatomia Rakeshbhai Maganlal, 2) Tatomia Varshaben Rakeshbhai, 3) Tatomia Binaben Bharatbhai	09-06-2022	19-10-2022	Rs.27,95,988.00 (Rupees Twenty Seven Lakh Ninety Five Thousand Nine Hundred Eighty Eight Only)	03.03.2023 Time: 09:30 AM to 05:00 PM	Rs.17,69,000/- (Rupees Seventeen Lakh Sixty Nine Thousand Only)	Rs.1,76,900/- (Rupees One Lakh Seventy Six Thousand Nine Hundred Only)	13.03.2023 Time: 02:00 PM to 03.00 PM	10.03.2023 Before 5.00 PM Jana Small Finance Bank Ltd., Branch Office: G-3, Ground Floor, Proton Pulse, L P Savani Road, Adajan, Surat-395009
Description of Immoveable Property: All that piece and parcel of Immoveable A Flat No.101 area admeasuring 52.42 Sq.mts. situated on the first floor of a building named "Sunvel" constructed on the land of Plot No.2 and 3 total land admeasuring 304.71 Sq.mts. of R.S.No.122/3/2/K Paikli land admeasuring ac. 2-02 Guthas of Junagadh. Located within the limits of Junagadh Municipal Corporation. Building of Bounded by: East: Adj. Margin Space then road, West: Adj. Common Passage and Main door of the Flat, North: Adj. Flat No.102, South: Adj. Margin Space then Road.										
3	45259420003141	1) Vinod M Jaisawal, 2) Reema Vinod Jaiswal	17-08-2022	08-11-2022	Rs.9,07,134.50 (Rupees Nine Lakh Seven Thousand One Hundred Thirty Four And Fifty Paisa Only)	03.03.2023 Time: 09:30 AM to 05:00 PM	Rs.5,30,000/- (Rupees Five Lakh Thirty Thousand Only)	Rs.53,000/- (Rupees Fifty Three Thousand Only)	13.03.2023 Time: 02:00 PM to 03.00 PM	10.03.2023 Before 5.00 PM Jana Small Finance Bank Ltd., Branch Office: G-3, Ground Floor, Proton Pulse, L P Savani Road, Adajan, Surat-395009
Description of Immoveable Property: All that piece and parcel of Immoveable Property bearing non agricultural plot of land in Mauje Baghurma, lying being land bearing R.S.No.113/ Paikli 1 & 113/ Paikli 2, Paikli Plot No.11, Paikli Southern side Plot No.11/A, known as "Maa Palace" paikli first floor, Flat No.106, Built up area admeasuring 32.22 Sq.mtrs., Road C.O.P undivided share of Land admeasuring 21.94 Sq.mts., at Registration District & Sub-District Palsana District Surat.										
4	31029420000668	1) Patoliya Chetan Batukbhai, 2) Patoliya Vaishaben Chetabhai	30-07-2022	20-10-2022	Rs.22,54,014.00 (Rupees Twenty Two Lakh Fifty Four Thousand Fourteen Only)	03.03.2023 Time: 09:30 AM to 05:00 PM	Rs.11,89,000/- (Rupees Eleven Lakh Eighty Nine Thousand Only)	Rs.1,18,900/- (Rupees One Lakh Eighteen Thousand Nine Hundred Only)	13.03.2023 Time: 02:00 PM to 03.00 PM	10.03.2023 Before 5.00 PM Jana Small Finance Bank Ltd., Branch Office: G-3, Ground Floor, Proton Pulse, L P Savani Road, Adajan, Surat-395009
Description of Immoveable Property: All that piece and parcel of Immoveable bearing Plot No.131 admeasuring 40.19 Sq.mts along with 13.26 Sq.mts. undivided share in the land of road & COP. Total admeasuring 53.45 Sq.mts., In "Divylok Residency" situate at Revenue Survey No.390, 390/1, Block No.328 admeasuring he are 3-06-80 Sq.mts. of Moje Village Kathor, Ta. Kamrej, Dist. Surat. Boundaries: East: Plot No.132, West: Plot No.130, North: 120, South: Society Road.										
5	45259420002951	1) Rabinra Prasad, 2) Guddi Devi	03-03-2022	02-06-2022	Rs.16,31,013.00 (Rupees Sixteen Lakh Thirty One Thousand Thirteen Only)	03.03.2023 Time: 09:30 AM to 05:00 PM	Rs.6,34,000/- (Rupees Six Lakh Thirty Four Thousand Only)	Rs.63,400/- (Rupees Sixty Three Thousand Four Hundred Only)	13.03.2023 Time: 02:00 PM to 03.00 PM	10.03.2023 Before 5.00 PM Jana Small Finance Bank Ltd., Branch Office: G-3, Ground Floor, Proton Pulse, L P Savani Road, Adajan, Surat-395009
Description of Immoveable Property: All that piece and parcel of Property bearing Plot No.384, in the scheme known as "Garden Village", situated at Moje Jolwa, Tal. Palsana & Dist. Surat on land bearing R.S.No.71, Block No.93, Jolwa Village, Tal. Palsana of in the District of Surat. Bounded by: East: Adj. Plot No.351, West: Adj. Soc. Road, North: Adj. Plot No.383, South: Adj. Plot No.385.										

The properties are being held on **"AS IS WHERE IS BASIS"** & **"AS IS WHAT IS BASIS"** and the E-Auction will be conducted **"On Line"**. The auction will be conducted through the Bank's approved service provider **M/S. A Closure** at the web portal <http://www.bankauctions.in> & www.foreclosureindia.com. For more information and For details, help, procedure and online training on e-auction, prospective bidders may contact **M/S. A Closure**; Contact Mr. Bhaskar Naidu Contact Number: 8142000089/ 8142000061. Email id: info@bankauctions.in / subbarao@bankauctions.in.

For further details on terms and conditions to take part in e-auction proceedings and any for any query relating to property please contact **Jana Small Finance Bank** authorized officers Mr. Sital Basu (Mob No. 9925009140). To the best of knowledge and information of the Authorised Officer, there are no encumbrances on the properties. However the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on prior to submitting their bid. No conditional bid will be accepted. This is also a notice to the above named Borrowers/ Guarantor/ Mortgagees about e-auction scheduled for the mortgaged properties. The Borrower/ Guarantor/ Mortgagee are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses before the date of auction, failing which the property will be sold and balance dues if any will be recovered with interest and cost.

Date: 24.02.2023, Place: Gujarat

Sd/- Authorized



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CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED
 Corporate Office : 1st Floor, "Date House", No.2, N.S.C. Bos Road, Chennai- 600001.

E-AUCTION SALE NOTICE (Sale Through e-bidding Only)

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

Notice is hereby given to the PUBLIC IN GENERAL and in particular to the Borrower(s) and Guarantor(s) indicated in **COLUMN (A)** that the below described immovable property(ies) described in **COLUMN (C)** Mortgaged / Charged to the secured creditor the **CONSTRUCTIVE / PHYSICAL POSSESSION** of which has been taken as described in **COLUMN (D)** by the Authorized Officer of company **CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED** Secured Creditor, will be sold on "As is Where is", "As is what is" and " Whatever there is" as per details mentioned below :-

Notice is hereby given to Borrower / Mortgagee(s) / legal heir, legal representatives (Whether Known or unknown), executor(s), administrator (s), successor(s) and assign(s) of the respective Borrower(s) / Mortgagee(s) (Since deceased), as the case may be indicated in **COLUMN (A)** under Rule 8(6) of the Security Interest (Enforcement) Rules 2002.

For detailed terms and conditions of the sale, please refer to the link provided on the website of the Secured Creditor i.e. <https://sarfaesi.auctiontiger.net>, ramprasadd@auctiontiger.net, support@auctiontiger.net.

The intending bidders can also contact Mr. Girirajsinh Savjitsinh Chudasama on his Mobile No. 9574202220, E-mail ID : girirajsinhsc@chola.murugappa.com.

	[A]	[B]	[C]	[D]	[E]&[F]	[G]
Sl No.	LOAN ACCOUNT NO. / NAMES OF BORROWER(S) / MORTGAGER(S) / GUARANTOR(S)	Ons. DUES TO BE RECOVERED (SECURED DEBTS)	DESCRIPTION OF THE IMMOVABLE PROPERTY / SECURED ASSET	Type of Possession	RESERVE PRICE (IN ₹) / EARNEST MONEY DEPOSIT (IN ₹)	DATE OF AUCTION & TIME
1	Loan Agreement No. HL02AJR0000211228 RUSHIKESH KISHORDAS AGRAVAT Shree Ram Park 4, Bhavnagar Road, Aji Dem Chowdki Rajkot, Nr Vidhyanjali Vidhyalay Gujarat-360003. BHAVNABEN AGRAVAT Shree Ram Park 4, Bhavnagar Road, Aji Dem Chowdki Rajkot, Nr Vidhyanjali Vidhyalay Gujarat-360003.	Rs.2166954/- (Rupees Twenty-One Lakh Sixty-Six Thousand Nine Hundred Fifty-Four Only) DUE AS ON 12/02/2022	The Immovable Residential Property being Constructed House situated on the land area admn. 52-90 Sq. Mtrs. Of plot no. 35 of area known as "Amrut Park — 1" of City Survey ward no. 18 of T. P. Scheme No. 24 (Rajkot) of 0. P. No. 5 of F. P. No. 513 of City Survey 16a paikae 9 located at, Tal. & Dist. Rajkot in the State of Gujarat having four silth: boundaries as under On Northern Side Plot No. 36 On Southern Side Plot No. 34 On Eastern Side F. P. No. 5/16 On Western Side 7-50 Sq. Mtrs. Wide Road	Physical	Rs.2775150/- Rs. 277515/-	14-03-2023 from 02.00 P.M. to 04.00 P.M. (with automated extensions of 5 minutes each in terms of the Tender Document)
2	Loan Agreement No. XH0LAJR00002246607 1. TEJAS SHRISHIBHAI SONI Smrit Ornaments, 217 Monarch Complex, Bhupendra Road, Rajkot, Gujarat-360002 2. BIJAL TEJAS SONI Smrit Ornaments, 217 Monarch Complex, Bhupendra Road, Rajkot, Gujarat-360002	Rs.208145.49/- (Rupees Twenty Lakh Twenty-Eight Thousand One Hundred Forty-Five and Forty-Nine Paise Only) DUE AS ON 21/02/2022	All the piece an parcel of the property bearing, Flat No. 102, with Carpet area addressing 37-52 Sq.Mtr. on 1st Floor, of the building known as "Arkit Apartment" constructed upon and addressing 147-39 Sq. Mtr, (175 Sq. Yrd) of city Survey No. 2391 paiks of city survey ward no. 9 of Rajkot, North - Other Property, South - Flat No. 101, East - Other Property, West- Road.	Physical	Rs.1817415/- Rs. 181741.5/-	14-03-2023 from 02.00 P.M. to 04.00 P.M. (with automated extensions of 5 minutes each in terms of the Tender Document)

1. INSPECTION DATE & TIME : 10-03-2023 BETWEEN 11.00 a.m. To 4.00 p.m.

2. MINIMUM BID INCREMENT AMOUNT : ₹ 10,000/-

3. EMD AMOUNT SUBMISSION ON OR BEFORE : 13-03-2023 till 5 p.m.

* Together with further interest as applicable in terms of loan agreement with, incidental expenses, costs, charges etc.Incurred up to the date of payment and / or realisation thereof.

For any assistance related to inspection of the property, or for obtaining the Bid document and for any other queries, please get in touch with Mr. Rajendra Parikh official of **CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED** through Mobile No. +91 9033001277 and E-mail ID : rajendranp@chola.murugappa.com to the best of Knowledge and information of the Authorized Officer of **CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED** there are no encumbrances in respect of the above immovable properties / secured Assets.

Date : 23-02-2023
Place : Rajkot

Authorised Officer
For, Cholamandalam Investment and Finance Company Limited

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