Public Notice For E-Auction For Sale Of Immovable Properties

Sale of immovable property mortgaged to **IIFL Home Finance Limited** (Formerly known as India Infoline Housing Finance Ltd.) **(IIFL-HFL)** Corporate Office at Plot No.98,Udyog Vihar, Phase-IV,Gurgaon-122015.(Haryana) and **Branch Office at:- 303, 3rd Floor, Bhagwandas Chambers, Opp, Circuit House, R C Dutt Road, Vadodara, Pin Code-390007** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002(hereinafter "Act"). Whereas the Auhorized Officer ("AO") of IIFL-HFL had taken the possession of the following property/ies pursuant to the notice issued U/S 13(2) of the Act in the following loan accounts/prospect nos. with a right to sell the same on **"AS IS WHERE IS BASIS & AS IS WHAT IS BASIS"** for realization of **IIFL-HFL's dues**, The Sale will be done by the undersigned through e-auction platform provided at the **website: www.bankeauctions.com.**

Borrower(s) / Co-Borrower(s) / Guarantor(s)	Demand Notice Date and Amount	Description of the Immovable property/ Secured Asset	Date of Physical Possession	Reserve Price	Date of Inspection of property
1. Mr. Krunal Kanubhai Rajput 2. Mrs.Alkaben Kanubhai Rajput 3. Mr. Kanubhai Makwana **(Prospect No. 793222)**	**14-Jan-2021** **Rs. 7,63,442/-** (Rupees Seven Lakh Sixty Three Thousand Four Hundred Forty Two Only) **Bid Increase Amount** **Rs.20,000/-** (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Flat No. 301, Shivalay Avenue, Anandpura, Near Govt Press, Kothi, Vadodara, 390001, Gujarat **(Built Up Area: 400 Sq.Ft)**	**27-Feb-2022** **Total Outstanding As On Date 01 - Mar - 2022** **Rs.6,57,215/-** (Rupees Six Lakh Fifty Seven Thousand Two Hundred Fifteen Only)	**Rs.5,60,000/-** (Rupees Five Lakh Sixty Thousand Only) **Earnest Money Deposit (EMD)** **Rs.56,000/-** (Rupees Fifty Six Thousand Only)	**22-Apr-2022** 1100 hrs -1400 hrs EMD Last Date **26-Apr-2022** till 5 pm. Date/ Time of E-Auction **28-Apr-2022** 1100 hrs-1300 hrs.

Mode Of Payment :- All payment shall be made by demand draft in favour of **"IIFL Home Finance Limited"** payable at Gurugram or through RTGS/NEFT The accounts details are as follows: **a) Name of the account:- IIFL Home Finance Ltd., b) Name of the Bank:- Standard Charted Bank Ltd., c) Account No:-53105066294, d) IFSC Code:-SCBL0036025** or through Payment Link: **https://quickpay.iiflfinance.com,**

Terms and Conditions:-

1. For participating in e-auction, Intending bidders required to register their details with the Service Provider **https://www.bankeauctions.com,** well in advance and has to create the login account, login ID and password. Intending bidders have to submit / send their "Tender FORM" along with the payment details towards EMD, copy of the KYC and PAN card at the above mentioned Branch Office.
2. The bidders shall improve their offer in multiple of amount mentioned under the column "Bid Increase Amount". In case bid is placed in the last 5 minutes of the closing time of the auction, the closing time will automatically get extended for 5 minutes.
3. The successful bidder should deposit 25% of the bid amount (after adjusting EMD) within 24 hours of the acceptance of bid price by the AO and the balance 75% of the bid amount within 15 days from the date of confirmation of sale by the secured creditor. All deposit and payment shall be in the prescribed mode of payment.
4. The purchaser has to bear the cess, applicable stamp duty, fees, and any other statutory dues or other dues like municipal tax, electricity charges, land and all other incidental costs, charges including all taxes and rates outgoings relating to the property.
5. Bidders are advised to go through the website https: //bankeauctions.com and https://www.iifl.com/home-loans/properties-for-auction for detailed terms and conditions of auction sale & auction application form before submitting their Bids for taking part in the e-auction sale proceedings.
6. For details, help procedure and online training on e-auction prospective bidders may contact the service provider **E mail ID:- support@bankeauctions.com,** Support Helpline **Numbers:@7291981124/25/26.** and any property related query **Mr. Rajjan Sharma @ 9979378887 , Email ID:-rajjan.sharma@iifl.com**,
7. Notice is hereby given to above said borrowers to collect the household articles, which were lying in the secured asset at the time of taking physical possession within 7 days, otherwise IIFL-HFL shall not be responsible for any loss of property under the circumstances.
8. Further the notice is hereby given to the Borrower/s, that in case they fail to collect the above said articles same shall be sold in accordance with Law.
9. In case of default in payment at any stage by the successful bidder / auction purchaser within the above stipulated time, the sale will be cancelled and the amount already paid will be forfeited (including EMD) and the property will be again put to sale.
10. AO reserves the rights to postpone/cancel or vary the terms and condition of tender/auction without assigning any reason thereof. In case of any dispute in tender/Auction, the decision of AO of IIFL-HFL will be final.

STATUTARY 30 DAYS SALE NOTICE UNDER RULE 8 (6) OF THE SARFAESI ACT, 2002

The Borrower are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of Tender/Auction, failing which the property will be auctioned/sold and balance dues if any will be recovered with interest and cost.

Place:- Vadodara, Date:22-Mar-2022 **Sd-, Authorised Officer, IIFL Home Finance Limited.**

INVITATION FOR EXPRESSION OF INTEREST (EOI)
FOR SALE OF IMMOVEABLE ASSETS OF
UTILITY AGROTECH INDUSTRIES PVT LTD (UNDER LIQUIDATION), SURAT
CIN: U01119GJ1994PTC023942

In furtherance of liquidation proceeding of Utility Agrotech Industries Private Limited (Commenced vide NCLT order dated 8th October, 2021 in CP (IB) – 131/7/NCLT/AHM/2019 (published on 9 th October, 2021), interalia appointing the undersigned as a Liquidator), the Liquidator, in terms of Section 35(1) (f) of Insolvency and Bankruptcy Code, 2016 read with Regulation 33 of IBBI (Liquidation Process) Regulations 2017, invites expression of interest for sale of immovable assets of the company.

Sr. No	Assets in Parcel	Reserved Price (Amount in Rs.)	EMD Amount (Amount in Rs.)
I	Land with an area of around 2,30,504 sq.mts. Location: Survey No. 330-B, 334/A, 334/B, 371, 372, 373/A, 373/B, 374/A/B/1, 374/A/B/2, 375, 377, 379, 391/1, 391/2, 394/A, 401 & 402 Moje: Sisodra, Sub Dist: Ankleshwar, Dist: Bharuch, Gujarat.	**Rs. 16,90,12,500**	**Rs. 1,69,01,250**

Interested Applicants may submit their EOI for sale of Assets of Company along with prescribed EMD fee in terms of the invitation. For detailed terms and conditions of the EOI, visit **www.auctionfocus.in** or send email at **liquidator.utilityagrotech@gmail.com & liqoffice.utilityagrotech@gmail.com. Contact details: - +91-9833271593**

Other Points:

1. E-auction will be conducted on "AS IS WHERE IS BASIS, AS IS WHAT IS BASIS, WHATEVER THERE IS BASIS, NO RECOURSE BASIS" through approved service provider, **www.auctionfocus.in**
2. 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** or through mail **liquidator.utilityagrotech@gmail.com & liqoffice.utilityagrotech@gmail.com**
3. E-Auction documents should reach the office of the Liquidator physically & by Email, at the address: G-19, Shreewardhan Complex, Mezzanine Floor, Besides Landmark Building, Ramdaspeth, Wardha Road, Nagpur, Maharashtra- 440010 on or before 5:00 PM on 07/04/2022.
4. E- Auction shall be conducted on 13/04/2022 from 3.00 PM to 5:00 PM.

Vikas Prakash Gupta
Liquidator
Utility Agrotech Industries Private Limited
Registration No.: IBBI/IPA-001/IP-P00501/2017-18/10889

Date: 24/03/2022
Place: Surat

ADITYA BIRLA HOUSING FINANCE LTD.

Registered Office: Indian Rayon Compound, Veraval, Gujarat 362266.
Branch Office: Aditya Birla Housing Finance Limited, 307, 3rd Floor, Turquoise Building, Panchwati Cross Road, Opp. Hotel Raddison Blu, C.G. Road, Ahmedabad- 380006
1. ABHFL: Authorized Officer Mr. Siddharth Kotadia; Contact Number 9824900990 and Mr. ManojKumar Solanki; Contact Number 9824577760
2. Auction Service Provider (ASP) M/s e-Procurement Technologies Limited-Auction Tiger, Mr. Ram Sharma; Contact No. +91 8000023297

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) 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 i.e. Aditya Birla Housing Finance Limited, the possession of which has been taken by the Authorised Officer of Aditya Birla Housing Finance Limited/Secured Creditor, will be put to sale by auction on **"As is where is", "As is what is", and "Whatever there is" on 11/04/2022,** for recovery of **INR 1,06,70,901.5/- (Rupees One Crore Six Lacs Seventy Thousand Nine Hundred One and Five Paise only)** as on 06/01/2020 and further interest and other expenses thereon till the date of realization, due to Aditya Birla Housing Finance Limited/Secured Creditor from the Borrowers namely **Mr. Naresh Rameshchandra Rohera, Mrs. Divya Nareshbhai Rohera, Mrs. Shobhavati Rameshchandra Rohera & M/s Pearl Foods.**

The reserve price will be **INR 98,74,305/-** (Rupees Ninety-Eight Lacs Seventy Four Thousand Three Hundred Five Only)and the Earnest Money Deposit (EMD) will be **INR 9,87,430.5/-** (Rupees Nine Lacs Eighty Seven Thousand Four Hundred Thirty and Five Paise Only). The last date of EMD deposit is 08-04-2022. The date for inspection of the said property is fixed on 07-04-2022 between 11:00 am to 04:00 pm.

DESCRIPTION OF IMMOVABLE PROPERTY

All the part and Parcel of "C/9, 9th Floor, Satya Triveni Tower, Satya Triveni CHSL, Opp. Parkhill Bunglows, Nr. Salby Hospital, Ramdevnagar Road, Satellite, Ahmedabad, Gujrat (India)-380015. (Survey No 985/2, FPNo. 143)"

For detailed terms and conditions of the sale, please refer to the link provided in Aditya Birla Housing Finance Limited/Secured Creditor's website i.e. https://homefinance.adityabirlacapital.com/properties-for-auction-under-sarfaesi-act or https://sarfaesi.auctiontiger.net

Date: 24-03-2022 **(Authorized Officer)**
Place: Ahmedabad **Aditya Birla Housing Finance Limited**

ELECTRONICA FINANCE LIMITED

Audumbar, Plot No.101/1, Erandwane, Dr Ketkar Road, Pune 411004, Maharashtra, India

SALE NOTICE

Notice of SALE by Private Treaty under Rule 8(6) of Security Interest (Enforcement) Rules 2002

15 days' Notice of Sale of Immovable Secured Assets is hereby given by the **Electronica Finance Limited (EFL)** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 Read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002. The undersigned as Authorized Officer of Secured Creditor has taken over possession of the Secured Asset(s) under SARFAESI Act 2002.

Public at large in general and the borrowers/co-borrowers and guarantors in particular, are hereby informed that the secured Asset(s) as mentioned in the Schedule are put for through Private Treaty, as per the terms agree able to Secured Creditor on **"As is where is", "As is what is", and "Whatever there is" basis,** for recovery of the dues mentioned herein below.

Date of Sale Through Private Treaty : On or After 26-04-2022

Loan A/c No, Borrowers Name & Address	Schedule/Details of immovable property (Secured Asset)	Reserve Price	Outstanding Dues for Recovery of which Property/ies is/are Being Sold
Loan Ac No. 179891912-2019-52-1 **1. Nadiyadara Kamleshbhai Chhaganbhai** **2. Nadiyadra Kiritbhai Chhaganbhai** **3. Patel Ajitbhai, 4. Patel Nirmalaben** (Borrower) **5. Nadiyadara Chhaganbhai Bhudarbhai** (Co-Borrower) **All Add.:** Math Ni Sheri Rajsitapur, Surendranagar, Ahmedabad, Gujrat-363320	Property Being At Rajsitapur, Aakarani Reg. No. 4/498, Village Rajsitapur Sub District Dhrangadhra, District Surendranagar - 363320. **Bounded By:** East - House of Parmar Bachubhai Tapubhai, West- Road, North-House Of Parmar Tapubhai Kalubhai, South-Road	₹ **17,00,000/-** (Rs. Seventeen Lakhs Only)	₹ **Rs.32,13,523/-** (Rs. Thirty Two Lac Thirteen Thousand Five Hundred Twenty Three Only)

STANDARD TERMS & CONDITIONS FOR SALE OF PROPERTY THROUGH PRIVATE TREATY ARE AS UNDER:

1. The proposed purchaser will be required to deposit, interest free, token amount of 10% of the agreed sale consideration along with his proposal and balance amount to be paid as per the agreed terms between Secured Creditor and proposed purchaser.
2. The proposed purchaser will be required to submit self-attested copy KYCs along with his/her proposal and execute such documents/terms of sale as Secured Creditor may require.
3. In the event of failure to pay the balance sale consideration, or part thereof, as agreed, Secured Creditor will forfeit the amount already paid, at any stage.
4. In case of non-acceptance of offer of purchase by the Secured Creditor, the amount of 10% paid along with the proposal will be refunded to the proposed purchase without any interest.
5. The property is being sold with all the existing and future encumbrances whether known or unknown to the Secured Creditor. The Authorized Officer/ Secured Creditor or any of its officer shall not be responsible in any way for any third-party claims/ rights/dues.
6. The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to the best of his satisfaction. The purchaser shall not be entitled to make any claim, of any nature, against the Authorized Officer/Secured Creditor or any of its officer in this regard at a later date.
7. The EFL reserves the right to reject any offer of purchase without assigning any reason at any time before sale of property.
8. In case of more than one offer, the EFL will accept the highest offer.
9. The interested parties may contact the Authorized Officer for further details/clarifications and for submitting their application alongwith their self-attested KYC (Valid ID proof/ Address Proof & Pan Card copy)
10. The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of purchase of the property.
11. Sale shall be in accordance with the provisions of SARFAESI Act/Rules. The intending bidder can also contact **mukesh.choudhary@efl.co.in, Mukesh Choudhary Mob No – 7391094470**

Date: 24.03.2022, **Sd/- Authorised Officer**
Place : Surendrnagar **For Electronica Finance Limited**

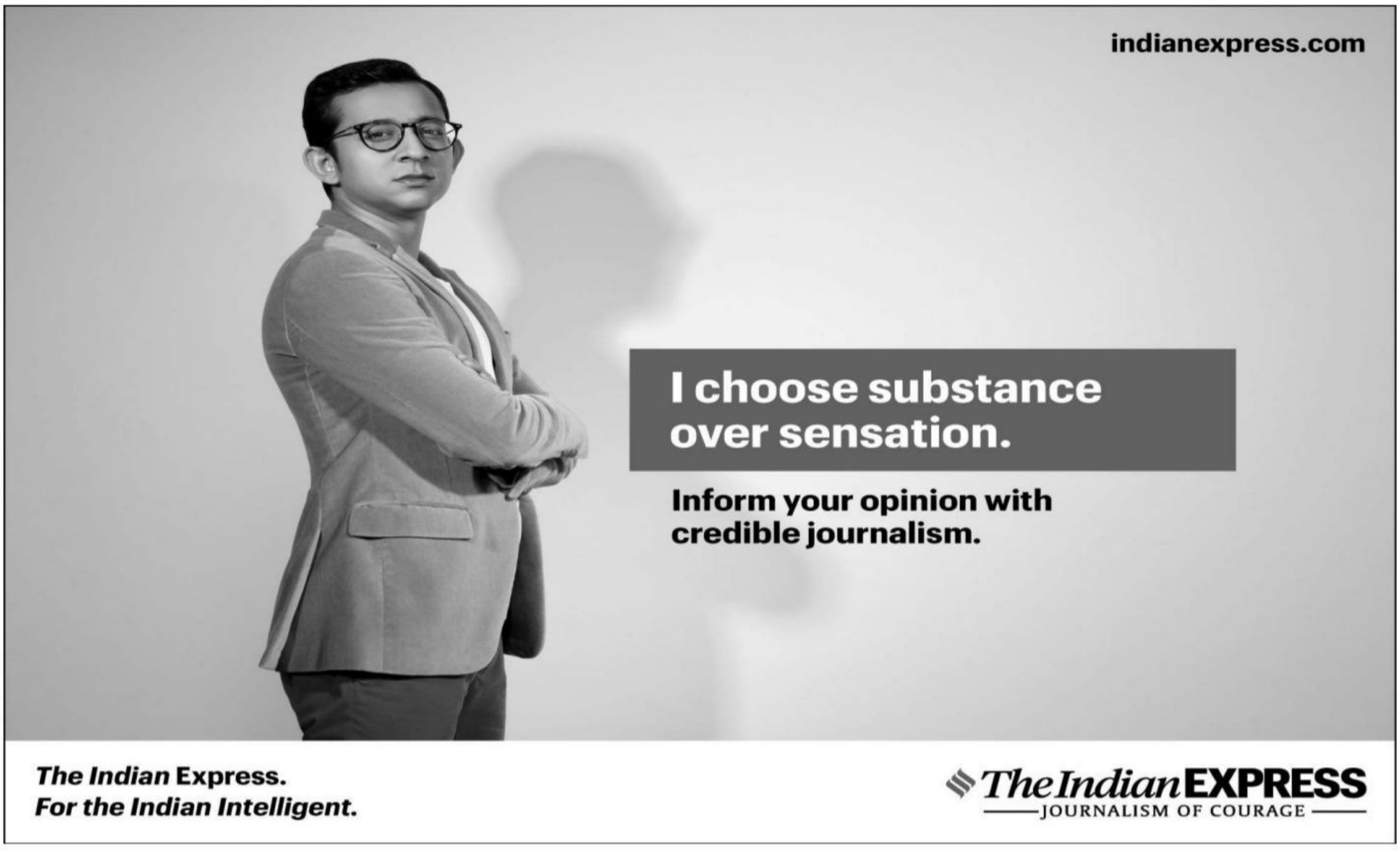
CAPRI GLOBAL CAPITAL LIMITED

Registered & Corporate Office :- 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai-400013
Circle Office :- Capri Global Capital Limited 2nd Floor ,3B Pusa Road Rajendra Place, New Delhi-110005

DEMAND NOTICE

Under Section 13(2) of the Securitisation And Reconstruction of Financial Assets And Enforcement Of Security Interest Act, 2002 read with Rule 3 (1) of the Security Interest (Enforcement) Rules, 2002. The undersigned is the Authorised Officer of Capri Global Capital Limited .(CGCL) under Securitisation And Reconstruction Of Financial Assets And Enforcement of Security Interest Act, 2002 (the said Act). In exercise of powers conferred under Section 13(12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, the Authorised Officer has issued Demand Notices under section 13(2) of the said Act, calling upon the following Borrower(s) (the "said Borrower(s)"), to repay the amounts mentioned in the respective Demand Notice(s) issued to them that are also given below. In connection with above, Notice is hereby given, once again, to the said Borrower(s) to pay to CGCL, within 60 days from the publication of this Notice, the amounts indicated herein below, together with further applicable interest from the date(s) mentioned below till the date of payment and/or realization, payable under the loan agreement read with other documents/writings, if any, executed by the said Borrower(s). As security for due repayment of the loan, the following assets have been mortgaged to CGCL by the said Borrower(s) respectively.

S.N.	Name of the Borrower(s)/ Guarantor(s)	Demand Notice Date and Amount	Description of secured asset (immovable property)
1.	(Loan Account No. **LNCGCVDATL0000006077 Ahmedabad Branch)** (Loan Account No. **LNMEVAD000023395 Vadodara Branch)** **Excel Paints** (Borrower) **Khansab Imran Mohammedbha, Lambawala Tabbsumbanu Yusufbhai** (Co-Borrower)	**16-03-2022** **Rs. 28,45,745/-**	All Piece and Parcel of Immovable Property situated at Registration District Vadodara, Sub-District Vadodara, Moje – Kasba, Revenue Survey No. 109, 110, 111/1, 111/2, Total Admeasuring 22,764 Sq. Mts. On that Scheme namely Manek Estate is developed and in the said scheme Plot No. 43 having plot Admeasuring 104.40 Sq. Mts., i.e., 1124 Sq. Ft., Near Narsinhji Estate, Yamuna Mill Road, Vadodara, Gujarat – 390004, alongwith Construction thereon Present and Future both; and Bounded as: North By: Plot No. 44, South By: Plot No. 42, East By: Internal Road for common use, West By: Internal Road for common use
2.	(Loan Account No. **LNMENAR000023018 Naroda Branch)** **Jagdish Kantilal Sharma** (Borrower) **Rajuben Jagdishbhai Sharma,** **Champaben Kantilal Sharma** (Co-Borrower)	**16-03-2022** **Rs. 35,84,024/-**	**Property No. 1** All Piece and Parcel of Property bearing Shop No. 102, 1st Floor, Admeasuring 333 Sq. Ft. i.e., 30.93 Sq. Mts., and undivided share of 17.09 Sq. Mts., in the scheme known as Sahyog Plaza, Opposite Vishwakarma Engineering College, situated at Mouje Motera on the land bearing Final Plot No. 85 of T.P. Scheme No. 21 of Survey No. 145/1, of the Registration Sub-District and District Ahmedabad -6 (Naroda), Taluka Dascroi, Sabarmati-Gandhi Nagar Highway Road, District Ahmedabad, Gujarat – 380005; and Bounded as: East By: Property of Unit No. 109 with Common Wall West By: Passage and Gallery, North By: Property of Unit No. 103, South By: Passage and Gallery **Property No. 2** All Piece and Parcel of Property bearing Shop No. 109, 1st Floor, Admeasuring 250 Sq. Ft. i.e., 23.22 Sq. Mts., and undivided share of 12.83 Sq. Mts., in the scheme known as Sahyog Plaza, Opposite Vishwakarma Engineering College, situated at Mouje Motera on the land bearing Final Plot No. 85 of T.P. Scheme No. 21 of Survey No. 145/1, of the Registration Sub-District and District Ahmedabad -6 (Naroda), Taluka Dascroi, Sabarmati-Gandhi Nagar Highway Road, District Ahmedabad, Gujarat – 380005. Bounded as:- East By: Passage and 24 Meters Road , West By: Passage and Toilet North By: Property of Unit No. 103 with Common Wall, South By: Passage then 18 Meters Road

If the said Borrowers shall fail to make payment to CGCL as aforesaid, CGCL shall proceed against the above secured assets under Section 13(4) of the Act and the applicable Rules, entirely at the risks of the said Borrowers as to the costs and consequences. The said Borrowers are prohibited under the Act from transferring the aforesaid assets, whether by way of sale, leaseor otherwise without the prior written consent of CGCL. Any person who contravenes or abets contravention of the provisions of the said Actor Rules made the reunder, shallbe liable for imprisonment and/or penalty as provided under the Act.

Place :- GUJARAT Date :- 24.03.2022 **Sd/- (Authorised Officer) For Capri Global Capital Limited**