

A J Castings Private Limited (In Liquidation)

E-AUCTION-SALE OF ASSETS UNDER IBC, 2016
 Date and Time of Auction: 21st April 2023 (Friday)
 from 12:00 PM to 02:00 PM

E-Auction Sale of Assets by A J CASTINGS PRIVATE LIMITED (In Liquidation) forming part of Liquidation Estate under section 35(1) of IBC 2016 read with Regulation 33 of Liquidation Regulation. E-Auction will be conducted on "AS IS WHERE IS, AS IS WHAT IS, WHATEVER THERE IS AND NO RECOURSE BASIS".
 The sale will be done by the undersigned through the e-auction platform: www.auctionfocus.in

Options	Assets	Reserve Price	EMD	Incremental Bid Amount
A	Sale of an Asset on a stand alone basis (Under Regulation 32(a) of BBI Liquidation Regulation) Date and Time of Auction: 21 st April 2023 from 12:00 P.M. to 02:00 P.M.			
A1	Sale of the Land measuring 1062 sq. mts. at Plot No. 34 of Silver Industries estate, BhimporNami Daman, Union Territory of Daman.	1,05,00,000/-	10,50,000/-	50,000/-
A2	Shed & Structures at Plot No. 34 of Silver Industries estate, Bhimpor Nami Daman, Union Territory of Daman	10,00,000/-	1,00,000/-	10,000/-

Note-Interested Applicants may submit their EOI for sale of Assets of Company along with prescribed EMD fee as per the terms of the invitation. For eligibility and detailed terms & conditions of the EOI, Visit www.auctionfocus.in or send email at: ajc.castings@gmail.com. Other Points:
 1. This Sale Notice shall be read in conjunction with the E-Auction Process Document containing Brief of the Assets, online E-Auction Tender Form, Deed of Indemnity, General Terms & Conditions of E-Auction Sale which are available on website www.auctionfocus.in through mail ajc.castings@gmail.com, Contact Number 8788235998
 2. The Soft copy of EOI documents along with all the annexures is required to be mailed at ajc.castings@gmail.com or before 5:00 PM on 18th April 2023. The hard copy of EOI document should be sent to the office of the Liquidator in a sealed plain envelope superscripted as "Expression of Interest for participating in e-auction of A J Castings Pvt Ltd (In Liquidation)" containing a complete set of the EOI along with the annexures at the above-mentioned address by speed post/registered post or by hand delivery to be reached.
 3. Last date for submission of EMD: 19.04.2023, Inspection of assets: 09.04.2023 to 18.04.2023
 4. Address for submission of EOI: Soli Energy Insolvency Professionals LLP Plot No 72 Opp Dew Trinity Hospital, Dr Prakash building second floor, Hindustan Colony Wardha road, Nagpur, 440015.
 5. E-Auction shall be conducted between 12:00 PM to 2:00 PM IST 21st April 2023
 6. The Liquidator has the right to accept or cancel or extend or modify etc., any terms and conditions of the E-auction at any time. Liquidator has the right to reject any of the bid without giving any reasons.

Sd/ MEGHA AGRAWAL
 Liquidator in the matter of A J Castings Private Limited
 IBI Reg. No.: IBI/PA/001/PP-P-01456/2018-2019/12272
 AFA validity - 09.10.2023
 Correspondence Address: Soli Energy Insolvency Professionals LLP,
 Plot No 72, Opp Dew Trinity Hospital,
 Dr. Prakash building second floor, Hindustan Colony Wardha road, Nagpur 440015
 Email: ajc.castings@gmail.com

FORM G INVITATION FOR EXPRESSION OF INTEREST FOR SHREE RAMRAJYA COTEX PRIVATE LIMITED OPERATING IN TEXTILES INDUSTRY AT GONDAL (GUJARAT)

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.	SHREE RAMRAJYA COTEX PRIVATE LIMITED (IN CIRP) CIN : U01403GJ2007PTC051608
2 Address of the registered office	A-63, New Sardar Marketing Yard By Pass Gondal, NH-88 Gondal, Gujarat-360311 India
3 URL of website	Not Available
4 Details of place where majority of fixed assets are located	Not Available
5 Installed capacity of main products / services	There have been no business activities / operations in the Corporate Debtor since 2014. Thus, no major capacity for main product is installed for the Corporate Debtor.
6 Quantity and value of main products / services sold in last financial year	There have been no business activities / operations in the Corporate Debtor since 2014.
7 Number of employees / workmen	0
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.	All the details are available at the office of the Resolution Professional and can be sought by sending mail at cirp.ramrajya@gmail.com after executing a confidential undertaking.
9 Eligibility for resolution applicants under section 25(2)(h) of the Code is available at.	Can be obtained by emailing at: cirp.ramrajya@gmail.com
10 Last date for receipt of expression of interest	19th April, 2023
11 Date of issue of provisional list of prospective resolution applicants	29th April, 2023
12 Last date for submission of objections to provisional list	04th May 2023
13 Process email id to submit EOI	cirp.ramrajya@gmail.com

Date : 04th April 2023
 Place : Ahmedabad

Sd/ IP Keyur J Shah
 Resolution Professional
 Shree Ramrajya Cotex Private Limited
 IBI Reg. No.: IBI/PA-002/IP-N00244/2017-18/10729
 AFA Number: AA2/10729/2020/1123/202348
 AFA valid upto 20/11/2023
 Address: 1007, Sun Avenue One, Near Shreyas Foundation, Manekbaug Society, Ambawadi, Ahmedabad, Gujarat-380015

STRESSED ASSET MANAGEMENT BRANCH

1st Floor, Rangoli Complex, Opp. V.S. Hospital, Ellsbidge, Ahmedabad-380006
 Email: sam@ahmedabad.ubnbankofindia.bank

POSSESSION NOTICE [Rule - 8 (1)]

Whereas, the undersigned being the authorised officer of the Union Bank of India, Stressed Asset Management Branch, Ahmedabad under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 4th February, 2014 calling along upon the borrower M/s. Greendiaz Biotech Ltd to repay the amount mentioned in the notice being Rs.49,09,05,476.68/- (in words Fourty Nine Crore Nine Lakh Five Thousand Four Hundred Seventy Six & Sixty Eight Paise Only) plus interest and expenses within 60 days from the date of receipt of the said notice.

The borrower as well as guarantors having failed to repay the total amount, notice is hereby given to the borrower and the public in general that the undersigned has taken/received possession of the property described herein below in exercise of powers conferred on him/her under section 13(4) of the said Act read with rule 8 of the said rules Assistant Superintendent (Add. Chief Metropolitan Magistrate) Court No.33 to the orders of Chief Metropolitan Magistrate at Ahmedabad CRMA. No. 573/2022 Dated 06.03.2023 on this 2nd day of April of the year 2023. Borrower/Guarantor's attention is invited to provisions of sub-section (8) of section 13 of the said Act, in respect of time available to redeem the secured assets

The borrower/guarantors in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the properties will be subject to the charge of the Union Bank of India, Stressed Asset Management Branch, Ahmedabad for the amounts of Rs.49,09,05,476.68/- (in words Fourty Nine Crore Nine Lakh Five Thousand Four Hundred Seventy Six & Sixty Eight Paise Only) as on 31-12-2013 and further interest and expense thereon.

DESCRIPTION OF IMMOVABLE PROPERTY

All That Piece & Parcel of immovable property bearing Flat No.3, on 2nd Floor admeasuring 292.00 Sq.Mtrs alongwith undivided share admeasuring 88.4 Sq.Mtrs in the scheme known as "Shamikhsha Building" situated on the land bearing Town Planning Scheme No.3 varied of Final Plot No. 265 and 90/2 admeasuring 884 Sq. Mtrs. e 1057.26 Sq.Yds situated lying and being at Mouje: Shekhpur-Khanpur, Taluka: City in the Registration District Ahmedabad and Sub District Ahmedabad - 3 (Memnagar). Property held in the names of Mr. Champabhai Rikhabchand Sanghavi & Mr. Dipakbhai Champabhai Sanghavi. Bounded: On the North by : Marginal Open Space, On the South by : Marginal Open Space and Then Punjabi Hall, On the East by : Marginal Open Space and Then Multilevel Parking, On the West by : Passage Stair, Lift, and Then Flat No. 4

Date : 02.04.2023
 Place : Ahmedabad

Authorised Officer
 Union Bank of India

SK FINANCE LIMITED (Erstwhile - Ess Kay Fincorp Limited)

Registered Office : G 1, G 2, New Market, Khasa Kotli Circle, Jaipur, Rajasthan.

AUCTION CUM SALE NOTICE

Pursuant to the possession taken by the Authorised Officer of SK Finance Limited, under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under the rules of the Security Interest (Enforcement) Rules, 2002 to recover the outstanding amount Rs. 21,44,811/- (Rupees Twenty One Lakh Forty Four thousand Eight hundred Eleven) as on 25.04.2022 and further interest and other charges thereon at the contractual rates starting from 31.01.2018 till actual payment and/or realization from the Borrower namely Mr. Krishanbhai Ganpathai Chunarua and Vishnubhai Ganpathai Chunarua S/o. Ganpathai Chunarua, Ganpathai Keshavali Chunarua S/o. Keshavali Gopaladas Chunarua, and Shilpaben Krishanbhai Chunarua W/o. Krishanbhai Chunarua. They all are Residing at 10, Kantodiya Vas, O/s. Rajpur Darwaja, Landmark : Rajpur Darwaja, Ahmedabad-380022 as per the Statutory Demand Notice, dated 03.02.2022 issued u/s. 13(2) of the SARFAESI Act. OFFERS are invited by the undersigned in sealed cover for sale by auction of immovable property/ies on AS IS WHERE IS BASIS and AS IS WHAT IS BASIS as per the particulars given hereunder :

Description of Secured Asset	Reserve Price	EMD
All The Part and parcels of residential property situated at property bearing Municipal Session No. 1725, admeasuring about 56.85.65 sq. mts. plot area paiki 56.85.65 sq. mts. Second Floor area, Total 170.56.95 sq. mts. construction area in the area known as "Dhal Ni Pole" situated at Mouje Khadiya-2, Taluka City, Dist. Ahmedabad on land bearing City Survey No. 2510 in Registration Sub-district and District of Ahmedabad-1 (City), Belonging to Krishanbhai Ganpathai Chunarua.	Rs. 18,25,280/- (Twenty Two Lakh Eighty One Thousand Six Hundred Only)	Rs. 1,82,528/- (One Lakh eighty two thousand five hundred twenty eight only)

The undersigned shall arrange to give the inspection of the said properties through his representative/agent, to prospective buyers on 08.04.2023 between 11.00 a.m. to 3.00 p.m. The undersigned may at his absolute discretion and on request from prospective buyers, arrange to give the inspection of the said properties/through his representative/agent to prospective buyers at any other working day between the working hours of the Finance Company.

The sealed Bids shall be sent with the words "For purchase of property in the matter of Mr. Krishanbhai Ganpathai Chunarua" mentioned on the cover. The Bidder shall send sealed envelope with a demand draft/pay order of a scheduled bank for the earnest money deposit (EMD) stated above favoring "SK Finance Limited payable at Ahmedabad", addressed to the Authorized Officer of SK Finance Limited, 404, Sigma Icon-1, Opp. Medlink Hospital, Shyamal Cross Road, Ahmedabad. So as to reach the undersigned latest by 4.30 p.m. on 11.04.2023 and the Auction /inter se bidding will take place at 2.30 p.m. on 15.04.2023 at the same place, where the bidders can remain present and revise their offers UPWARDS. On the confirmation of the auction / sale of the secured asset, the successful bidder/ purchaser should deposit 25% (including 10% of the said EMD amount) of the bidding amount on same day and the balance 75% within 15 days, failing which the Bank shall forfeit the entire amount already paid by the bidder.

Terms and Conditions: (i) Sale will strictly be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and on the terms as mentioned herein and in the terms and conditions of sale, however the Authorised Officer shall have the absolute discretionary right to change or vary the terms and conditions. (ii) The particulars of Secured Assets specified in the Schedule herein above have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation. (iii) The secure asset will not be sold below the reserve price and sale shall be confirmed to the highest bidder. However, the Authorised Officer is not bound to accept the highest bid or any all bids and reserves the absolute right and discretion to accept or reject any bid without assigning any reason whatsoever. (iv) The bidders at the time of submission of bid shall produce evidence of their identity by cogent documents and if they participate in the auction in a representative capacity, the authorization/resolutions/Power of attorney etc, executed by the principal be also produced. (v) In no case the bidders will be permitted to withdraw the bids. (vi) In case the bids are rejected, Authorised Officer can negotiate with any of the bidders or other parties for sale of the properties by private treaty. (vii) All statutory dues/ other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser. (viii) All outgoings i.e. Municipal Taxes, Maintenance/Society charges, Electricity and Water charges and any other dues or taxes in respect of the said property shall be paid by the successful Bidder/Purchaser. (ix) The successful bidder shall deposit the entire amount of sale price, 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. (x) Bids below reserve price shall be out rightly rejected. (xi) Bids submitted without original demand drafts/pay order for the EMD shall be out rightly rejected. (xii) Bank Limited or its employees will not be liable for any claims from any person in respect of the properties put for sale. (xiii) Any other encumbrances are not known to the Bank. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties Auctioned. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc. (xiv) If the dues of the bank together with all costs, charges and expenses incurred by them or part thereof as may be acceptable to the bank are tendered by/on behalf of the Borrowers/Guarantors/Mortgagors, at any time on or before the date fixed for sale, the auction / sale of asset may be cancelled. The Authorised Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel / adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final. (xv) The sale certificate shall be issued in the same name in which the Bid is submitted. (xvi) For further details Contact our Branch office address at SK Finance Limited, 404, Sigma Icon-1, Opp. Medlink Hospital, Shyamal Cross Road, Ahmedabad, Phone: 6359617726.

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES
 The Borrower / Guarantors / Mortgagors 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 auctioned/sold and balance dues, if any, will be recovered with interest and cost.

Place : Ahmedabad
 Date : 01.04.2023

For, SK Finance Limited,
 Sd/- Authorized Officer

SK FINANCE LIMITED (Erstwhile - Ess Kay Fincorp Limited)

Registered Office : G 1, G 2, New Market, Khasa Kotli Circle, Jaipur, Rajasthan.

AUCTION CUM SALE NOTICE

Pursuant to the possession taken by the Authorised Officer of SK Finance Limited, under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under the rules of the Security Interest (Enforcement) Rules, 2002 to recover the outstanding amount Rs. 21,29,726/- (Rupees Twenty one lakh twenty nine thousand seven hundred twenty six only) as on 13.04.2022 and further interest and other charges thereon at the contractual rates starting from 08.10.2020 till actual payment and/or realization from the Borrower namely Mr. Akshay Kumar Patel, S/o. Rameshbhai Patel, Loan Account No. 5358537, Residing at 522, Gandhi Faliya, Near Swaminarayan Temple, Waghodiya Road, Vadodara, Gujarat-391760. Other co-borrower name is Pravinaben Akshay Kumar Patel, Residing at 522, Gandhi Faliya, Near Swaminarayan Temple, Waghodiya Road, Vadodara, Gujarat-391760. As per the Statutory Demand Notice, dated 28.01.2022 issued u/s-13(2) of the SARFAESI Act, OFFERS are invited by the undersigned in sealed cover for sale by auction of immovable property/ies on AS IS WHERE IS BASIS and AS IS WHAT IS BASIS as per the particulars given hereunder :

Description of Secured Asset	Reserve Price	EMD
All the part and parcels of Residential Property situated at House No. 522, Gandhi Faliya, Waghodiya Road, Vadodara. C.S. No. 1471 of Village Waghodiya, Vadodara, Gujarat-391760, Admeasuring Land / Plot Area - 55.92 Sq. Mts. belonging to Akshay Kumar Patel and Bounded as : Bounded by : North : House of Virubhai Panchal; South : Gandhi Faliya Road; East : House of Vinubhai; West : Kasturba Faliya Khadki.	Rs. 26,75,295/- (Twenty six lakh seventy five thousand two hundred ninety five only)	Rs. 2,67,529/- (Two lakh sixty seven thousand five hundred twenty nine only)

The undersigned shall arrange to give the inspection of the said properties through his representative/agent, to prospective buyers on 08.04.2023 between 11 a.m. to 3 p.m. The undersigned may at his absolute discretion and on request from prospective buyers, arrange to give the inspection of the said properties/through his representative/agent to prospective buyers at any other working day between the working hours of the Finance Company.

The sealed Bids shall be sent with the words "For purchase of property in the matter of Mr. Akshay Kumar Patel" mentioned on the cover. The Bidder shall send sealed envelope with a demand draft/pay order of a scheduled bank for the earnest money deposit (EMD) stated above favoring "SK Finance Limited payable at Ahmedabad", addressed to the Authorized Officer of SK Finance Limited, 404, Sigma Icon-1, Opp. Medlink Hospital, Shyamal Cross Road, Ahmedabad. So as to reach the undersigned latest by 4.30 p.m. on 11.04.2023 and the Auction /inter se bidding will take place at 2.30 p.m. on 15.04.2023 at the same place, where the bidders can remain present and revise their offers UPWARDS. On the confirmation of the auction / sale of the secured asset, the successful bidder/ purchaser should deposit 25% (including 10% of the said EMD amount) of the bidding amount on same day and the balance 75% within 15 days, failing which the Bank shall forfeit the entire amount already paid by the bidder.

Terms and Conditions: (i) Sale will strictly be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and on the terms as mentioned herein and in the terms and conditions of sale, however the Authorised Officer shall have the absolute discretionary right to change or vary the terms and conditions. (ii) The particulars of Secured Assets specified in the Schedule herein above have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation. (iii) The secure asset will not be sold below the reserve price and sale shall be confirmed to the highest bidder. However, the Authorised Officer is not bound to accept the highest bid or any all bids and reserves the absolute right and discretion to accept or reject any bid without assigning any reason whatsoever. (iv) The bidders at the time of submission of bid shall produce evidence of their identity by cogent documents and if they participate in the auction in a representative capacity, the authorization/resolutions/Power of attorney etc, executed by the principal be also produced. (v) In no case the bidders will be permitted to withdraw the bids. (vi) In case the bids are rejected, Authorised Officer can negotiate with any of the bidders or other parties for sale of the properties by private treaty. (vii) All statutory dues/ other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser. (viii) All outgoings i.e. Municipal Taxes, Maintenance/Society charges, Electricity and Water charges and any other dues or taxes in respect of the said property shall be paid by the successful Bidder/Purchaser. (ix) The successful bidder shall deposit the entire amount of sale price, 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. (x) Bids below reserve price shall be out rightly rejected. (xi) Bids submitted without original demand drafts/pay order for the EMD shall be out rightly rejected. (xii) Bank Limited or its employees will not be liable for any claims from any person in respect of the properties put for sale. (xiii) Any other encumbrances are not known to the Bank. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties Auctioned. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc. (xiv) If the dues of the bank together with all costs, charges and expenses incurred by them or part thereof as may be acceptable to the bank are tendered by/on behalf of the Borrowers/Guarantors/Mortgagors, at any time on or before the date fixed for sale, the auction / sale of asset may be cancelled. The Authorised Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel / adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final. (xv) The sale certificate shall be issued in the same name in which the Bid is submitted. (xvi) For further details Contact our Branch office address at SK Finance Limited, 404, Sigma Icon-1, Opp. Medlink Hospital, Shyamal Cross Road, Ahmedabad, Phone: 6359617726.

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES
 The Borrower / Guarantors / Mortgagors 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 auctioned / sold and balance dues, if any, will be recovered with interest and cost.

Place : Ahmedabad
 Date : 01.04.2023

For, SK Finance Limited,
 Sd/- Authorized Officer

Place : Ahmedabad
 Date : 01.04.2023

For, SK Finance Limited,
 Sd/- Authorized Officer

SK FINANCE LIMITED (Erstwhile - Ess Kay Fincorp Limited)

Registered Office : G 1, G 2, New Market, Khasa Kotli Circle, Jaipur, Rajasthan.

AUCTION CUM SALE NOTICE

Pursuant to the possession taken by the Authorised Officer of SK Finance Limited, under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under the rules of the Security Interest (Enforcement) Rules, 2002 to recover the outstanding amount Rs. 21,44,811/- (Rupees Twenty One Lakh Forty Four thousand Eight hundred Eleven) as on 25.04.2022 and further interest and other charges thereon at the contractual rates starting from 31.01.2018 till actual payment and/or realization from the Borrower namely Mr. Krishanbhai Ganpathai Chunarua and Vishnubhai Ganpathai Chunarua S/o. Ganpathai Chunarua, Ganpathai Keshavali Chunarua S/o. Keshavali Gopaladas Chunarua, and Shilpaben Krishanbhai Chunarua W/o. Krishanbhai Chunarua. They all are Residing at 10, Kantodiya Vas, O/s. Rajpur Darwaja, Landmark : Rajpur Darwaja, Ahmedabad-380022 as per the Statutory Demand Notice, dated 03.02.2022 issued u/s. 13(2) of the SARFAESI Act. OFFERS are invited by the undersigned in sealed cover for sale by auction of immovable property/ies on AS IS WHERE IS BASIS and AS IS WHAT IS BASIS as per the particulars given hereunder :

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The undersigned shall arrange to give the inspection of the said properties through his representative/agent, to prospective buyers on 08.04.2023 between 11.00 a.m. to 3.00 p.m. The undersigned may at his absolute discretion and on request from prospective buyers, arrange to give the inspection of the said properties/through his representative/agent to prospective buyers at any other working day between the working hours of the Finance Company.

The sealed Bids shall be sent with the words "For purchase of property in the matter of Mr. Krishanbhai Ganpathai Chunarua" mentioned on the cover. The Bidder shall send sealed envelope with a demand draft/pay order of a scheduled bank for the earnest money deposit (EMD) stated above favoring "SK Finance Limited payable at Ahmedabad", addressed to the Authorized Officer of SK Finance Limited, 404, Sigma Icon-1, Opp. Medlink Hospital, Shyamal Cross Road, Ahmedabad. So as to reach the undersigned latest by 4.30 p.m. on 11.04.2023 and the Auction /inter se bidding will take place at 2.30 p.m. on 15.04.2023 at the same place, where the bidders can remain present and revise their offers UPWARDS. On the confirmation of the auction / sale of the secured asset, the successful bidder/ purchaser should deposit 25% (including 10% of the said EMD amount) of the bidding amount on same day and the balance 75% within 15 days, failing which the Bank shall forfeit the entire amount already paid by the bidder.

Terms and Conditions: (i) Sale will strictly be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and on the terms as mentioned herein and in the terms and conditions of sale, however the Authorised Officer shall have the absolute discretionary right to change or vary the terms and conditions. (ii) The particulars of Secured Assets specified in the Schedule herein above have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation. (iii) The secure asset will not be sold below the reserve price and sale shall be confirmed to the highest bidder. However, the Authorised Officer is not bound to accept the highest bid or any all bids and reserves the absolute right and discretion to accept or reject any bid without assigning any reason whatsoever. (iv) The bidders at the time of submission of bid shall produce evidence of their identity by cogent documents and if they participate in the auction in a representative capacity, the authorization/resolutions/Power of attorney etc, executed by the principal be also produced. (v) In no case the bidders will be permitted to withdraw the bids. (vi) In case the bids are rejected, Authorised Officer can negotiate with any of the bidders or other parties for sale of the properties by private treaty. (vii) All statutory dues/ other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser. (viii) All outgoings i.e. Municipal Taxes, Maintenance/Society charges, Electricity and Water charges and any other dues or taxes in respect of the said property shall be paid by the successful Bidder/Purchaser. (ix) The successful bidder shall deposit the entire amount of sale price, 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. (x) Bids below reserve price shall be out rightly rejected. (xi) Bids submitted without original demand drafts/pay order for the EMD shall be out rightly rejected. (xii) Bank Limited or its employees will not be liable for any claims from any person in respect of the properties put for sale. (xiii) Any other encumbrances are not known to the Bank. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties Auctioned. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc. (xiv) If the dues of the bank together with all costs, charges and expenses incurred by them or part thereof as may be acceptable to the bank are tendered by/on behalf of the Borrowers/Guarantors/Mortgagors, at any time on or before the date fixed for sale, the auction / sale of asset may be cancelled. The Authorised Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel / adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final. (xv) The sale certificate shall be issued in the same name in which the Bid is submitted. (xvi) For further details Contact our Branch office address at SK Finance Limited, 404, Sigma Icon-1, Opp. Medlink Hospital, Shyamal Cross Road, Ahmedabad, Phone: 6359617726.

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES
 The Borrower / Guarantors / Mortgagors 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 auctioned/sold and balance dues, if any, will be recovered with interest and cost.

Place : Ahmedabad
 Date : 01.04.2023

For, SK Finance Limited,
 Sd/- Authorized Officer

SK FINANCE LIMITED (Erstwhile - Ess Kay Fincorp Limited)

Registered Office : G 1, G 2, New Market, Khasa Kotli Circle, Jaipur, Rajasthan.

AUCTION CUM SALE NOTICE

Pursuant to the possession taken by the Authorised Officer of SK Finance Limited, under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under the rules of the Security Interest (Enforcement) Rules, 2002 to recover the outstanding amount Rs. 21,29,726/- (Rupees Twenty one lakh twenty nine thousand seven hundred twenty six only) as on 13.04.2022 and further interest and other charges thereon at the contractual rates starting from 08.10.2020 till actual payment and/or realization from the Borrower namely Mr. Akshay Kumar Patel, S/o. Rameshbhai Patel, Loan Account No. 5358537, Residing at 522, Gandhi Faliya, Near Swaminarayan Temple, Waghodiya Road, Vadodara, Gujarat-391760. Other co-borrower name is Pravinaben Akshay Kumar Patel, Residing at 522, Gandhi Faliya, Near Swaminarayan Temple, Waghodiya Road, Vadodara, Gujarat-391760. As per the Statutory Demand Notice, dated 28.01.2022 issued u/s-13(2) of the SARFAESI Act, OFFERS are invited by the undersigned in sealed cover for sale by auction of immovable property/ies on AS IS WHERE IS BASIS and AS IS WHAT IS BASIS as per the particulars given hereunder :

Description of Secured Asset	Reserve Price	EMD
All the part and parcels of Residential Property situated at House No. 522, Gandhi Faliya, Waghodiya Road, Vadodara. C.S. No. 1471 of Village Waghodiya, Vadodara, Gujarat-391760, Admeasuring Land / Plot Area - 55.92 Sq. Mts. belonging to Akshay Kumar Patel and Bounded as : Bounded by : North : House of Virubhai Panchal; South : Gandhi Faliya Road; East : House of Vinubhai; West : Kasturba Faliya Khadki.	Rs. 26,75,295/- (Twenty six lakh seventy five thousand two hundred ninety five only)	Rs. 2,67,529/- (Two lakh sixty seven thousand five hundred twenty nine only)

The undersigned shall arrange to give the inspection of the said properties through his representative/agent, to prospective buyers on 08.04.2023 between 11 a.m. to 3 p.m. The undersigned may at his absolute discretion and on request from prospective buyers, arrange to give the inspection of the said properties/through his representative/agent to prospective buyers at any other working day between the working hours of the Finance Company.

The sealed Bids shall be sent with the words "For purchase of property in the matter of Mr. Akshay Kumar Patel" mentioned on the cover. The Bidder shall send sealed envelope with a demand draft/pay order of a scheduled bank for the earnest money deposit (EMD) stated above favoring "SK Finance Limited payable at Ahmedabad", addressed to the Authorized Officer of SK Finance Limited, 404, Sigma Icon-1, Opp. Medlink Hospital, Shyamal Cross Road, Ahmedabad. So as to reach the undersigned latest by 4.30 p.m. on 11.04.2023 and the Auction /inter se bidding will take place at 2.30 p.m. on 15.04.2023 at the same place, where the bidders can remain present and revise their offers UPWARDS. On the confirmation of the auction / sale of the secured asset, the successful bidder/ purchaser should deposit 25% (including 10% of the said EMD amount) of the bidding amount on same day and the balance 75% within 15 days, failing which the Bank shall forfeit the entire amount already paid by the bidder.

Terms and Conditions: (i) Sale will strictly be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and on the terms as mentioned herein and in the terms and conditions of sale, however the Authorised Officer shall have the absolute discretionary right to change or vary the terms and conditions. (ii) The particulars of Secured Assets specified in the Schedule herein above have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation. (iii) The secure asset will not be sold below the reserve price and sale shall be confirmed to the highest bidder. However, the Authorised Officer is not bound to accept the highest bid or any all bids and reserves the absolute right and discretion to accept or reject any bid without assigning any reason whatsoever. (iv) The bidders at the time of submission of bid shall produce evidence of their identity by cogent documents and if they participate in the auction in a representative capacity, the authorization/resolutions/Power of attorney etc, executed by the principal be also produced. (v) In no case the bidders will be permitted to withdraw the bids. (vi) In case the bids are rejected, Authorised Officer can negotiate with any of the bidders or other parties for sale of the properties by private treaty. (vii) All statutory dues/ other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser. (viii) All outgoings i.e. Municipal Taxes, Maintenance/Society charges, Electricity and Water charges and any other dues or taxes in respect of the said property shall be paid by the successful Bidder/Purchaser. (ix) The successful bidder shall deposit the entire amount of sale price, 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. (x) Bids below reserve price shall be out rightly rejected. (xi) Bids submitted without original demand drafts/pay order for the EMD shall be out rightly rejected. (xii) Bank Limited or its employees will not be liable for any claims from any person in respect of the properties put for sale. (xiii) Any other encumbrances are not known to the Bank. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties Auctioned. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc. (xiv) If the dues of the bank together with all costs, charges and expenses incurred by them or part thereof as may be acceptable to the bank are tendered by/on behalf of the Borrowers/Guarantors/Mortgagors, at any time on or before the date fixed for sale, the auction / sale of asset may be cancelled. The Authorised Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel / adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final. (xv) The sale certificate shall be issued in the same name in which the Bid is submitted. (xvi) For further details Contact our Branch office address at SK Finance Limited, 404, Sigma Icon-1, Opp. Medlink Hospital, Shyamal Cross Road, Ahmedabad, Phone: 6359617726.

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES
 The Borrower / Guarantors / Mortgagors 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 auctioned / sold and balance dues, if any, will be recovered with interest and cost.

Place : Ahmedabad
 Date : 01.04.2023

For, SK Finance Limited,
 Sd/- Authorized Officer

SK FINANCE LIMITED (Erstwhile - Ess Kay Fincorp Limited)

Registered Office : G 1, G 2, New Market, Khasa Kotli Circle, Jaipur, Rajasthan.

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