

NOTICE FOR ASSIGNMENT OF NOT READILY REALIZABLE ASSETS (NRRRA)**UNDER INSOLVENCY AND BANKRUPTCY CODE, 2016****R/W REGULATION 37A OF THE IBBI (LIQUIDATION PROCESS) REGULATION, 2016****SORT INDIA ENVIRO SOLUTIONS LIMITED (IN LIQUIDATION)**

(A company under liquidation process vide Hon'ble NCLT, Ahmedabad Bench order dated 25.08.2022)

Assignment of NRRRA under Insolvency and Bankruptcy Code, 2016 ("Code")

The e-auction will be conducted on e-auction platform <https://baanknet.com/>

(In Rs.)

Particulars of NRRRA Assets	Assignment Consideration	Reserve Price	EMD	Incremental Value
Assets underlying - Non-Current Investments, Trade Receivables, Loans and Advances, Other Advances, Balances with Govt. Authorities, Security deposits etc, amounting to Rs. 2.89 Crores Assets underlying - Proceedings under Avoidance applications pending before the Hon'ble NCLT Ahmedabad, under section 43 (IA 583/ 2021), section 45 (IA 590/ 2021), and section 66 (IA 581/ 2021) of Code in CP (IB) 480 of 2019, amounting to Rs. 61.99 Crores Assets underlying - Proceedings under applications IA/87(AHM) 2022 and Cont.A.01/AHM of 2022 in CP (IB) 480 of 2019, pending before the Hon'ble NCLT Ahmedabad, for recovery of dues, amounting to Rs. 0.19 Crores	Combination of a fixed component in the form of upfront consideration with minimum bid value of Rs. 25,000/- and a variable component in the form of sharing percentage from the amount recovered by the bidder from the NRRRA.	25,000/-	2,500/-	1,000/-

Timelines

Last Date to apply and submission of documents	22 May 2025
Inspection and Due Diligence Period (after submission of documents)	Till 22 May 2025
Last date for submission of Earnest Money Deposit (EMD)	23 May 2025
Date and Time of E-Auction	26 May 2025, 11:00 AM to 01:00 PM (With an unlimited extension of 5 minutes each)
Declaration of Highest Bidder	26 May 2025
Submission of proposal for percentage-based recovery from NRRRA	31 May 2025
Declaration of Successful Bidder	10 June 2025

Important Notes: 1. The assignment shall be on "As is where is basis/ As is what is basis/ Whatever there is basis/ No recourse basis." 2. The terms and conditions of e-Auction and other details are available at e-auction portal <https://baanknet.com/>. 3. The assignment shall be subject to provisions of the Code, r/w Regulation 37A of the IBBI (Liquidation Process) Regulations, 2016 and the provisions of detailed E-Auction Process Document. 4. The Prospective Bidders shall submit the requisite documents, including a declaration of eligibility under Section 29A of the Code, through Baanknet electronic e-auction platform. Prospective Bidders shall also submit an undertaking that they do not suffer from any ineligibility under section 29A of the Code to the extent applicable and if a bidder is found ineligible at any stage, the EMD shall be forfeited. 5. Bidders shall deposit the EMD through e-auction platform <https://baanknet.com/>. 6. Contact details of E-Auction Agency (Baanknet), Mobile No.: +91 8291220220, Email ID: support.baanknet@psballiance.com 7. Contact person on behalf of Liquidator Mr. Sahil Keshari, Email id - liquidation.sortindia@gmail.com, Mobile. No. +91 9643707264

Sd/-

Date: 06.05.2025, Place: New Delhi**Sapan Mohan Garg, Liquidator,**

IBBI/IPA-002/IP-N00315/2017-2018/10903

Regd. Add: D-54, First Floor, Defence Colony, New Delhi 110024. AFA valid up to 31.12.2025.

Registered Email id: sapan10@yahoo.com, Process Specific email id: liquidation.sortindia@gmail.com

MAS RURAL HOUSING & MORTGAGE FINANCE LIMITED
Narayan Chambers, 2nd Floor, B/h. Patang Hotel, Ashram Road, Ahmedabad-380009. Contact : 079-41106500/733

DEMAND NOTICE

Under Section 13(2) of 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").

Whereas the undersigned being the Authorized officer of the MAS Rural Housing & Mortgage Finance Ltd. (Hereinafter called 'Company') under the Act and in exercise of powers conferred under section 13(2) read with rule 3 of the Rules already issued the detailed demand notices dated as mentioned below. Under Section 13(2) of the Act, calling upon the Borrower(s)/Co-Borrower(s)/Guarantor(s), listed here-under, to pay the amount mentioned in the respective Demand Notice, within 60 days from the date of the respective Demand Notice, as per details given below. Copies of the said Notices are served by Registered Post A.D. and are available with the undersigned, and the said Borrower(s)/Co-Borrower(s)/Guarantor(s), may, if they so desire, collect the respective copy from the Undersigned on any working day during normal office hours.

In Connection with the above, Notice is hereby given, Once again, to the said Borrower(s)/Co-Borrower(s)/Guarantor(s) to pay Company within 60 days from the date of the respective notice/s, the amount indicated herein below against their respective names, together with further interest as detailed below from the respective date mentioned below in below column till the date of payment and/ or realization, read with the loan agreement and other documents/writings, if any, executed by the said Borrower(s)/Co-Borrower(s)/Guarantor(s). As security for due repayment of the loan, the following Secured Asset(s) have been mortgaged to Company by the said Borrower(s)/Co-Borrower(s)/Guarantor(s) respectively.

Borrower & Co-Borrower, Guarantor Name	Mortgage Property Details:-	Loan Account No. Outstanding Amount	DATE OF DEMAND NOTICE DATE OF STICKING NOTICE
NANJIBHAI MERUBHAI SALAT (APPLICANT) RAMILABEN NANJIBHAI SALAT (CO-APPLICANT)	PROPERTY BEARING ALL THAT PIECE AND PARCEL OF SAID SUB PLOT NO.16+17/3 ADMEASURING 47.14 SQ. MTRS & CONSTRUCTION THEREON SITUATED AT REVENUE SURVEY NO.2127/PAIKI, PLOT NO.16 AND PLOT NO.17 TOTAL ADMEASURING 330 SQ. MTRS. AT VILLAGE WADHWAN, TA-WADHWAN, IN THE REGISTRATION DISTRICT OF SURENDRANAGAR, GUJARAT. BOUNDED AS FOLLOWS: AS PER TECHNICAL : EAST : ROAD, WEST : OPEN PLOT, NORTH : ADJ HOUSE, SOUTH : ADJ HOUSE. BOUNDED AS FOLLOWS: AS PER SALE DEED / AS PER DOCUMENTS : EAST : 7.50 MTR ROAD, WEST : PLOT NO 26 & 27, NORTH : S.P. NO.16 + 17/4, SOUTH : S.P.NO.16 + 17/2	Loan A/c No.: 7961 Rs.7,46,168.00	Dt. 02.04.2025 Dt. 05.05.2025

With further interest, additional interest at the rate as more particularly stated in respective Demand Notice, incidental expenses, cost, charges etc incurred till the date of payment and/or realization. If the said Borrower(s)/Co-Borrower(s)/Guarantor(s) shall fail to make payment to Company as aforesaid. Then Company shall proceed against the above Secured Asset(s)/Immovable Property(ies) under Section 13(4) of the said Act and the applicable Rules entirely at the risk of the said Borrower(s)/Co-Borrower(s)/Guarantor(s) as to the costs and consequences.

The said Borrower(s)/Co-Borrower(s)/Guarantor(s) are prohibited under the said Act to Transfer the aforesaid Secured Asset(s)/Immovable Property(ies), whether by way of sale, lease or otherwise without prior written consent of Company. Any contravention of the said section by you shall invoke the penal provisions as laid down under section 29 of the SARFAESI Act and/or any other legal provision in this regard.

Date : 07-05-2025
Place : Surendranagar

Authorized Officer,
For, MAS Rural Housing & Mortgage Finance Ltd. Mr. Bharat J. Bhatt (M.) 9714199018

DEMAND NOTICE

Under Section 13(2) of the Securitisation And Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002 (the said Act) read with Rule 3(1) of the Security Interest (Enforcement) Rules, 2002 (the said Rules). In exercise of powers conferred under Section 13(2) of the said Act read with Rule 3 of the said Rules, the Authorized Officer of IFL Home Finance Ltd. (IFL HFL) (Formerly known as India Infoline Housing Finance Ltd.) has issued Demand Notices under section 13(2) of the said Act, calling upon the Borrower(s), to repay the amount mentioned in the respective Demand Notice(s) issued to them. In connection with above, notice is hereby given, once again, to the Borrower(s) to pay within 60 days from the date of the publication of this notice, the amount indicated herein below, together with further interest from the date(s) of Demand Notice till the date of payment. The detail of the Borrower(s), amount due as on date of Demand Notice and security offered towards repayment of loan amount are as under:

Name of the Borrower (s)/ Guarantor (s)	Demand Notice Date & Amount	Description of secured asset (Immovable property)
Mr. Mohan Vasan Rathod, Mrs. Vasan Vena Rathod, Mrs. Badhben Vasanbhai Rathod, Mrs. Savita Velabhai Meriya (Prospect No. IL10714821)	25/04/2025 Rs.592663/- (Rupees Five Lakh Ninety Two Thousand Eight Hundred and Sixty Three Only)	All that piece and parcel of the property being Milak No. 4277, Village Chandrani, Gram Panchayat Akarn Taluka Anjar, District Kutch, Gujarat, India, 370020, Area Measuring (In Sq. Ft.) Property Type: Land Area Property Area: 2711.10

If the said Borrowers fail to make payment to IFL HFL as aforesaid, IFL HFL may proceed against the above secured assets under Section 13(4) of the said Act, and the applicable Rules, entirely at the risk, costs and consequences of the Borrowers. For, further details please contact to Authorized Officer Ravechi Complex, opp. Devendra Parmar Hospital, Hospital Road, Bhuj - 370001 or Corporate Office: IFL Tower, Plot No. 98, Udyog Vihar, Ph-IV Gurgaon, Haryana.

Place: Bhuj, Date: 07-05-2025 Sd/- Authorized Officer, For IFL Home Finance Ltd.

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.

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 to Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Ltd.) [CIN : L55922DL2005PLC136029] ("Secured Creditor"), the physical possession of which has been taken by the Authorized Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis on 26.05.2025 from 05.00 P.M. to 06.00 P.M., for recovery of Rs. 28,53,241/- (Rupees Twenty Eight Lakh Fifty Three Thousand Two Hundred Forty One Only) i.e. Rs. 5,51,574/- (Rupees Five Lakh Fifty One Thousand Five Hundred Seventy Four Only) pending towards Loan Account No. HHLASUR0367805 and Rs. 23,01,667/- (Rupees Twenty Three Lakh One Thousand Six Hundred Sixty Seven Only) pending towards Loan Account No. HHLASUR0289163, by way of outstanding principal, arrears (including accrued late charges) and interest till 29.04.2025 with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. 30.04.2025 along with legal expenses and other charges due to the Secured Creditor from KISHOR LALAJI POPTANI / POPTANI KISHORBHAI LAJIBHAI, POPTANI JYOTIBEN / POPTANI JYOTIBEN KISHORBHAI / JYOTIBEN KISHORBHAI POPTANI and BATUKBHAI BASHANKAR BHATT / BHATT BATUKBHAI BALASHANKAR (GUARANTOR).

The Reserve Price of the Immovable Property will be Rs. 9,05,000/- (Rupees Nine Lakh Five Thousand only) and the Earnest Money Deposit ("EMD") will be Rs. 90,500/- (Rupees Ninety Thousand Five Hundred only) i.e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY

PROPERTY BEARING FLAT NO. 103 ON THE FIRST FLOOR ADMEASURING 823 SQ. FT. i.e. 76.487 SQ. MTS. SUPER BUILT - UP AREA AND 45.911 SQ. MTS. BUILT - UP AREA, ALONGWITH 30.576 SQ. MTS. WHICH IS INCLUSIVE OF UNDIVIDED SHARE IN THE LAND OF COP, STAIR, TERRACE ETC. AND 24.48 SQ. MTS. UNDIVIDED SHARE IN THE LAND OF "RAMESHWAR RESIDENCY" OF BUILDING NO. "C", SITUATED AT REVENUE SURVEY NO. 37, BLOCK NO. 54/A ADMEASURING 4664 SQ. MTS., DRAPAK PLOT NO. 41 (VAV), FINAL PLOT NO. 43 ADMEASURING 2994 SQ. MTS. OF MOUJIE VAV, TALUKA KAMREJ, DISTRICT SURAT, WHICH IS BOUNDED AS UNDER:

EAST : ADJOINING LAND OF OTHER PROPERTY
WEST : ADJOINING COMMON ROAD
NORTH : ADJOINING LAND OF OTHER PROPERTY
SOUTH : ADJOINING BUILDING NO. B

For detailed terms and conditions of sale, please refer to the link provided on the website of the Secured Creditor i.e. www.sammaanncapital.com. Contact No : 0124-6910910, +91 7065451024; E-mail id: auctionhelpline@sammaanncapital.com. For bidding, log on to www.auctionfocus.in.

Date : 02.05.2025
Place : SURAT

Sd/- AUTHORIZED OFFICER
SAMMAAN CAPITAL LIMITED
(Formerly known as
INDIABULLS HOUSING FINANCE LTD.)

REGIONAL OFFICE, Gandhinagar
Lal Darwaja, Ahmedabad-380001

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

E-Auction Sale Notice for sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision 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) that the below described immovable property mortgaged / charged to the secured creditor, the Physical/Symbolic Possession of which has been taken by the authorized officer of Central Bank of India, Secured creditors, will be sold on "As is where is", "As is what is" and "whatever there is" on date 28.05.2025 for recovery of due to the Central Bank of India from Borrower (s) and Guarantor (s). The Reserve Price and earnest money deposit (EMD) is displayed against the details of respective properties

SN	Name of the Borrowers / Guarantors/Mortgagors and Contact Detail of Branch	Demand Notice Date & Due Amount	Description of Immovable Properties & Type of Possession	Reserve Price 10% EMD	Name of Authorized Officer & Contact No.
1.	Mrs. Nishaben Jigneshbhai Thakkar (Proprietor of M/s Divya Rice Mill) (Borrower & Mr. Jigneshkumar Rajendrabhai Thakkar (Guarantor & Mr. Jigneshkumar Rajendrabhai Thakkar (Borrower) Name of BH : Mr. Mukesh Khare Contact : 9399607699 Branch : Anand	08.09.2023 Rs. 3,23,29,475.00 + int + legal exp. + other expense	Property in the name of Mr. Jigneshkumar Rajendrabhai Thakkar - "M/S Divya Rice Mill" at R. S. No. 570/P2, Limbasi-Vastana Road Off State Highway No. 16, Limbasi, Ta. Matar, Dist. Kheda, Gujarat- 387520. (Extent of site- 5668.00 sq. mtr.) (Physical Possession)	Rs. 1,43,00,000 Rs. 14,30,000	Mr. Mukesh Khare M.: 9399607699
2.	Mr. Dhaval Pradyuman Thakkar (Borrower & Mr. Sonal Dhaval Thakkar (Co-Borrower) Name of BH : Mr. Jitendra Sharma Contact : 8980015866 Branch : Boriavi	30.07.2022 Rs. 23,49,502.00/- + int + legal exp. + other exp	Property in the name of Dhaval Pradyuman Thakkar at House No. 6, Akash Residency, Opp. Amul Dan Factory, Revenue Survey No. 1264/ Part-1, Sub Plot No. 6, Kanjari, Taluka- Nadiad, District- Kheda, Gujarat- 387325. (Extent of the plot- 72.50 sq. mtrs.) (Physical Possession)	Rs. 17,50,000 Rs. 1,75,000	Mr. Mukesh Khare M.: 9399607699
3.	Welcome Motors (Vipul RajendraPrasad Bhavsar-Partner & Mr. Nitinkumar Bharatbhai Bhavsar-partner) Name of BH : Mr. Raj Lalit Bhuvra, Contact : 9978976208 Branch : Balol	28.04.2022 Rs. 11,56,574.24 + int + other exp	Shop no - S- 38 , 2nd Floor , Narayan Plaza , Nr Mehsana bypass- Shivala Circle, Ahmedabad Mehsana Highway , Vill - Mevad , Ta & Dist Mehsana, property in the name of Vipul RajendraPrasad Bhavsar (Physical Possession)	Rs. 9,67,000.00 Rs. 96,700.00	Mr. Satyendra Satyarthi M.: 7567883855
4.	Mr. Mahesh Omkarlal Verma (Borrower & Mrs. Radhabai Mahesh Verma (Co-Borrower & Mr. Satyendra Satyarthi M.: 7567883855 Branch : Kalol	02.03.2022 Rs. 12,58,328.00 + Int. + Other Charges	Mortgage of Property in the name of Mr. Mahesh Omkarlal Verma and Mrs. Radhabai Mahesh Verma at Flat No H/302, Second Floor, Consolidated Survey Block No. 980, Old Survey Block No. 1185 & 1186 of Scheme Known As Galaxy Flats in the SIM of Chhatral, Sub Dist Kalol, Dist Gandhinagar- 382729. (Admeasuring-49.81 sq. mtr.) (Physical Possession)	Rs. 9,20,000.00 Rs. 92,000.00	Mr. Satyendra Satyarthi M.: 7567883855
5.	Mrs. Madhu Raju Sen (borrower & Mr. Raju Bherulal Sen (co-borrower & Mr. Satyendra Satyarthi M.: 7567883855 Branch : Kalol	03.05.2021 Rs. 14,24,001.00 + Int. + Other Charges	Mortgage of property in the name of Mrs. Madhu Raju Sen and Mr. Raju Bherulal Sen Block no-G/1, Flat no - 304, 2nd floor, Galaxy Flats, Phase -1, Nr Surbhi Flats & Surbhi Homes, Chhatral to Lunasana road, Village- Chhatral, Ta- Kalol, Gandhinagar, 382729 (Admeasuring- 58.06 sq. mtr.) (Physical Possession)	Rs. 11,15,000.00 Rs. 1,11,500.00	Mr. Satyendra Satyarthi M.: 7567883855
6.	1. Hariom Rambabu Gupta (Borrower) Sangita Hariom Gupta (Co-Borrower) (Housing Loan) & 2. Jay Dwarakadish Agri Int LLP (Partners Hariom Rambabu Gupta & Sangeeta Hariom Gupta) Name of BH : Mr Mamraj Meena Contact : 6357360474 Branch : Unjha	24.04.2023 1. Rs. 22,26,648.00 + int + legal exp. + other expense & 2. Rs. 3,89,83,561.82 + int + legal exp. + other expense	All the pieces and parcels of land situated at Flat No. -3/1/301 on 3rd Floor situated in the scheme known as Shree Balaji sited, RS No 485 & 486/2, admeasuring 173.91 sq m super built up area & 94.62 sq. Mtr Carpet area, at Nagpalpur, Ta & Dist Mehsana together the building sheds standing thereon. Property in name of Hariom Rambabu Gupta (Physical Possession)	Rs. 32,30,000.00 Rs. 3,23,000.00	Mr. Satyendra Satyarthi M.: 7567883855
7.	Shree Krishna Trading Co. (Proprietor Hariom Rambabu Gupta) (Borrower) & Sangita Hariom Gupta (Guarantor) Name of BH : Mr Mamraj Meena Contact : 6357360474 Branch : Unjha	24.04.2023 Rs. 2,25,34,845.00 + Int. + Other Charges	Property in the name of Sangita Hariom Gupta- Revenue Survey No.: 148, Block No. 2, Jagdish Nagar, Near Ram Bagh School, Near Gymkhana Ground, On Kanya Chhatralay Road, At: Unjha, Ta. Unjha, Dist. Mehsana. (Admeasuring- 87.75 sq. mtr.) (Physical Possession)	Rs. 55,70,000.00 Rs. 5,57,000.00	Mr. Satyendra Satyarthi M.: 7567883855
8.	Mr. Narotambhai Chelabhai Prajapati (Borrower), Mrs. Arbin Narotambhai Prajapati (Co-borrower) & Mr. Prajapati Chelabhai Mahadevbhai (Guarantor & Mr. Satyendra Satyarthi M.: 7567883843, Branch : Vavol	02.01.2020 Rs. 28,78,462.00 + Int. + Other Charges	Property in the name of Prajapati Chelabhai Mahadevbhai-Grampanchayat Property No. 70, Prajapati Vas, Ekalava Anupam Prathamik School, Ekalava, Tal - Harji, Patan- 384240. (Admeasuring 113.71 sq. mtr.) (Physical Possession)	Rs. 16,66,000.00 Rs. 1,66,600.00	Mr. Sanjay Lochab 9909922986

Date of Inspection & Time : 27.05.2025 between 12.00 Noon to 4.00 PM
Last Date & Time of Submission of EMD and Documents (Online) On or Before : 28/05/2025 till 4.00 PM
E - Auction Date : 28/05/2025 10.00 AM TO 05.00 PM with Auto Extension of 10 Minutes

Bidder will register on website and upload KYC documents and after verification of KYC documents by the service provider, EMD to be Deposited in Global EMD wallet through NEFT/RTGS/transfer (after generation of challan form)
The auction will be conducted through the Bank's approved service provider "https://baanknet.com"

E-auction will be held "As is where is", "As is what is" and "whatever there is" basis. For detailed terms and conditions please refer to the link provided in www.centralbankofindia.co.in secured creditor or auction platform (https://baanknet.com) BAANKNET Helpline No. +91-8291220220

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002
Borrowers/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 e-auction, failing which the property will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.

Date : 05.05.2025
Place : Ahmedabad

Sd/- Authorized Officer,
Central Bank of India

NOTICE FOR ASSIGNMENT OF NOT READILY REALIZABLE ASSETS (NRRAs) UNDER INSOLVENCY AND BANKRUPTCY CODE, 2016

REGULATION 37A OF THE IBI (LIQUIDATION PROCESS) REGULATION, 2016
SORT INDIA ENVIRO SOLUTIONS LIMITED (IN LIQUIDATION)

(A company under liquidation process vide Hon'ble NCLT, Ahmedabad Bench order dated 25.08.2022) Assignment of NRRAs under Insolvency and Bankruptcy Code, 2016 ("Code")

The e-auction will be conducted on e-auction platform https://baanknet.com/ (In Rs.)

Particulars of NRRAs Assets	Assignment Consideration	Reserve Price	EMD	Incremental Value
Assets underlying - Non-Current Investments, Trade Receivables, Loans and Advances, Other Advances, Balances with Govt. Authorities, Security deposits etc. amounting to Rs. 2.89 Crores	Combination of a fixed component in the form of upfront consideration with minimum bid value of Rs. 25,000/- and a variable component in the form of sharing percentage from the amount recovered by the bidder from the NRRAs.	25,000/-	2,500/-	1,000/-
Assets underlying - Proceedings under Appearance applications pending before the Hon'ble NCLT Ahmedabad, under section 43 (IA 583/ 2021), section 45 (IA 590/ 2021), and section 66 (IA 581/ 2021) of Code in CP (IB) - 480 of 2019, amounting to Rs. 61.99 Crores				
Assets underlying - Proceedings under applications IA/87(AHM) 2022 and CP/ A.01/AHM of 2022 in CP (IB) - 480 of 2019, pending before the Hon'ble NCLT Ahmedabad, for recovery of dues, amounting to Rs. 0.19 Crores				

Timelines

Last date to apply and submission of documents	22 May 2025
Inspection and Due Diligence Period (after submission of documents)	Till 22 May 2025
Last date for submission of Earnest Money Deposit (EMD)	23 May 2025
Date and Time of E-Auction	26 May 2025, 11:00 AM to 01:30 PM (With an unlimited extension of 5 minutes each)
Declaration of Highest Bidder	26 May 2025
Submission of proposal for percentage-based recovery from NRRAs	31 May 2025
Declaration of Successful Bidder	10 June 2025

Important Notes: 1. The assignment shall be on "As is where is basis/As is what is basis/ Whatever there is basis/ No recourse basis". 2. The terms and conditions of e-auction and other details are available at e-auction portal https://baanknet.com/. 3. The assignment shall be subject to provisions of the Code and Regulation 37A of the IBI (Liquidation Process) Regulations, 2016 and the provisions of detailed E-Auction Process Document. 4. The Prospective Bidders shall submit the requisite documents, including a declaration of eligibility under Section 29A of the Code, through Banknet electronic e-auction platform. Prospective Bidders shall also submit an undertaking that they do not suffer from any insolvency order under section 29A of the Code to the extent applicable and if a bidder is found ineligible at any stage, the EMD shall be forfeited. 5. Bidders shall deposit the EMD through e-auction platform https://baanknet.com/. 6. Contact details of E-Auction Agency (Banknet), Mobile No. : +91 8291220220, Email id: support.baanknet@gsballance.com 7. Contact person on behalf of Liquidator Mr. Sahil Keshari, Email id: liquidation.sortindia@gmail.com, Mobile. No. : +91 9643707264

Sd/-
Sapan Mohan Garg, Liquidator
IB/110024, AFA v/s/15/2017-2018/18038
Regd. Add: D-54, First Floor, Defence Colony, New Delhi 110024, AFA v/s/15/2017-2018/18038
Registered Email id: sapan19@yahoo.com, Process Specific email id: liquidation.sortindia@gmail.com

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.

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 to Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Ltd.) [CIN : L55922DL2005PLC136029] ("Secured Creditor"), the physical possession of which has been taken by the Authorized Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis on 26.05.2025 from 05.00 P.M. to 06.00 P.M., for recovery of Rs. 25,17,315/- (Rupees Twenty Five Lakh Seventeen Thousand Three Hundred Fifteen only) pending towards Loan Account No. HHLAHD0349228, by way of outstanding principal, arrears (including accrued late charges) and interest till 29.04.2025 with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. 30.04.2025 along with legal expenses and other charges due to the Secured Creditor from SH. NITIN MAHESHBHAI PANCHAL / NITIN PANCHAL, SMT. THAKOR NIKITABEN BABUJI AND SH. PANCHAL KIRANBHAI MAHESHBHAI.

The Reserve Price of the Immovable Property will be Rs. 14,54,400/- (Rupees Fourteen Lakh Fifty Four Thousand Four Hundred only) and the Earnest Money Deposit ("EMD") will be Rs. 1,45,440/- (Rupees One Lakh Forty Five Thousand Four Hundred Forty only) i.e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY

RESIDENTIAL PROPERTY BEARING FLAT NO. 406 ON THE FOURTH FLOOR, IN BLOCK D - 1 (AS PER APPROVED PLAN OF AHMEDABAD MUNICIPAL CORPORATION, THIRD FLOOR), ADMEASURING 52.10 SQ. MTS. BUILT - UP AREA WITH CONSTRUCTION FOR WHOLE SCHEME PAIKI AND FOR THAT FLAT PROPORTIONATE UNDIVIDED SHARE OF LAND ADMEASURING 19.13 SQ. MTS., IN THE SCHEME OF FLATS KNOWN AS "SURFACE PARADISE", DEVELOPED ON NON AGRICULTURAL LAND BEARING REVENUE SURVEY NO. 37A, KHATA NO. 142 HECTARE AARE SQ. MTS. 1.26-47 OF LAND WHICH IS INCLUDED IN T. P. SCHEME NO. 104 OF FINAL PLOT NO. 16 FOR RESIDENTIAL PURPOSE ON NON AGRICULTURAL LAND ADMEASURING 7588 SQ. MTS. OF LAND OF MOUJIE GAM ODHAV SIM TALUKA CITY AHMEDABAD VIBHAG - 7 (ODHAV) IN THE SUB DISTRICT AHMEDABAD AND DISTRICT AHMEDABAD, GUJARAT - 382350, WHICH IS BOUNDED AS UNDER :

EAST : FLAT NO. D1 /401 IS SITUATED,
WEST : FLAT NO. D1 /401 IS SITUATED,
NORTH : BLOCK D IS SITUATED,
SOUTH : FLAT NO. D1 /403 IS SITUATED.

For detailed terms and conditions of sale, please refer to the link provided on the website of the Secured Creditor i.e. www.sammaanncapital.com; Contact No : 0124-6910910, +91 7065451024; E-mail id: auctionhelpline@sammaanncapital.com. For bidding, log on to www.auctionfocus.in.

Date : 02.05.2025
Place : AHMEDABAD

Sd/- AUTHORIZED OFFICER
SAMMAAN CAPITAL LIMITED
(Formerly known as
INDIABULLS HOUSING FINANCE LTD.)

YES BANK

Branch Office: YES BANK Limited, Retail Legal (RL), W/S No. 0155 to 0157, Second Floor, Unit No. G/3, 102-103, C.G. Centre, C.G. Road, Ahmedabad - 380009
Branch Office: Yes Bank Limited, 1st Floor, Orbit Tower, Opp. Krushi Bazar, Sahara Darwaja, Ring Road, Surat - 395003.
CIN: L65190MH2003PLC143249, Email: communications@yesbank.in, Website: www.yesbank.in

PUBLICATION OF NOTICE U/S 13 (2) OF THE SARFAESI ACT

Notice is hereby given that the under mentioned borrower(s)/ guarantor(s)/ mortgagor(s) who have defaulted in the repayment of principal and interest of the loan facility obtained by them from the Bank and whose loan accounts have been classified as Non Performing Assets (NPA). The notices were issued to them under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI Act) and hereby informed by way of this public notice.

S. No.	Name of Borrowers, Co-borrowers, Mortgagors	Agreement No. & Type of Loan	O/s. As Per 13(2) Notice	Date of 13(2) Notice	Details of Secured Asset
1	1. Joshi Darshak Ramnanal As the "borrower & Mr. Nishaben Darshakbhai Joshi As the "co-borrower"	MIC000701354644 MIC	Rs. 42,12,184.57/- (Rupees Forty Two Lakh(s) Twelve Thousand One Hundred Eighty Four And Paise Fifty Seven Only) as on 17/04/2025	17.04.2025 NPA Date: 15.04.2025	All that parcel of immovable property Flat no. J/504 admeasuring 122.90 sq.mtrs. Super Built up area 5th Floor with Undivided rights in the land common amenities of the scheme known as "Ganesh Homes" situated Revenue Survey No. 53 & 54 Paiki Sub Plot no. 2 admeasuring 7494 Moje Village : Champur, Taluka: Ghotaliya, District: Ahmedabad.
2	1. M/s Shree Sahajanand Engineering And Constructions Through its proprietor Shaysamsundar Jadrum Vasani as the (Borrower) & 2. M/s. Sukhakar Infrastructure Through its partner Shaysamsundar Vasani & Nikita Vasani as the (Co-Borrower) & 3. Shaysamsundar Jadrum Vasani as the (Co-Borrower & Mr. Satyendra Satyarthi M.: 7567883855	MOR000701290378 MOR	Rs. 51,244,152.58/- (Rupees Five Crore Twelve Lakh(s) Forty Four Thousand One Hundred Fifty Two And Paise Fifty Nine Only) as on 17/04/2025	17.04.2025 NPA Date: 15.04.2025	All that parcel of immovable property Residential being Sub-plot No. D/2/52+53 in Sector No. D/2, adm. 1000 sq. Yards i.e. 836.10 sq. mtrs. (plot area) in the Scheme known as "Sterling City" of the land owner Sterling City Co. Op. Hsg. Soc. Ltd., which is situated lying and being over the N.A. Land of the Block No. 259, in the sim of Mouje Village Bopal, Taluka: Dascroi, Dist. Sub-Dist. Ahmedabad-9 (Bopal).
3	1. Amitkumar Sagar as the "Borrower" & 2. Laxmanbhai Parmar as the "Co-Borrower & Mr. Satyendra Satyarthi M.: 7567883855	MOR000701417988 MOR	Rs. 37,128,311.42/- (Rupees Thirty Seven Lakh(s) Twelve Thousand Eight Hundred Thirty One And Paise Forty Two Only) as on 21/04/2025	21.04.2025 NPA Date: 07.04.2025	All that piece and parcel of the property bearing Tenement no. B/61 admeasuring 72 sq.yard plot area, construction thereon 60.83 sq.mtrs (as per tax bill) scheme known as "Sahyog Chandkheda Co-op Housing Society Ltd, situated at survey no.246 mouje Memnagar Ta Ghotaliya District Ahmedabad.
4	1. M/s Lal Tex Through its Proprietor Haresh K Khilwani as ("the Borrower") and 1. Laxhambai H Khilwani as (Guarantor) 2. Hareshkumar K Khilwani (Guarantor and Mr. Sanjay Lochab 9909922986	18037025 MIB	Rs. 89,98,063.37/- (Rupees Eighty Nine Lakh(s) Ninety Eight Thousand Sixty Three and Thirty Seven Paise Only) as on 20/APR/2025	28.04.2025 NPA Date: 17.04.2025	All the piece or parcel of immovable property known as Plot No. 2 (Paiki) Western side Property admeasuring 171.66 sq. mtrs., of the Society known as "RAMNAGAR COLONY" Having Construction of Ground Floor admeasuring 98.29 sq. mtrs., Carpet area & admeasuring 117.95 sq. mtrs., built up area and First floor admeasuring 129.69 sq. mtrs., Carpet area & admeasuring 155.63 sq. mtrs., built up area totally admeasuring 227.98 sq. mtrs., Carpet area & admeasuring 273.58 sq. mtrs., built up area, Constituting of the Non-Agriculture Land bearing Revenue Survey No. 128, T. P. Scheme No. 29 (Rander), Final Plot No. 33 Paikae Block No. 8, situated at Moje Village: Rander, Sub-District & Taluka: Chhorasi, District: Surat.
5	1. M/s Kala Mandir Sarees Collection ("the Borrower") and 2. Mr. Amitkumar Bhagchand Jain as "Co-Borrower & Mr. Hiranand Bhagchand Jain as "Co-Borrower"	MOR001101812519 & MOR001101999429 MOR	Rs. 4,78,37,280.03/- (Rupees Four Crore Seventy Eight Lakh(s) Thirty Seven Thousand Two Hundred Eighty And Paise Three Only) as on 21/04/2025	21.04.2025 NPA Date: 15.04.2025	Property 1: All The Piece And Parcel of Property bearing Shop No.18 & 19 on the upper ground floor admeasuring 212.14 sq.ft.s & 210.43 sq.ft.s respectively along with 9.70 sq.mtrs undivided share in the land of "Abhinandan A.C. Market of Vishal Rohini Co.op Ho.Soc. Ltd", Situated at revenue survey no.77, T.P Scheme no.5, Final Plot no.293-A paiki city survey ward athwa nondh no.2383 of moje Athwa City of Surat Owned by Amit Bhagchand Jain.
Property 2:	All The Piece And Parcel of Property bearing Shop No.20 on the upper ground floor admeasuring 167.61 sq.ft.s i.e. 14.08 sq.mtrs along with undivided share in the land of "Abhinandan A.C. Market of Vishal Rohini Co.op Ho.Soc. Ltd", Situated at revenue survey no.77, T.P Scheme no.5, Final Plot no.293-A & 294/B paiki city survey ward athwa nondh no.2383 of moje Athwa City of Surat Owned by Amit Bhagchand Jain.				
Property 3:	All The Piece And Parcel of Property bearing Shop No.21 on the upper ground floor admeasuring 167.61 sq.ft.s i.e. 14.08 sq.mtrs along with undivided share in the land of "Abhinandan A.C. Market of Vishal Rohini Co.op Ho.Soc. Ltd", Situated at revenue survey no.77, T.P Scheme no.5, Final Plot no.293-A & 294/B paiki city survey ward athwa nondh no.2383 of moje Athwa City of Surat Owned by Amit Bhagchand Jain.				
Property 4:	All The Piece And Parcel of Property bearing Shop No.22 on the upper ground floor admeasuring 164.19 sq.ft.s i.e. 15.25 sq.mtrs along with undivided share in the land of "Abhinandan A.C. Market of Vishal Rohini Co.op Ho.Soc. Ltd", Situated at revenue survey no.77, T.P Scheme no.5, Final Plot no.293-A & 294/B paiki city survey ward athwa nondh no.2383 of moje Athwa City of Surat Owned by Amit Bhagchand Jain.				
Property 5:	All The Piece And Parcel of Property bearing Shop No.23 on the upper ground floor admeasuring 122.58 sq.ft.s i.e. 11.39 sq.mtrs along with undivided share in the land of "Abhinandan A.C. Market of Vishal Rohini Co.op Ho.Soc. Ltd", Situated at revenue survey no.77, T.P Scheme no.5, Final Plot no.293-A & 294/B paiki city survey ward athwa nondh no.2383 of moje Athwa City of Surat Owned by Amit Bhagchand Jain.				
Property 6:	All The Piece And Parcel of Property bearing Stall No.10 on the upper ground floor admeasuring 41.66 sq.ft.s i.e. 3.87 sq.mtrs carpet area & 50 sq.ft.s i.e. 4.65 sq.mtrs built up area, along with undivided share in the land of "Abhinandan A.C. Market of Vishal Rohini Co.op Ho.Soc. Ltd", Situated at revenue survey no.77, T.P Scheme no.5, Final Plot no.293-A paiki city survey ward athwa nondh no.2383 of moje Athwa City of Surat Owned by Amit Bhagchand Jain.				

