

Phoenix ARC Private Limited

Regd. Office: 3rd Floor, Wallace Tower 139-140B/1, Crossing of Sahar Road and Western Express Highway Vile Parle (East) Mumbai - 400 057. Tel: 022-68492450. Fax: 022-67412313. CIN: L1190MH2007TC168303 Email: info@phoenixarc.co.in. Website: www.phoenixarc.co.in.

PUBLIC NOTICE FOR E-AUCTION CUM SALE

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and to the Borrowers/Guarantors/Mortgagors, that the under mentioned property mortgaged to Phoenix ARC Private Limited pursuant to assignment of debt by Moolal Oswal Home Finance Limited (Earlier known as Aspire Home Finance Corporation Limited - Assignor) will be sold on "AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS", by way of "online e-auction" for recovery of dues and further interest, charges and costs etc, as detailed below in terms of the provisions of SARFAESI Act read with Rules & 9 of Security Interest (Enforcement) Rules, 2002 through www.auctionbazaar.com as per the details given below.

Sr. No.	Date and Time of E-Auction	Borrower(s) / Loan Account	Demand Notice Date and Amount	Description of the Immovable Property	Reserve Price, EMD & Last Date of Submission of EMD
1	28-05-2018 For Rs. 10,99,306/-	LAN: LXSUR00217-180061415 Branch: SURAT Borrower: Milanbhai Babubhai Markana Co-Borrower: Shradhaben Milanbhai Markana	28-05-2018 For Rs. 10,99,306/-	Plot No. 68, R.S.No. 224/1, 121, 122, Block No.116, Paikae - 1, Ram Nagar Society, Near Astor Green, Sekhpur, Karret, Surat 394180 Karret, Gujarat.	Reserve Price: Rs. 10,32,984/- (Ten Lakh Thirty Two Thousand Nine Hundred & Eighty Four Only) EMD: Rs. 1,03,298/- (One Lakh Three Thousand Two Hundred & Ninety Eight Only) Last date of EMD Deposit: 02-03-2025
2	01-12-2020 For Rs. 1,07,929/-	LAN: LXSUR00315-160008556 Branch: SURAT Borrower: Devihal Dhanji Lohar Co-Borrower: Shantidevi Devihal Lohar	01-12-2020 For Rs. 1,07,929/-	Flat No. 207, Vinayak Palace, 2nd Floor, Hariant Society Vibhag 3, Palki Plot No. 27 To 30, Kadodara, Palsana, Surat, Gujarat - 394327	Reserve Price: Rs. 5,46,111/- (Five Lakh Forty Six Thousand One Hundred & Eleven Only) EMD: Rs. 54,611/- (Fifty Four Thousand Six Hundred & Eleven Only) Last date of EMD Deposit: 02-03-2025
3	12-10-2023 For Rs. 10,07,929/-	LAN: LXSUR00416-170043396 Branch: SURAT Borrower: Jaykumar Mangalprasad Mishra Co-Borrower: Seetab Mangalprasad Mishra	12-10-2023 For Rs. 10,07,929/-	Plot No 5, Survey No. 250/B, Khata No.41, Green Avenue Residency, Shivdhar, Road, Ankleshwar, Bharuch, Surat, Gujarat 393110	Reserve Price: Rs. 9,34,221/- (Nine Lakh Thirty Four Thousand Two Hundred & Twenty One Only) EMD: Rs. 93,422/- (Ninety Three Thousand Four Hundred & Twenty Two Only) Last date of EMD Deposit: 02-03-2025
4	28-02-2019 For Rs. 6,26,348/-	LAN: LXKAP00216-170047431 Branch: ANKLESHWAR Borrower: Munir Tahir Shah Co-Borrower: Sajda Begam Munir Shah	28-02-2019 For Rs. 6,26,348/-	Plot No/297 R/S/No/198 Pratistha Residency Kapoda, Besides Navjivan Park, N/H/ Way No.3/393001 Gujarat.	Reserve Price: Rs. 5,95,293/- (Five Lakh Ninety Five Thousand Two Hundred & Ninety Three Only) EMD: Rs. 59,529/- (Fifty Nine Thousand Five Hundred & Twenty Nine Only) Last date of EMD Deposit: 02-03-2025
5	28-01-2021 For Rs. 7,21,156/-	LAN: LXVAP00217-180056296 Branch: VAPI Borrower: Haridwar Ramchandra Mahji Co-Borrower: Dharamshila Devi Haridwar Mahji	28-01-2021 For Rs. 7,21,156/-	Flat No - 204, 2nd Floor, Siddhi Residency, Opposite Vallabh Nagar, Chhri, Vapi, Valsad, Gujarat - 396191	Reserve Price: Rs. 7,31,874/- (Seven Lakh Thirty One Thousand Eight Hundred & Seventy Four Only) EMD: Rs. 73,187/- (Seventy Three Thousand One Hundred & Eighty Seven Only) Last date of EMD Deposit: 02-03-2025
6	23-12-2020 For Rs. 7,53,534/-	LAN: LXSUR00417-180052560 Branch: SURAT Borrower: Sankatmochan Rampratap Mishra Co-Borrower: Meenadevi Sankatmochan Mishra	23-12-2020 For Rs. 7,53,534/-	Plot No. 35, Devine Residency, S.R.No. - 733, Block No - 753, Near Devine Villa, Uiyadara Road, Hathuran, Kosamba, Gujarat - 394120	Reserve Price: Rs. 7,98,904/- (Seven Lakh Ninety Eight Thousand Nine Hundred & Four Only) EMD: Rs. 79,890/- (Seventy Nine Thousand Eight Hundred & Ninety Only) Last date of EMD Deposit: 02-03-2025
7	17-02-2021 For Rs. 9,40,449/-	LAN: LXSUR00216-170042586 Branch: SURAT Borrower: Umeshkumar Umashankar Tiwari Co-Borrower: Seema Umeshkumar Tiwari Laxminarayan Nagar	17-02-2021 For Rs. 9,40,449/-	Plot No.168, Anurag Residency, R.S. No.254, 254/1, Jolva, Palsana, Surat, Gujarat - 394327	Reserve Price: Rs. 4,50,000/- (Four Lakh Fifty Thousand Only) EMD: Rs. 45,000/- (Forty Five Thousand Only) Last date of EMD Deposit: 02-03-2025
8	20-12-2020 For Rs. 9,67,312/-	LAN: LXMDR00417-180052580 Branch: MORBI Borrower: Ran Prakash Santal Nishad Co-Borrower: Niju Ramprakash Nishad	20-12-2020 For Rs. 9,67,312/-	Block No.5, Admeasuring 71,969 of West Side Of Plot No. 104 Palki Of Plot No.103,104 of Survey No.168 Paiki 6 Yamuna Nagar, Navalkhi Road Yamuna Nagar - 2, Morbi Taluka - Amreli 363641 Gujarat Gujarat	Reserve Price: Rs. 9,03,176/- (Nine Lakh Three Thousand One Hundred & Seventy Six Only) EMD: Rs. 90,318/- (Ninety Thousand Three Hundred & Eighteen Only) Last date of EMD Deposit: 02-03-2025

Terms and Conditions of E-Auction: 1. The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may visit to the Web Portal: <https://www.auctionbazaar.com/> for e-Auction Sale. 2. All the intending purchasers/bidders are required to register their name in the portal mentioned above. 3. The interested purchasers/bidders are required to submit the bid form with the auction terms & conditions and process on the same portal and may contact to Deepak Thakur - 9825158090, Mahajan Sandip Lonbhai - 8104802158, Ishan Dev 8828273231, details available in the above mentioned Web Portal and may contact their Centralised Help Desk + 91 83709 69696, E-mail id: contact@auctionbazaar.com. 4. All the intending purchasers/bidders are required to register their name in the portal mentioned above. 5. The interested purchasers/bidders are required to submit separate EMDs for each of the Items/Properties detailed herein above. 6. At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-pones the auction without assigning any reason therefor and without any prior notice. 7. The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the title deed and conveyance delivered in his/her favour as per the applicable law. 8. The intending bidders should make their own independent enquiries regarding encumbrances, title of secured asset put on auction and claims/rights/dues affecting the secured assets, including statutory dues, etc. prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of the bank or the authorisation officer responsible in any way for any of the above mentioned terms and conditions. 9. The prospective/intending bidder shall furnish an undertaking that he/she is not dis-qualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code, 2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she bid will be rejected.

Sd/-
Authorized Officer
Phoenix ARC Private Limited
Date: 25.01.2025

NIWAS HOUSING FINANCE PRIVATE LIMITED

(Formerly known as Indostar Home Finance Private Limited, hereinafter referred as NHFLP)

Regd. Address: - Unit No. 305, 3rd Floor, Wing 2/E, Corporate Avenue, Andheri - Ghatkopar Link Road, Chakala, Andheri (East), Mumbai - 400093

Notice under Section 13 (2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

NHFLP has sanctioned home loan/mortgage loan/construction loan to the following borrowers against mortgage of residential premises. The repayment of the said loans were irregular and the accounts are finally classified as Non-Performing Asset in accordance with directions and guidelines of National Housing Bank/RBI.

NHFLP has therefore invoked its rights and issued a notice under section 13(2) of the SARFAESI Act, 2002 and called upon the borrowers to repay the total outstanding mentioned against respective borrowers within 60 days from the date of the demand notice. The following borrowers are hereby called upon by this publication to pay the total dues mentioned against them plus further charges & interest accrued till payment within 60 days from the date of the said demand notice, failing which NHFLP shall resort to all or any of the legal rights to take possession of the properties, dispose/sale it and adjust the proceeds against the outstanding amount.

The borrowers are also restrained from alienating or creating third party interest on the ownership of the properties.

Sr. No.	Location/ Loan Account Number	Name Of Borrower/Co-Borrowers/Guarantor	Date of Demand Notice Sent	Amount As Per Demand Notice
1.	Surat Adajan LNSUR0HL-0219008945 /LNSUR0HL-0219008946	Shivraj Singh(Borrower) / Meera Devi(Co-Borrower) / Munali Lal (Co-Borrower)	16-01-2025	Rs.963708/-(Rupees Nine Lakh Sixty Three Thousand Seven Hundred Eight Only)
2.	Surat Adajan LNSUR0HL-06190010613	Deepak Patil (Borrower) / Anitaben Deepak Patil (Co-Borrower)	16-01-2025	Rs.560183/-(Rupees Five Lakh Six Hundred Eighty Three Only)
3.	MEHSANA LNHSLAP-03220032853	Dharmendrapuri Amruti Pur Goswami (Borrower) / Firojkan Pathan (Co-Borrower)	16-01-2025	Rs.462315/-(Rupees Four Lakh Sixty Two Thousand Three Hundred Fifteen Only)
4.	AHMEDABAD LNAHMLAP-02230029377	Kantibhai Pashabbhai Vaghela (Borrower) / Pralhadbhai Kantibhai Vaghela(Co-Borrower) / Manjuben Vaghela (Co-Borrower)	16-01-2025	Rs.810328/-(Rupees Eight Lakh Ten Thousand Three Hundred Twenty Eight Only)
5.	SURENDRANAGAR LNSRDLP-08230034489	Ramnikbhai Lkshmanbhai Ghaghretiyara (Borrower) / Madhuben Ramnikbhai Ghaghretiyara(Co-Borrower) / Lakshamanbhai Ogihadbhai(Co-Borrower)	16-01-2025	Rs.442716/-(Rupees Four Lakh Forty Two Thousand Seven Hundred Twenty Six Only)
6.	JUNAGADH LNJNGOHL-04240042780	Yusuf Allarakhbhai Lindavia (Borrower) / Kismabhen Yusbubhai Rimganbhai(Co-Borrower)	16-01-2025	Rs.1001493/-(Rupees Ten Lakh One Thousand Four Hundred Ninety Three Only)
7.	ANKLESHWAR LNAKLOHL-0624004632	Dinesh Prasad (Borrower) / Shila Devi(Co-Borrower)	16-01-2025	Rs.1090365/-(Rupees Ten Lakh Nine Hundred Thirty Six Only)
8.	VADODARA LNVAD0HL-06240044776	Upendrasinh Jogendrasinh Rathod (Borrower) / Sudhaben Jogendrasinh Rathod(Co-Borrower)	16-01-2025	Rs.1197859/-(Rupees Eleven Lakh Ninety Seven Thousand Eight Hundred Fifty Nine Only)

Description of property: All That Piece And Parcel Of The Property Bearing Plot No.25, Admeasuring 48 Sq.yards, In. 40.18 Sq. Mtrs. (As Per K.J.p. Block No.288/25, Adm. 40.18 Sq. Mtrs.), Together With Undivided Proportionate Share In Road & Cop In Ramjendra Residency Situated On The Land Bearing R.S. No. 288 & 289 After Consolidation New Block No.288 Of Village: Tantihiyaya, Taluka: Palsana, Dist.surat. Boundaries : East-As Per Actual, West-As Per Actual, North-As Per Actual, South-As Per Actual.

Description of property: All That Piece And Parcel Of The Property Bearing Plot No.b/20 Of The Society Known As Madhav Residency Vibhag-2 Situated: Mota Borsara Bearing Revenue Survey No.310/1, Block No: 250/B (As Per KJP New Block No: 250/B/23 Admeasuring About 44.65 Square Meters) Of Village: Mota Borsara, Taluk: Mangrol, District: Surat Admeasuring About 44.61 Square Meters Along With Undivided Proportionate Share In The Land For Cop And Road Admeasuring About 28.61 Square Meters. Boundaries Are As Follow- East- Applicable Plot Number:B/13, West-The Road To The Applicable Society, North- Applicable Plot No-B/21 Is Situated, South- Applicable Plot Number B/19.

Description of property: All That Piece And Parcel Of Freehold Immovable Gamtal Property Being Residential Mikat No.897 Admeasuring Area 910.00 Sq.feet.(84.57 Sq.mtrs.)Of Sar Avas, Which Is Situated In Shobhasan, Tal. Detroj Rampura & Dist Ahmedabad Within The State Of Gujarat The Said Property Bounded As Under - North- House Of Naghibhai Desai, South- House Of Natubhai Nayak, East- Vaghani Vas, West- House Of Govindpur.

Description of property: All That Piece And Parcel Of The Property Bearing House No.587/1 Admeasuring Around 537 Sq.feet. Le 49.88 Sq.mtrs. In Bhangi Vas Situated Being And Lying Mouje/Village: Dhedhal, Taluka: Bavla, In The District Ahmedabad And Registration Sub-Dist(Bavla) State Gujarat, The Following Boundaries Are As Follow- East- House Of Manjulabhen Kantibhai, West- House Of Bhikhabhai Somabhai North- House Of Kantibhai Prshabhai, South- House Of Jagabhai Pagi.

Description of property: All That Piece And Parcel Of The Property Bearing Plot No.178 To 182/4, Adm 51.26 Sq.mtrs Construction Adm 51.26 Mtrs At Registration District & Sub District: Halol & District Panchmahal. The Following Boundaries Are As - East- Property Of Plot No.178 To 182 Paiki 3, West-Property Of Plot No. 178 To 182 Paiki 5, North- 6 Meter Wide Road, South- Property Of Plot No. 167.

Date: 25.01.2025
Place: Gujarat
Sd/-
Authorized Officer
NIWAS HOUSING FINANCE PRIVATE LIMITED

पंजाब नैशनल बैंक Punjab National Bank

Sastra Division, 2nd Floor, J. P. Sapphire, Race Course Ring Road, Rajkot, Email : cs8304@pnb.co.in

POSSESSION NOTICE (For Immovable Property)

Whereas, The undersigned being the authorised officer of the PUNJAB NATIONAL BANK, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13 read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice on below mentioned dates calling the Borrowers/Guarantors/Mortgagors to repay the amount mentioned in the notice within 60 days from the date of notice / date of receipt of the said notice.

The Borrowers/Guarantors/Mortgagors having failed to repay the amount, notice is hereby given to the Borrower / Guarantor and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest Enforcement Rules, 2002 on this below mentioned dates.

The Borrowers/Guarantors/Mortgagors in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the PUNJAB NATIONAL BANK for an amount mentioned here in below and interest thereon.

The Borrower's / Guarantor's / Mortgagor's Attention is invited to Provisions of Sub Section 8 of Section 13 of the Act in Respect of Time Available to Redeem The Secured Assets.

Sr. No.	Name of Borrowers / Guarantors/ Mortgagors/Branch	Date of Demand Notice and Amount Outstanding	Description of the Immovable Property	Possession Date / Type/ Place
1	Mr. Kishan Kanakral Pandya (Borrower) and Mr. Kanakral Shantilal Pandya (Co-Borrower) Branch Office: Porbandar, M.G. Road (376700)	Demand Notice Date: 15.10.2024 Rs. 3,99,614.30/- and Interest Thereon	The Captioned Property is Residential situated at Village Aditya bearing Survey No. 343 & 344 its total land Sq. Mtr. 292.01-04 with construction thereon holding by Mr. Kanakral Shantilal Pandya with bounded under: On East: Property Of Other person, On West: Road, On North: Road, On South: Property Of Other person, Owner- Mr. Kanakral Shantilal Pandya	21.01.2025 / Symbolic / Aditya
2	Mrs. Thakur Pushaben Sanjaybhai (Borrower) and Mrs. Meghnathi Hinaben Divyesh (Co-Borrower) Branch Office: Porbandar, M.G. Road (376700)	Demand Notice Date: 19.10.2024 Rs. 9,81,021/- and Interest Thereon	Primary Security : Captioned Property situated Chhaya Road in Chhaya under Porbandar Taluka bearing City Survey No. 1563 paiki Plot No. 3 paiki (City Survey No. 1563/3 as per online property card) sub portion No. "C" its land admeasuring 55-27 Sq. Mtrs. with existing structure thereon and Bounded as under: (As per sale deed) On the East : Other Owner Property, On the West : 20'00 feet Road, On the North : Land of portion No. "B", On the South : Land of Plot No. 1. Owner - Pushaben Nararabhai Mokariya (W/O Sanjaybhai Thakur) & Mrs. Hinaben Sanjaybhai Thakur (W/O Divyesh Meghnathi)	21.01.2025 / Symbolic / Porbandar
3	Mr. Upendra Fakirabhai Gohel (Borrower) and Mrs. Smita Upendra Gohel (Mortgagor & Guarantor) Branch Office: Porbandar (133410)	Demand Notice Date: 16.10.2024 Rs. 12,48,659/- and Interest Thereon	The Captioned Property is Residential House situated in Porbandar City bearing Porbandar City bearing Porbandar City Survey Ward No. 3, City Survey No. 3228 its land admeasuring Sq. Mtrs. 32-88-78 Quarter No. 143 within the limit of Porbandar Nagar Palika with existing structure thereon and Bounded as under: On the East: Common Road, On the West: Open land, On the North: Open land and Block No. 7. On the South: Property of Quarter No. 144 and common wall. Property Owner- Mrs. Smitaben Jayashbhai Masani (Wife of Upendra fakirabhai Gohel)	21.01.2025 / Symbolic / Porbandar
4	Mr. Maheta Ashvin Vallabhdas (Borrower) and Mrs. Maheta Jyotsana Ashvin (Co-Borrower) Branch Office: Porbandar, M.G. Road (376700)	Demand Notice Date: 06.11.2024 Rs. 10,89,437.38/- and Interest Thereon	Primary Security : The Captioned Property is a part and partial of Revenue Survey No. 74/1 converted for Residential purpose known as "Janak Puri" bearing Bk/Pan No. 83 to 87 divided in sub-plots paiki Plot No. 84/85-C its open land Sq. Mtrs. 46-41 situated at village of Bokhira under Porbandar Taluka/District belongs to Ashvin Vallabhdas Mehta & Jyotsanaben Ashvin Mehta with bounded as under: On the East: Property of Plot No. 74 & 75, On the West: 07-50 Wide Common Road, On the North: Property of Sub-Plot No. 83 & 84-B, On the South: Land of Plot No. 85-D	21.01.2025 / Symbolic / Porbandar
5	M/s Pearl Ropes (Partnership Firm) (Borrower), Mrs. Cham Manishaben Yogeshbhai (Partner Of M/s Pearl Ropes & Mortgagor & Guarantor) and Mr. Yogesh Rambhai Cham (Partner Of M/s Pearl Ropes & Mortgagor & Guarantor) Branch Office: Porbandar, M.G. Road (376700)	Demand Notice Date: 12.11.2024 Rs. 1,08,05,149.42/- and Interest Thereon	Collateral Security: The Caption Property is Industrial Plot situated at Village Vanana Ta: Ranavav Bearing Vanana Revenue Survey No. 68 Paiki Plot No. 41 of GIDC estate Vanana its Land admeasuring Sq. Mtrs. 1822-50 with existing there on and Bounded as under: North: 14-00 mtrs. wide road, South: Boundary of GIDC, East: Land of Plot No. 42, West: Land of Plot No. 40, Property belonging to Partners of M/S. Pearl Ropes Yogesh Rambhai Cham and Manisha Yogesh Cham.	21.01.2025 / Symbolic / Vanana (GIDC)

Sd/- Authorized Officer, PUNJAB NATIONAL BANK

DMI HOUSING FINANCE PRIVATE LIMITED

Express Building, 3rd Floor, 9-10, Bahadur Shah Zafar Marg, New Delhi - 110002 Tel: +91-11-41204444, Fax: +91-11-41210000, Email: mohish.mishra@dmihousingfinance.in, www.dmihousingfinance.in

E-AUCTION SALE NOTICE THROUGH PRIVATE TREATY (under SARFAESI Act)

E-Auction Sale notice for Sale of Immovable Secured Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 under provisions of section 13(B) of SARFAESI Act, Notice is hereby given to the public in general and to the Borrowers and Guarantors in particular, by the Authorised Officer of the PUNJAB NATIONAL BANK, that the physical possession of the under mentioned properties mortgaged to DMI HOUSING FINANCE PRIVATE LIMITED (Secured Creditor) had already been taken over under provisions of section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. Whereas the Secured Creditor acting through its Authorized Officer, in exercise of its powers under Section 13(4) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI), will put the below mentioned property to E-Auction in private treaty for recovery of dues and further interest, charges and costs etc. The properties are being sold in Private treaty on "AS IS WHERE IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS" as such sale is without any kind of warranties and indemnities.

Date & Time of E-Auction: 10/02/2025 at 11:00 AM to 01:00 PM
Last Date of submission of Bid/EMD: 06/02/2025 at 04:00 PM

Name of Borrower/Guarantor	Outstanding Amount	Details of Secured Assets	Rs.
Anil Kumar S/o Omprakash And Poonam W/o Anil	In Loan Agreement No HFCD006100823 and Loan Application No. G61157925 for Rs. 935410/- (Rupees Nine lakh thirty five thousand four hundred and ten only) as on 19th May 2023	Flat No 408, 4th Floor, Balaji Residency, Sub Plot No 13, R.S. No 442-443, Old Block No. 569/46, 569/47 And 569/48, New Block No 817, 818 & 819, Kadodara Karret Main Road Near S T Mark, High School, Umlet Kadodara Police Station, Palsana Surat Gujarat India 394325	6,00,000/- 60,000/-
Kailashnath Yogeshwar S/o Devnath Yogeshwar And Manjubaai Yogeshwar W/o Kailashnath Yogeshwar	In Loan Agreement No HFCD002788860 and Loan Application No. G5930570 for Rs. 721365/- (Rupees Seven lakh twenty one thousand three hundred and sixty five only) as on 20th Nov 2023	Flat No. 403, 4th Floor, Hanuman Palace, Plot No. 181, 182 & 183, Revenue Survey No. 352, Old Block No. 448, (Latter Re-Survey) New Block No. 497/A & 497/B, Subham Residency, Haladhara Road, Opp. Satyarn Residency, Moje Village, Surat, District Sub District And Taluka Karret, Karret, Police Station, Palsana, Gujarat 394310	2,75,000/- 27,500/-

Terms & Conditions:
1. Sale through Private Treaty will be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".
2. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues/outstanding statutory dues/taxes etc.
3. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property put on auction will be permitted to interested bidders at sites as mentioned against each property description.
4. The assets will not be sold below the Reserve Price. The Authorized Officer is not bound to accept the highest offer, and the Authorized Officer has the absolute right to accept or reject any or all offers/ or adjourn/ postpone/ cancel the e-auction without assigning any reason therefor.
5. The EMD of successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded within 7 working days of the date of auction. The EMD shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, immediately i.e. on the same day or not later than next working day and the balance 75% of the sale price within 15 days from the date of confirmation of sale or such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer.
6. The interested parties may contact the Authorized Officer for further details/ clarifications and for submitting their application. The details of the Authorized Officer are as follows: Mr. Mohish Mishra, Mobile No: 9825037921 & e-mail id: mohish.mishra@dmihousingfinance.in
7. The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties, society dues in respect of purchase of the property.
8. The aforesaid Borrower's/ Co-borrower's attention is invited to provisions of section 13(B) of SARFAESI Act for redemption of secured assets mentioned hereinabove by tendering the above mentioned outstanding dues together with all costs, charges and expenses incurred by the bank before the sale of secured asset within 15 days from the date of this notice failing which the assets will be sold as per terms and conditions mentioned above.

Sd/- (Authorized Officer)
DMI Housing Finance Private Limited
Place: Surat, Gujarat Date: 24th Jan 2025

IN THE COURT OF THE SUBORDINATE JUDGE AT VALLLOOR

O.S.No.102/2024
Between:-
Shaiba
...Plaintiff
(D8) M/s Vishal Exports Overseas Limited
By its represented by Dilipkumar Ambalal Patel, Vishal House Sales India Opposite, Ashram Road, Ahmadabad, Gujarat
(D9) Mr.Raveendrar Parvathar Patel
By its represented by Union bank of India, Ahmadabad Branch, Gujarat
...8,9 Defendants
NOTICE
The case against the 8th and 9th Defendant is Scheduled to come up for hearing on 4.2.2025 at 10. am Mr. Dilipkumar and Mr. Raveendrar Parvathar Patel must appear or through a lawyer on that day, failing which a unilateral order will be issued.
By Court order
K. PALANIVEL MALLU, Advocate Vallloor, Tamil Nadu

Bank of Baroda

Gandhi Road Branch, P.B.No. 101, Fuwara, Gandhi Road, AHMEDABAD 380 001, India
e-mail: ganaham@bankofbaroda.com; Phone: 079-25332325

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 6 (2) & 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor (s) that the below described immovable property mortgaged/charged Bank of Baroda, the Secured Creditor, the Physical 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" on for recovery of below mentioned accounts. The details of Borrowers/Guarantors/Secured Asset/s/Dues/Reserve Price/E-auction date & Time, EMD and Bid Increase Amount are mentioned below -

Sr No.	Name & address of Borrower/ Guarantor/ Mortgagor s	Give short description of the immovable property with known encumbrances, if any	Dues. As per Demand notice (Less Reserve made after issuance of 13(2) demand notice) plus interest there on	Reserve Price EMD & Bid Increase Amount
1	M/s Navkaar Ornaments Mr. Hiren Udaykumar Shah (D9) Mr.Raveendrar Parvathar Patel M. G. Havelli Chambers, Manek Chowk, Ahmedabad - 380001	Property Owned & possessed by Mr. Hiren Udaykumar Shah Land all that piece and parcel of property situated bearing Shop no 303 & 304 on the 3rd Floor of AMBIKA BHUVAN, admeasuring 11.20 Sq. Mtrs. and 14.20 Sq. Mtrs. Respectively of City Survey No 397, Paiki, situated at Jamalpur Ward No. 2, Tal. Ahmedabad City, Dist: Ahmedabad, Gujarat India. East: Common Wall of Property of City Survey No. 398, West: Road, North: Road, South: Wall By Flat NO.A-306	Rs.50,12,315.26/- (Rupees Fifty Lakh twelve Thousand Three Hundred Fifteen and Twenty Six Paise) plus further interest, penal interest, cost, other charges, expenses etc	Reserve Price Rs. 25,75,000/- Earnest Money Deposit Rs. 2,57,500/- Bid increase Amount Rs. 10,000

E-Auction Date : 13-02-2025 and E-Auction Time: 14:00 PM to 18:00 PM
(unlimited extension of 10 minutes) Status of Possession: PHYSICAL
Property inspection Date: 11/02/2025, Time : 11:00 Am to 2:00 PM
(BY TAKING PRIOR APPOINTMENT)

For detailed terms and conditions of sale, please refer to the link provided in <https://www.bankofbaroda.in/e-auction.html> and baanknet.com. Also, prospective bidders may contact the Branch head Hari Har Devam: 95495-60666 (GST/TDS as per Government Rules applicable shall be payable by purchaser on sale of Movable / Immovable Assets.)

AS PER SARFAESI ACT, STATUTORY - 15-DAYS SALE NOTICE TO THE BORROWER / GUARANTOR/ MORTGAGOR
The above mentioned borrower / is/ are hereby notified to pay the sum as mentioned in section 13(2) Notice in full before the date of auction, failing which property will be auctioned / sold and balance dues if any will be recovered with interest and cost from borrowers/ guarantors/mortgagor.
Date : 25.01.2025 | Place : Ahmedabad
Sd/- Authorized Officer, BANK OF BARODA

E-AUCTION SALE NOTICE

M/S OASIS MARINE PRIVATE LIMITED (IN LIQUIDATION)

Liquidator's Address: 301, "Akshar Stadia", Opp. Symphony House, B/H Armieda Cosmetic Centre, Off S.G.Highway, Bodakdev, Ahmedabad - 380059. Contact no.: 9825133205
Email id: oasismarineliq@gmail.com

Notice for the sale of Corporate Debtor as going concern is hereby given to the public in general in accordance with provisions of Insolvency and Bankruptcy Code 2016 and regulations framed thereunder. E-auction Platform: <https://indiaauction.com/>

Date and Time of Auction: Friday, 21/02/2025 between 11:00 AM to 12:00 PM
Last Date for Submission of Expression of Interest and EMD: Monday, 10/02/2025 before 05:00 PM
Payable through RTGS / NEFT / DD to "Oasis Marine in Liquidation" having Account No. 5211751505 and IFSC Code KKBK0002621, Kotak Mahindra Bank New Siddhuvan, Ahmedabad.

Declaration of Qualified Bidder: Wednesday, 12/02/2025 at 05:00 PM
Inspection Date & Time: 13/02/2025 to 19/02/2025 between 10:00 AM to 05:00 PM with prior appointment. Contact Person Mr. Chetan Patel

Lot No.	Particulars	(Amount in Rupees)
1.	Sale of the Corporate Debtor Oasis Marine Pvt Ltd (Under liquidation) as a Going concern under Regulation 32(e) of Liquidation Regulations, 2016	Reserve Price: ₹ 1,89,200 /- EMD: ₹ 18,920/-

This Sale Notice shall be read in conjunction with the Tender Document No: OASIS/24-25/001 dated 25/01/2025 containing detailed terms & conditions of e-auction sale, by requesting through e-mail to oasismarineliq@gmail.com

Sd/-
CS Chetan B Patel
Liquidator of Oasis Marine Pvt Ltd. (Under Liquidation)
Reg No.: IBB/LI/PA-002/IPN0819/2019-2020/12561
Contact No: 9825133205
Email id: oasismarineliq@gmail.com

POSSESSION NOTICE (For Immovable Property)

Whereas, the undersigned being the Authorized Officer of The South Indian Bank Ltd. under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13 (4) read with rule 8 of the Security Interest (Enforcement) Rules, 2002 issued demand notice, dated 17-10-2024, to the Borrower (s) calling upon the Borrower (s) to repay the amount mentioned in the notice within 60 days from the date of notice / date of receipt of the said notice.

The Borrowers/Guarantors/Mortgagors having failed to repay the amount, notice is hereby given to the Borrower / Guarantor and the public in general that the undersigned has taken symbolic possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of the Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this below mentioned dates.

The Borrowers/Guarantors/Mortgagors in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of The South Indian Bank Ltd. for