

FINANCIAL EXPRESS

HFS Hiranandani Financial Services
HIRANANDANI FINANCIAL SERVICES PRIVATE LIMITED
Regd. Office: 514, Dalama Towers, 211 Free Press Journal Marg, Nariman Point, Mumbai - 400021.

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APPENDIX IV-A
Sale Notice for sale of Immovable Property
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 Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

DESCRIPTION OF THE IMMOVABLE PROPERTY
Property bearing Flat No. 504, Fifth Floor, construction of Flat measuring 69.80 Sq.mtr Carpet area 83.75 Sq.mtr built up area and 116.54 Sq.mtrs Super built up area bearing Municipal House No. 4961 along with undivided share in land measuring 32.14 Sq.mtr.

Bank of Baroda
NRI Lunsiki Branch : Shop No. 1-8, Raj Empire, Nr. Sarbatiya Talav, Lunsiki, Navsari, Gujarat-396445. Phone No. 2637 235427

POSESSION NOTICE (For Immovable Property)
Whereas, The undersigned being the Authorized Officer of the Bank of Baroda under the Securitization 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 09.08.2024 calling upon the borrower M/s. Maxo Distributors A Partnership Firm, Mr. Madhusudan Ratnakal Koolwal (Partner), Mr. Sulabh Madhusudan Koolwal (Partner), Mrs. Rekha Madhusudan Koolwal (Partner), Mr. Ghanshyambhai Lalbhai Patel (Partner) to repay the amount mentioned in the notice being Rs. 1,31,02,464.17 + plus unapplied interest from 09.08.2024 & Legal & other charges thereat within 60 days from the date of receipt of the said notice.

DESCRIPTION OF THE IMMOVABLE PROPERTY
All the piece of Immovable Property known as Shop No. 7, Municipal Ward No. 13, Municipal House No. 1007/LG-7 situated at "City Square Building" Lunsiki, Navsari bearing City Survey Tika No. 92, City Survey No. 3803/A park, measuring 185.00 Sq. ft. along with undivided share over the original land having Boundary -> East : Passage, West : Shop No. 3, North : Shop No. 8, South : Shop No. 6. Belonging to Madhusudan Ratnakal Koolwal and Rekha Madhusudan Koolwal.

Cholamandam Investment and Finance Company Limited
POSESSION NOTICE (Immovable Property) [Rule 8(1)]
Whereas the undersigned being the Authorized Officer of M/s Cholamandam Investment and Finance Company Limited, having its registered office at "Chola Crest", C-54, 55, Super-64, Thiru-Vankai Industrial Estate, Guindy, Chennai 600032 and Branch office at B-203, 2nd Floor, The First, Besides ITC Narmada, Bh Keshav Baug, Vastrapur, Ahmedabad - 380015 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 25/04/2024 to 1. Rajeshkumar Badrinarayan Acharya, 2. Varshaben Rajeshkumar Acharya, 3. Govindkumar Badrinarayan Acharya, 4. Sonalaben Govindkumar Acharya, 5. Avanti Enterprises, 6. Avanti Ply And Hardware hereinafter referred to as borrower and Co-Borrowers in Short as "M/s. XHEAHAM0002027080" to the amount mentioned in the notice being Rs. 33,83,712/- (Rupees: Thirty Three Lakh Eighty Three Thousand Seven Hundred and Twelve Only) as on 15-04-2024 with interest thereon within 60 days from the date of receipt of the said notice.

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Bank of Baroda
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Bank of Baroda
NRI Lunsiki Branch : Shop No. 1-8, Raj Empire, Nr. Sarbatiya Talav, Lunsiki, Navsari, Gujarat-396445. Phone No. 2637 235427

Bank of Maharashtra
Zonal office: 2nd Floor, Milestone Fiestra, LP Savani Road, Adajan Surat.

POSESSION NOTICE (For Immovable Property)
Whereas, The undersigned being the Authorized Officer of the Bank of Maharashtra under the Securitization 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 01/02/2024 calling upon the borrower M/s. Maxo Distributors A Partnership Firm, Mr. Madhusudan Ratnakal Koolwal (Partner), Mr. Sulabh Madhusudan Koolwal (Partner), Mrs. Rekha Madhusudan Koolwal (Partner), Mr. Ghanshyambhai Lalbhai Patel (Partner) to repay the amount mentioned in the notice being Rs. 25,97,321.80 (Rupees Twenty-Five Lakh Ninety-Seven Thousand Three Hundred Twenty-One and Eighty Paise Only) with further interest thereon & expenses within 60 days from the date of receipt of the said notice.

INVITATION FOR PROPOSAL TO TAKE OVER THE ASSIGNMENT OF NRRRA UNDER THE INSOLVENCY AND BANKRUPTCY CODE, 2016 (LIQUIDATION PROCESS) REGULATIONS, 2016.

In the matter of M/s. ORG Informatics Limited (In Liquidation)
The Liquidator of M/s. ORG Informatics Limited (In Liquidation) hereby invites offers / proposals from the interested person(s) for the assignment of Not Readily Realizable Assets (NRRRA).
Offers are invited for assignment / transfer of not readily realizable assets of M/s. ORG Informatics Limited (In Liquidation) being Receivables from M/s. Telecommunications Consultants India Limited, under Regulation 37A of IBCI (Liquidation Process) Regulations, 2016, on "AS IS WHERE IS, AS IS WHAT IS, WHATEVER THERE IS AND WITHOUT RECOURSE BASIS".

Union Bank of India
POSESSION NOTICE (For Immovable Property)
SCHEDULE, 6 (Rule - 8(1))
Whereas, The undersigned being the Authorized Officer of the Union Bank of India, LP Savani Branch, under the Securitization 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 said Act calling upon the M/s. Hema Fashion (Proprietor Mrs. Hemaben Hitesh Kumar Jarivala), Mrs. Hemaben Hitesh Kumar Jarivala, to repay the amount mentioned in the notice being Rs. 9,51,556.94 (Rupees Nine Lacs Fifty-One Thousand Five Hundred Fifty-Six and Ninety-Four Paise only) as on 05.07.2024 with further interest thereon & expenses within 60 days from the date of receipt of the said notice.

DESCRIPTION OF IMMOVABLE PROPERTY
All That Piece and Parcel of Property Bearing Plot No. 11 and as Per Revenue Record Known as Block No. 615/11 Adm 111.81 Sq.Mtr. Equivalent to 133.72 Sq. Yards Together with Undivided Proportionate Share in Road and Copr. Adm 54.69 sq.mtr. at Madhuvan Situated on The Land Bearing Block No. 615 (Rev Sur. No. 70) Adm 29643.00 Sq.Mtrs. of Village: Mamsa, Sub-Dist: Taluka: olpad, Dist:Surat Stands in the name Of M/s.Hemaben Hiteshbjai Jarivala.

HERO HOUSING FINANCE LIMITED
Regd. Office: 09, Community Centre, Basant Lok, Vasant Vihar, New Delhi - 110057. Phone: 011 48257000, Toll Free Number: 1800 212 8880, Email: customer.care@herohfi.com

DEMAND NOTICE
Under Section 13 (2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("Rules").

Table with 4 columns: Loan Account No., Name of Obligor(s)/Legal Heir(s)/Legal Representative(s), Total Outstanding Dues (Rs.) as on below date, Date of Demand Notice. Includes entries for HHFAHM/AL Jyoti Suresh and HHFRAJ/HOU240004 Prakashdhai Damjibhai Gondaliya.

Bank of Maharashtra
Zonal office: 2nd Floor, Milestone Fiestra, LP Savani Road, Adajan Surat.

[Rule - 8(1)] POSESSION NOTICE (For Immovable Property)
WHEREAS, The undersigned being the Authorized Officer of the Bank of Maharashtra under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under Section 13 read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 25-05-2024 calling upon the Borrowers M/s. HOTEL SHRADHAHA, Ap Partnership Firm (Borrower), Mr. Pritamsinh I. Rajuji (Partner & Guarantor), Mr. Bhaalabhai Arkhambhai Baryia (Partner & Guarantor) 2) Demand Notice dated 01-08-2024 calling upon the Borrowers Mr. Kishoribhai Databhai Tandel (Borrower), Mrs. Chandanbhai Kishoribhai Tandel (Borrower), Mr. Kishoribhai Lalubhai Tandel (Guarantor) 3) Demand Notice dated 02-07-2024 calling upon the Borrowers Mr. Sagar Shambhubhai Patel (Borrower) & Mrs. Jyotiben Shambhubhai Patel (Guarantor) 4) Demand Notice dated 15-06-2024 calling upon the borrowers Mr. Santosh Bhagwan More (Borrower) and 2) Mrs. Bebi Bhagwan More (Borrower) 5) Demand Notice dated 01-08-2024 calling upon the borrowers/guarantors Mr. Umesh Vitthalbhai Thakare (Borrower), Mrs. Chhayaben Umeshkumar Thakare (Borrower), Mrs. Kamalben Vitthalbhai Thakare (Borrower), Mr. Bhikam Rudal Sahani (Guarantor) to repay in full the amount as mentioned below within 60 days from the date of receipt of the said notice.

Table with 4 columns: Sr. No., Name of the Borrower/s/Guarantor/s, Description of Secured Asset (Immovable Properties), Amount. Lists secured assets for various borrowers including M/s. HOTEL SHRADHAHA, Kishoribhai Databhai Tandel, Sagar Shambhubhai Patel, Santosh Bhagwan More, Umesh Vitthalbhai Thakare, and Bhikam Rudal Sahani.

KIFS HOUSING FINANCE LIMITED
Registered Office: 6th Floor, KIFS Corporate House, Beside Hotel Planet Landmark, Near Ashok Vatika, BRTS, ISKON - Ambli Road, Bodakdev, Ambli, Ahmedabad, Gujarat - 380054. Corporate Office: C-902, Lotus Park, Graham Firm Compound, Western Express Highway, Goregaon (East), Mumbai - 400063, Maharashtra, India.

PHYSICAL POSSESSION NOTICE
1. Mr. Sanish Salimbalh Kachara (APPLICANT)
2. Mr. Anis Dalimbalh Kachara (CO-APPLICANT)
3. Mrs. Mahabomb Salimbalh Kachara (CO-APPLICANT)
Property Address: All that piece and parcels of land bearing residential property Flat No. 204 2nd Floor Chand Tower Na R.S. No-132/3 and 132/6 property area 37.92 sq.mtrs Near Ozon Residency Junagadh Gujarat-382201 owned by Dhanish Salimbalh Kachara.

ASREC (India) Limited
Bldg No. 2, Unit No. 201-202A & 200-202B, Gr. Floor, Solitaire Corporate Park, Andheri Ghatkopar Link Road, Chakala, Andheri (East), Mumbai-400 093.

APPENDIX-IV-A
E-Auction - Sale Notice for sale of Immovable Assets Under Securitisation and Reconstruction of Financial Assets and Security Interest Act Read with Rule 8(6) & Rule 9 of the Security Interest (Enforcement) Rules 2002

WHEREAS, ASREC (India) Ltd. is a Securitisation and Asset Reconstruction Company (hereinafter referred to as "ASREC") and the Borrower/Co-Borrower/Co-Guarantor named in the Assignment Agreement dated 26.03.2020 executed with Jaigao Peoples Co-operative Bank Ltd. and has acquired the secured debt of Rajmal Lakhchand Jewellers Pvt. Ltd. (herein under referred to as "borrower"), through its Directors and Guarantors Ishwarlal Shankarlal Lajani, Manish Ishwarlal Lajani (Jain), Mrs. Neetika Manish Lajani (Jain), Pushpadevi Ishwarlal Lajani (Jain) along with underlying securities from the original lender Jaigao Peoples Co-operative Bank Ltd. The Authorised Officer of Jaigao Peoples Co-operative Bank Ltd. in exercise of powers conferred under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI) and Security Interest (Enforcement) Rules, 2002, had issued a demand notice dated 20.02.2020 u/s. 13(2) R.S. Sec. 13 (2) MB/L/593/817 of the said Act calling upon the aforesaid Borrower Rajmal Lakhchand Jewellers Pvt. Ltd. and its Directors/mortgagors/guarantors to repay sum of Rs.1,62,34,050/- (Rupees One Crore Sixty Two Lakh Thirty Four Thousand and Fifty Only) as on 31.12.2019 with further interest thereon, after adjusting recovery made if any, in respect of the advances granted by the Jaigao Peoples Co-operative Bank Ltd. to the aforesaid borrower within the stipulated period of 60 days.

Table with 4 columns: Description of the Secured Assets, Reserve Price (Rs. in Lakh), EMD (Rs. in Lakh), Bid Increment (Rs. in Lakh). Includes Hypothecation charge on M-604, Windmill (Wind Turbine Generator) Make by Suzlon, model No. S70 - 74M WTG S. No. SEL/600/06/07438 rated output of 0.600 MW installed at Location W-69 on the sub - lease land (executed with M/s. Suzlon Gujarat Wind Park Limited on 09.02.2007) bearing R.S.No.509/p/ mouje, Village Vaniku, Taluka Abdasa, district Kutch - Bhuj, Gujarat.

Details of action:
Inspection of Property: On 13.11.2024 from 11.30 a.m. to 2.30 p.m.
Collection of Bid Forms: From 23.10.2024 to 26.11.2024 - 10.00 a.m. to 3.00 p.m.
Last date & time for submission of Bid Forms: Till 26.11.2024 at 4.00 p.m.
Venue of Bid Forms Collection/Submission: From the office of ASREC (INDIA) Ltd. at 201/202A, Building No. 2, Solitaire Corporate Park, Andheri-Ghatkopar Link Road, Chakala, Andheri (East), Mumbai - 400 093.
Tender Forms can also be downloaded from the website of ASREC (INDIA) LTD. (www.asrecindia.co.in)
Date & Venue of Auction: Date: 27.11.2024 at 11.00 a.m. E-auction will be conducted under "online electronic bidding" through ASREC's approved service provider M/s. C1 INDIA PRIVATE LIMITED at the website: https://www.bankauctions.com (web portal of M/s C1 INDIA PRIVATE LIMITED).
TERMS & CONDITIONS: To be read in conjunction with the information of the Authorised Officer. There is no encumbrance on the property. The intending bidders should make their own independent enquiries regarding encumbrances, title of property put on auction and claims/rights due affecting the property prior to submitting their bids. The public auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of ASREC. The property is being sold with all existing encumbrances, whether known or unknown to ASREC. The Authorised Officer / Secured Creditor shall not be responsible for any way for any third-party claims/rights/ views.
2. The Directorate of Enforcement, Nagpur has issued Provisional Attachment Order No.1/2023 dated 13/10/2023 under PML Act 2002, attaching the aforesaid property and Asrec, being defendant, have filed our objections to it and the matter is presently pending before the Appellate Tribunal under SA/EMA, New Delhi.
E-auction will be conducted under "online electronic bidding" through ASREC's approved service provider M/s. C1 INDIA PRIVATE LIMITED at the website: https://www.bankauctions.com (web portal of M/s C1 INDIA PRIVATE LIMITED). E-auction tender document containing online e-auction bid form, declaration, General Terms and Conditions of online e-auction sale are available in websites: www.asrecindia.co.in and https://www.bankauctions.com. The intending bidder shall hold a valid e-mail address. The contacts of M/s. C1 India Private Limited - Mr. Bhavik Pandya, Mobile +91 986682937, Help Line No. (+91) 124-430920, 21/ 22, + 917291981124/ 1125 1126, Email: gujarat@ce India.com, support@bankauctions.com.
4. Registration of the enlisted bidders will be carried out by the service provider and the user ID or Password will be communicated to the bidders through e-mail. The bidders will be provided necessary training on e-auction free of cost. Neither ASREC nor the service provider will be responsible for any lapses/failure to the part of bidder on account of network disruptions. To ward off such incidents, bidders are advised to make all necessary arrangements such as alternative power back-up etc.
5. Auction will be held for the entire property as stated above on "As is where is", "As is what is" and "As is Whatever There is" and No Recourse Basis".
6. Bid Form will be available on payment of Rs. 500/- per form (non-refundable). Bid form can be downloaded from the website www.asrecindia.co.in, and payment of Rs.500/- per form (non-refundable) can be tendered to the Authorised Officer at the time of submission of bid form.
7. Bid in the prescribed form filled in the tender document shall be submitted to Authorised Officer of ASREC (India) Ltd., Bldg No. 2, Unit No. 201-202A & 200-202B, Gr. Floor, Solitaire Corporate Park, Andheri Ghatkopar Link Road, Chakala, Andheri (East), Mumbai - 400093 or submit through email tushar.shinde@asrec.co.in / navanhanan@asrecindia.co.in. Last date for Submission of Bid Form is 26.11.2024 upto 4.00 PM. The bid form or Earnest Money Deposit (EMD) received after 4.00 pm on 26.11.2024 for any reason whatsoever will not be entertained. Bid without EMD shall be rejected.
8. The EMD of the successful bidder shall be retained towards part of sale consideration and the EMD of unsuccessful bidders shall be refunded in the same way. The EMD shall not bear any interest. The bidders are requested to get particulars of their bank account to facilitate quick and proper refund.
9. The intending purchaser/bidders are required to deposit EMD amount either through NEFT/ RTGS in the account No. 092020110001490, with Bank of India, Soli, Andheri Branch, IFSC Code: BKID000990 Name of the Beneficiary: ASREC-PS-07/ 2019-20 TRUST, or by way of Demand Draft drawn in favour of ASREC-PS-07/ 2019-20 TRUST through any Nationalized or Scheduled Bank and payable in Mumbai.
10. The successful bidder shall immediately i.e. on the same day or not later than next working day, as the case may be, deposit 25% of the sale price (inclusive of EMD amount deposited) to the Authorised Officer and in default of such deposit, EMD will be forfeited and the property shall be sold again.
11. The balance amount of the sale price shall be paid on or before 15th day of confirmation of sale of the property or such extended period as may be agreed upon in writing between the secured creditor and successful bidder. In default of payment within above stipulated time period, the deposit shall be forfeited and the property shall be resold and the defaulting purchaser shall forfeit all claims to the property or any part of the sum for which it may be subsequently sold.
12. The sale shall be subject to rules/conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
13. The Bid without EMD amount and/or less than the Reserve price shall not be accepted/ confirmed.
14. The interested bidders can inspect the property on 13.11.2024 between 11.30 AM to 2.30 PM.
Contact Details: Mr. Tushar Shinde - Cell No. 9820947393, 022 - 61387037, Mr. Navin Anand - Cell No. 9820947393, 022 - 61387025, Mr. Jagdish Shah - Cell No. 9819931487, 022- 61387042, may be contacted for any query.
15. The Authorised Officer has every right to accept or reject any or all offers and/or modify any terms/conditions without assigning any reasons therefor.
16. The successful bidder would bear the charges/fees payable for registration, stamp duty, registration fee, incidental expenses etc. as applicable as per law.
17. On completion of the sale, the title and condition of sale and confirmation of the sale the Authorised Officer shall issue CERTIFICATE OF SALE in favour of the successful bidder.
18. In the event the auction scheduled hereinabove fails for any reason whatsoever, ASREC has the right to sell the secured asset under auction through this Notice by way of PRIVATE TREATY or under the provisions of Rule 8(5) of the Security Interest (Enforcement) Rules and the SARFAESI Act, 2002.
19. The highest bid will be subject to approval of the secured creditor/Authorised Officer.
THIS NOTICE SHALL BE VALID FOR THIRTY DAYS NOTICE TO THE BORROWERS & JOINT-CO-BORROWERS/SURETY FOR SALE OF SECURED PROPERTY UNDER RULES 8(6) & 9(1) OF SARFAESI ACT AND SECURITY INTEREST (ENFORCEMENT) RULES ON THE ABOVE-MENTIONED DATE IF THEIR OUTSTANDING DUES ARE NOT PAID IN FULL.
Date: 21.10.2024
Place: Mumbai
Sd/-
Authorised Officer
ASREC (India) Ltd.