

NAKODA LIMITED (IN LIQUIDATION)

CIN: L17111GJ1984PLC045995

(The Company)

Registered Office: Block No 1 & 12 to 16 Village-Karanj Tal Mndvi Dist-Surat
Gujarat-394110**Sale of Assets of Company under the provisions of the Insolvency and Bankruptcy Code, 2016**

Notice is hereby given to the public in general that the e-auction process of Sale of Nakoda Limited - in Liquidation' (Corporate Debtor) as "Going Concern" or "Assets on Standalone basis" under the provisions of Insolvency and Bankruptcy Code, 2016 and Regulations there under, is scheduled to take place on **07th February 2025**. The E-Auction will be conducted on "AS IS WHERE IS BASIS, AS IS WHAT IS BASIS, WHATEVER THERE IS BASIS AND NO RECOURSE BASIS."

The Auction will be conducted by the undersigned through -Auction service provider, EBKRAY through its website <https://ibbi.ebkray.in/eauction-ibbi/home> (With the unlimited extension of 5 minutes each).

Option A: The following assets available for sale in e-auction as per Regulation 32(e) of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations,2016 as a Going Concern

Date and Time of E- Auction: 07.02.2025 from 12:00 Noon to 01:00 PM

| Sr. No | Asset Description | Reserve Price (In Rs. Lakhs) | Earnest Money Deposit (In Rs. Lakhs) | Bid Incremental Value (In Rs. Lakhs) |
|---------------|---|-------------------------------------|---|---|
| A | Sale of Corporate Debtor as a Going Concern (under regulation 32(e) of IBBI (Liquidation Process) Regulations, 2016 except Bungalow at Lonavala which were already sold by the Liquidator but including flat at surat and nine windmills | 17,354.35 | 1,735.43 | 20 |

OR

Option A1, A2, A3 & A4: The following assets available for sale in e-auction as per Regulation 32(a) of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations,2016 (in case no bids received for Auction under Option -A, then bids under Option A1, A2, A3 & A4 will be considered)

Date and Time of E- Auction: 07.02.2025 from 01:00 PM to 02:00 PM

| | | | | |
|-----------|--|----------|--------|---|
| A1 | Surat Plant Comprising of Phase-1 (Land measuring 33,303 sq. meters including building, Plant & Machinery thereupon) | 5,285.87 | 528.59 | 6 |
|-----------|--|----------|--------|---|

| | | | | |
|-----------|--|-----------|----------|------|
| A2 | Surat Plant Comprising of Phase-2 (Land measuring 30,632 sq. meters including building, Plant & Machinery thereupon) | 11,415.34 | 1,141.53 | 13 |
| A3 | Flat at Surat | 11.15 | 1.12 | 0.12 |
| A4 | Nine Windmills at Tamil Nadu | 641.99 | 64 | 6.40 |

Terms and Condition of the E-auction are as under:

E-Auction will be conducted on "**AS IS WHERE IS***"**AS IS WHAT IS*** "**WHATEVER THERE IS*** and "**AND NO RECOURSE BASIS**" through approved service provider EBKRAY through its website <https://ibbi.ebkray.in/eauction-ibbi/home>

2. The Complete E-Auction process document containing details of the Assets, online e-auction Bid Form, Declaration and Undertaking Form, General Terms and Condition of online auction sale are available on the website of **EBKRAY at <https://ibbi.ebkray.in/eauction-ibbi/home>** or can be obtained through an email at ravindranakoda@gmail.com

3. The Liquidator has right to accept or cancel or extend or modify, etc. any terms and conditions of E-Auction at any time. He has right to reject any of the bids without giving any reasons.

4. Last Date for Submission of Eligibility Documents: **January 22nd 2025**. Please note any delay of submission in the interest and eligibility documents will not be considered in the list of prospective bidders.

5. Last Date for Submission of EMD: **31st January 2025**.

6. The Applicability of taxes including stamp duty on Land & Building shall be governed by the prevalent laws of India or respective State and plant and machinery, stock, inventory & consumables of respective plant shall be sold after levying applicable GST.

7. The intending bidders, prior to submitting their bid, should make their independent inquiries and conduct their independent due diligence at their own expenses and satisfy themselves.

8. The properties mentioned above can be inspected by the prospective bidders only after submission of Eligibility Documents i.e. post **January 22nd 2025** with an email request for prior appointment relating to the visit.

9. The properties and windmills of the Corporate Debtor are being attached by the Enforcement Directorate and Income Tax Department for which a matter is sub-judice before the Hon'ble High Court, Gujarat. Also, the matter relating to release of the attached properties by the Enforcement Directorate is also sub-judice before the Hon'ble NCLT, Ahmedabad. The intending bidders should conduct their independent due diligence at their own expenses.

For Further information, the intending Applicant may contact the undersigned through an email at ravindranakoda@gmail.com.

IMPORTANT NOTE

It is hereby informed to all interested parties that in case any successful bid is achieved for Option A thereby announcing a successful bidder, the remaining Option A1, A2, A3 & A4 shall stand cancelled automatically.



Ravindra Kumar Goyal
Liquidator

M/s Nakoda Limited

IBBI Reg. No. IBBI/IPA-001/IP-P-02019/2020-2021/13098

Registered Address: Eden I- 807, SG Highway, Godrej Garden City,
Jagatpura, Ahmedabad-382470

Email: ravindra1960_goyal@yahoo.co.in, ravindranakoda@gmail.com

Communication Address: - Office No. 237, Tower-C, Bhutani Cyber Park, Block-C,
Phase-2, Sector-62, Noida-201309

Place: Ahmedabad

Date:08.01.2025

FINANCIAL EXPRESS

HDFC BANK Ltd.
 4th Floor, C-Wing, Sheetal Westpark Imperia, Near
 Alpha One Mall, Vastrapur, Ahmedabad - 380015.

POSSESSION NOTICE

Whereas,
 The undersigned being the Authorized Officer of the HDFC Bank Limited 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 the Security Interest (Enforcement) Rules, 2002, issued a demand notice dated 09.04.2024 calling upon the Borrowers 1) Deepali Traders A Proprietorship Firm Through Its Proprietor Nehal Sudhir Shah 2) Dharmshahab Suthrikumar Shah to repay the amount mentioned in the notice being Rs. 34,15,323.43/- (Rupees Thirty-Four Lakhs Fifteen Thousand Three Hundred Twenty-Three and Forty-Three Paisa Only) with further interest and expenses within 60 days from the date of notice of the said account No. 8199503.

The Borrowers having failed to repay the amount, notice is hereby given to the Borrowers and the public in general that the undersigned has taken Physical Possession of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with Rule 8 of the said Rules on this 05th Day of January of the year 2025.

The Borrowers 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 HDFC Bank Limited for an amount of Rs.35,89,741.89/- as on 04/01/2025 and interest & expenses thereon until the full payment. The Borrower'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.

DESCRIPTION OF IMMOVABLE PROPERTY
 "All The Piece and Parcel of Residential Flat No. 601, 6th Floor, Sumeru Shikhar Tower, Opp. Jagatnagar Co-Op Bank, Ashok Nagar, Vikas Gruh Road, Paldi, Ahmedabad - 380007, having its own Built Up Area measuring 101.53 Sq. Meters, being constructed over the land, along with Undivided Land Area Measuring 25.25 Sq. Meters Situated At Flat No. 601, 6th Floor, In the scheme known as "Hari-on complex housing co-operative Housing Society Ltd." Of The Building Known As Sumeru Shikhar Tower, at Vikas Gruh Road, Situated at Old Survey No.131/4 & 131/5, T.P.S No. 6, Final Plot No. 327, Mouje- Paldi, Dist & Sub Dist. Ahmedabad and the Property and Bounded As Under : East : Flat No. 604, West : Raj Garden Tower, North : Road, South : Flat No. 602 & 603.

Date : 05.01.2024, Place: Ahmedabad Authorised Officer, HDFC Bank Ltd.

NEW INDIA CO-OPERATIVE BANK LTD.
 (Multistate Scheduled Bank)
 Corporate Office : New India Bhawan, A.V. Nagvekar Marg, Prabhadevi,
 Mumbai - 400025.

SYMBOLIC POSSESSION NOTICE (UNDER RULE 8(1)) SARFAESI ACT-2002 (for immovable property)

WHEREAS the undersigned being the Authorised officer of the New India Co-operative Bank Ltd. under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (Second) Act, 2002 (Act 54 of 2002) and in exercise of powers conferred under Section 13 (12) read with rule 9 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated 26.06.2024 calling upon the Borrower, Mr.Nitinbhai Maganlal Desai & Co-Borrower Mr.Rahul Nitin Desai to repay the amount mentioned in the Notice being Rs.23,41,080.80 (Rupees Twenty Three Lakh Forty One Thousand Eighty & Paise Eighty Only) under Term Loan facility together with future interest @15.00% p.a. and penal interest @2% p.a.w.e.f.06.06.2024 compounded with monthly rest till the date of payment within 60 days from the date of receipt of the Notice.

Mr.Nitinbhai Maganlal Desai & Mr.Rahul Nitin Desai, Borrower & Co-Borrower having failed to repay the amount, notice is hereby given to the Borrower/Sureties/Mortgagors and the public in general that the undersigned has taken possession of Commercial property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with rules on 04.01.2025.

The Borrower/Sureties/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 New India Co-operative Bank Ltd. for an amount of Rs.23,41,080.80 with interest upto 05.06.2024 and future interest @15.00% w.e.f. 06.06.2024, costs and charges thereon.

Description of the Property :
 Commercial property situated at North-East Corner Shop, Ground Floor, City Survey Ward No.7/1, Sheet No.181, City Survey No.229, Village Rajkot, Gujrat-360001 (adm. Area 24.71 Sq. Mtrs. Owned by Mr. Nitinbhai Desai

sd/-
(Bhaskara Amin)

Date : 04.01.2025 Asst.General Manager & Authorised Officer
 Place: Rajkot NEW INDIA CO-OPERATIVE BANK LTD.

Central Bank of India
 CENTRAL BANK OF INDIA
 POSSESSION NOTICE under [RULE 8 (1)] SARFAESI Rule

Whereas, The authorised officer of the Central Bank of India, Idar Branch under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, and in exercise of powers conferred under Section 13(2) and 13(12) read with the Rule 3 of the Security Interest (Enforcement) Rules 2002 issued a demand notice dated 04.09.2024 calling upon Mr. Rameshbhai Shakrabhai Thakor (Borrower) & Mr. Pratapji Maganji Thakarda (Guarantor), to repay the amount mentioned in the notice being Rs. 5,34,688/- (Rupees Five Lakhs Thirty Four Thousand Six Hundred Eighty Eight) (which represents the principal plus interest due as on the 03.08.2024), plus interest and other charges from 03.08.2024 to till date within 60 days from the date of receipt of the said notice.

The Borrower having failed to pay the entire dues of the bank, notice is hereby given to the Borrower, the 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/her under section 13(4) of the said act, read with Rule 8 of the Security Interest (Enforcement) Rule 2002 on this 4th day of January 2025.

The borrower and the Guarantor in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to charge of Central Bank of India, for the amount of Rs. 5,34,688/- (Rupees Five Lakhs Thirty Four Thousand Six Hundred Eighty Eight) (which represents the principal plus interest due as on the 03.08.2024), plus interest and other charges from 03.08.2024.

The borrowers attention is invited to provisions of sub section (8) of Section 13 of the SARFAESI Act, in respect of time available, to redeem the secured assets.

DESCRIPTION OF THE IMMOVABLE PROPERTY
 All the pieces and parcels of land or ground in the name of Mr. Rameshbhai Shakrabhai Thakor situated at village Idar within the limits of Idar within the limits of Idar Palika, Idar, Ta. Idar, District- Sabarkantha Land of Plot No. 19, sq. mtr. 211.69 of NA S/Block No. 61/1 Paiki, CTS No. 5775/B/19 & Construction standing thereon (Old CTS No. 5775 Paiki), bearing Idar Nagar Palika No. 2/318/60/S which is known as "Sadgunnagar" lying and being within the limit of Idar Nagar Palika, Idar, Ta. Idar, registration district: Sabarkantha and sub district Idar of Gujarat state admeasuring land 211.69 sq. mtr. or thereabout together with building and fixed structure constructed/erected/installed or to be constructed/erected/installed thereon lies in manly and bounded as follows: On the east by: Margin land thenafter gamtal On the west by: 7.62 mtr. Road On the north by: Margin land thenafter road to laoda village On the south by: Margin land thenafter Plot No. 18

Date: 04/01/2025 Authorised Officer
Place: Idar Central Bank of India

HERO HOUSING FINANCE LIMITED
 Registered Office: 3B, Community Centre, Basant Lok, Vasant Vihar, New Delhi-110057.
 Branch Office: Commercial Shop No. 113, First Floor, Neo Square City Survey No. 631,
 Ward No. 21, P N Marg, Jamnagar Gujarat-361008

PUBLIC NOTICE (E-AUCTION FOR SALE OF IMMOVABLE PROPERTY)

(UNDER RULE 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002)
 NOTICE FOR SALE OF IMMOVABLE PROPERTY MORTGAGED WITH HERO HOUSING FINANCE LIMITED (SECURED CREDITOR) UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.

Notice is hereby given to the public in general and in particular to the borrower(s) and guarantor(s) or their legal heirs' representatives that the below described immovable properties mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of Hero Housing Finance Limited (Secured Creditor), will be sold on 28-Jan-2025 (E-Auction Date) on "AS IS WHERE IS" "AS IS WHAT IS" and "WHATEVER THERE IS" basis for recovery of outstanding dues from below mentioned Borrowers, Co-Borrowers or Guarantors. The Reserve Price and the Earnest Money Deposit is mentioned below. The EMD should be made through Demand Draft/RTGS/NEFT for participating in the Public E-Auction along with the Bid Form which shall be submitted to the Authorized Officer of the Hero Housing Finance Ltd. On or before 27-Jan-2025 at 5 PM at Branch Office: Commercial Shop No. 113, First Floor, Neo Square City Survey No. 631, Ward No. 21, P.N Marg, Jamnagar Gujarat-361008.

| Loan Account No. | Name of Borrower(s) / Co-Borrower(s) / Guarantor(s) / Legal Heir(s) / Legal Rep. | Date of Demand Notice as on date | Type of Possession (Under Constructive / Physical) | Reserve Price / Earnest Money |
|-----------------------|--|---|--|-----------------------------------|
| HHF/JMN/HOU200/002943 | Mr. Chotaliya Jasmin Rameshbhai, Mr. Chotaliya Ritaben Rameshbhai | 17-Jan-2024, Rs. 19,55,127/- as on 02-01-2025 | Physical | Rs. 15,50,000/- Rs. 1,55,000/- |

Description of property: All that piece and parcels of Residential Plot on Sub Plot No. 216 Land Adm. 46-41 Sq. Mtr. i.e. 499.44 sq. ft. Situated at area known as "SIDHINATH TOWNSHIP" Revenue Survey No.2/Paiki-2/Paiki-2, Sub Plot No.21 to 24 Village Vibhagar Taluka & Dist. Jamnagar in the State of Gujarat With Common Amenities Written in Title Document, Property Bounded By: North: Sub Plot No. 217, South: Sub Plot No. 215, East: 6-00 mt Wide Road, West: Plot No. 11 & 12

Terms and condition: The E-auction will take place through portal <https://sarfaesi.auctioner.net> on 28-Jan-2025 (E-Auction Date) After 2.00 PM with limited extension of 10 minutes each. The intending Purchasers / Bidders are required to deposit EMD amount either through RTGS / NEFT or by way of Demand Draft/RTGS/NEFT favouring the "HERO HOUSING FINANCE LTD." The EMD amount will be returned to the unsuccessful bidders after conclusion of the E-auction.

Terms and conditions of the E-auction: 1. E-Auction is being held on "As is where is Basis" & "As is what is Basis" & "Whatever there is Basis" & "Without recourse Basis" and will be conducted "online". 2. Bid increment amount shall be Rs. 15,000/- (Rupees Fifteen Thousand Only). 3. The E-Auction will be conducted through M/s E-Procurement Technologies Ltd. (Helpline No.): 07961200570/544594/596/531583/589, 6351899643 and E-mail on support@auctioner.net/maulik.shrivastava@auctioner.net) at their web portal <https://sarfaesi.auctioner.net>. 4. There is no encumbrance on the property which is in the knowledge of Secured Creditors. However, the intending bidders should make their own independent enquiries regarding the encumbrances, claims and rights on the property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bids. In this regard, the E-Auction advertiser does not constitute and will not be deemed to constitute an agent or representative of Hero Housing Finance Limited. 5. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues. The sale shall be subject to rules / conditions / prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The other terms and conditions of the E-Auction are published in the following website: www.herohousingfinance.com. 6. For property details and visit to property contact to Har Rajwani 982677772/har.rajawani@herohtf.com and Shekhar Singh 9711522275/shekhar.singh@herohtf.com. 7. The prospective bidders can inspect the property on 20-Jan-2025 between 11.00 AM and 2.00 PM with prior appointment.

15 DAYS SALE NOTICE TO THE BORROWER/GUANTOR/MORTGAGOR
 The above mentioned Borrower/Mortgagor/guarantors are hereby notified to pay the sum as mentioned in Demand Notice under section 13(2) with in as date interest and expenses before the date of Auction failing which the property shall be auctioned and balance dues, if any, will be recovered with interest and cost from you. For detailed terms and conditions of the sale, please refer to the link provided in <https://www.herohousingfinance.com>. 8. For property details and visit to property contact to Har Rajwani 982677772/har.rajawani@herohtf.com and Shekhar Singh 9711522275/shekhar.singh@herohtf.com. 9. The prospective bidders can inspect the property on 20-Jan-2025 between 11.00 AM and 2.00 PM with prior appointment.

Date: 08-01-2025 For Hero Housing Finance Ltd., Authorised officer,
Place: Jamnagar Imran Kureshi.9974589783 Email:assetdisposal@herohtf.com

STATE BANK OF INDIA
 (RACPC) Ambawadi Zonal Office, C.N. Vidyalay Campus,
 Ambawadi, P.B. No. 11, Ahmedabad-380015.

E-AUCTION SALE NOTICE

Notice is hereby given to the public in general and in particular to the Borrower(s), Guarantor(s) & Mortgagor(s) that the below described immovable properties charged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of State Bank of India the "Secured Creditor", will be sold on "As is Where is", "As is What is" and "Whatever There is" basis as per the following details, for recovery of dues due to the "Secured Creditor".

| Sr. No. | Name of the Borrower | Description of Property with BAANKNET Property ID | Outstandings Rs. (as per Sale Notice) / Date of Sale Notice 03-01-2025 | 1. Reserve Price 2. Earnest Money Deposit (EMD) 3. Bid Incremental Amt. (Rs.) | Date & Time of Inspection |
|---------|---|--|--|---|---------------------------|
| 1 | Mrs Sandhya Singh And Mr Ajaysinh Rajput | Flat No F201, Second Floor Aditya India Colony, Beside Aman Flats, Binoli Shopping Centre, Nadiad Highway, Hathijan, Taluka- Vatva, District - Ahmedabad | 03-01-2025 Rs 22,83,030/- + interest + legal expense | 1. 23,00,000/- 2. 2,30,000/- 3. 50000/- | 04.02.2025 11 AM - 1PM |
| 2 | Mr. Dinesh J. Makwana & Mrs.Smita Dinesh Makwana | Flat No. J-101, Shrinand Nagar Part - II, Co. Opp. Housing Society Ltd, Near Jain Derasar, Sonal Cinema Road, Vejalpur, Ahmedabad - 380051. | 03-01-2025 Rs 30,50,134/- + interest + legal expense | 1. 37,99,000/- 2. 3,79,900/- 3. 50000/- | 04.02.2025 3 PM-5 PM |
| 3 | Ms Kirti Navinchandra Vyas & Mr. Nilesh Navinchandra Vyas | B/502, Shine Superb, Opp. Devnandan Platina, Gota, Ahmedabad- 382481 | 03-01-2025 Rs 15,93,607/- + interest + legal expense | 1. 38,00,000/- 2. 3,80,000/- 3. 50000/- | 05.02.2025 11 AM - 1PM |
| 4 | Mr. Naren Kumar Rajak & Mrs. Alpina Shikhar | Flat No A/301, Happy Heights, Opp. Ghuma Bus Stand, Ghuma, Ahmedabad - 380058 | 03-01-2025 Rs 25,08,964/- + interest + legal expense | 1. 41,15,000/- 2. 4,11,500/- 3. 50000/- | 05.02.2025 3 PM-5 PM |
| 5 | Mrs. Tejal Amit Patel & Mr. Amit D. Patel | Flat No D2/204, Shukan Smile City, Near GST Over Bridge, New Ranip, Ahmedabad | 03-01-2025 Rs 42,28,911/- + interest + legal expense | 1. 58,68,000/- 2. 5,86,800/- 3. 50000/- | 06.02.2025 11 AM - 1PM |
| 6 | Mr. Rami T. Timbadiya | Bungalow No. 29, Shree Ram Rajya Co Op Housing Society, Viratnagar Road, Opp. Tejendra Vihar, Odhav, Ahmedabad 382415 | 03-01-2025 Rs 76,32,412.84/- + interest + legal expense | 1. 1,20,97,800/- 2. 12,09,780/- 3. 50000/- | 06.02.2025 3 PM-5 PM |
| 7 | Mrs Dhruvi Vilesh Sheth | Flat No 26, Sahyadri Apartment, Mouje Shekhpur - Khanpur, Taluka - Sabarmati, Ahmedabad | 03-01-2025 Rs 55,36,211.68/- + interest + legal expense | 1. 69,21,000/- 2. 6,92,100/- 3. 50000/- | 07.02.2025 11 AM - 1PM |
| 8 | Ms Anjali Vaibhav Patel | L 501/ 5th Floor Aditya India Colony Opp Tridevi Temple Nr Radhe Upvan Mehmdabad Road/Hathijan/Ahmedabad | 03-01-2025 Rs 20,55,348/- + interest + legal expense | 1. 20,05,200/- 2. 2,00,520/- 3. 50000/- | 07.02.2025 3 PM-5 PM |

Date of Auction : 11.02.2025 • Status of Possession : Physical

Name of the Authorized Officer & Contact No. : B.B. GOHIL M. 7600038751

General Terms & Conditions for e-Auction: (1) The e-Auction will be conducted "Online" through BAANKNET Portal viz. <https://baanknet.com>. (2) The intending purchasers / bidders are required to register themselves on the auction portal <https://baanknet.com>. (3) The Earnest Money Deposited (EMD) will have to be deposited in Bank's Account in the name of "State Bank of India RACPC Ahmedabad- A/c No. 37608202755, SBI, RACPC, (WEST) A/c IFSC CODE: SBIN004482. (4) The sale shall be subject to rules / conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. (5) The Authorized 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.

Date : 07.01.2025 Authorised Officer
Place : Ahmedabad State Bank of India

HERO HOUSING FINANCE LIMITED
 Registered Office: 3B, Community Centre, Basant Lok, Vasant Vihar, New Delhi-110057.
 Branch Office: Commercial Shop No. 113, First Floor, Neo Square City Survey No. 631,
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| Loan Account No. | Name of Borrower(s) / Co-Borrower(s) / Guarantor(s) / Legal Heir(s) / Legal Rep. | Date of Demand Notice as on date | Type of Possession (Under Constructive / Physical) | Reserve Price / Earnest Money |
|-----------------------|--|---|--|-----------------------------------|
| HHF/JMN/HOU200/002943 | Mr. Chotaliya Jasmin Rameshbhai, Mr. Chotaliya Ritaben Rameshbhai | 17-Jan-2024, Rs. 19,55,127/- as on 02-01-2025 | Physical | Rs. 15,50,000/- Rs. 1,55,000/- |

Description of property: All that piece and parcels of Residential Plot on Sub Plot No. 216 Land Adm. 46-41 Sq. Mtr. i.e. 499.44 sq. ft. Situated at area known as "SIDHINATH TOWNSHIP" Revenue Survey No.2/Paiki-2/Paiki-2, Sub Plot No.21 to 24 Village Vibhagar Taluka & Dist. Jamnagar in the State of Gujarat With Common Amenities Written in Title Document, Property Bounded By: North: Sub Plot No. 217, South: Sub Plot No. 215, East: 6-00 mt Wide Road, West: Plot No. 11 & 12

Terms and condition: The E-auction will take place through portal <https://sarfaesi.auctioner.net> on 28-Jan-2025 (E-Auction Date) After 2.00 PM with limited extension of 10 minutes each. The intending Purchasers / Bidders are required to deposit EMD amount either through RTGS / NEFT or by way of Demand Draft/RTGS/NEFT favouring the "HERO HOUSING FINANCE LTD." The EMD amount will be returned to the unsuccessful bidders after conclusion of the E-auction.

Terms and conditions of the E-auction: 1. E-Auction is being held on "As is where is Basis" & "As is what is Basis" & "Whatever there is Basis" & "Without recourse Basis" and will be conducted "online". 2. Bid increment amount shall be Rs. 15,000/- (Rupees Fifteen Thousand Only). 3. The E-Auction will be conducted through M/s E-Procurement Technologies Ltd. (Helpline No.): 07961200570/544594/596/531583/589, 6351899643 and E-mail on support@auctioner.net/maulik.shrivastava@auctioner.net) at their web portal <https://sarfaesi.auctioner.net>. 4. There is no encumbrance on the property which is in the knowledge of Secured Creditors. However, the intending bidders should make their own independent enquiries regarding the encumbrances, claims and rights on the property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bids. In this regard, the E-Auction advertiser does not constitute and will not be deemed to constitute an agent or representative of Hero Housing Finance Limited. 5. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues. The sale shall be subject to rules / conditions / prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The other terms and conditions of the E-Auction are published in the following website: www.herohousingfinance.com. 6. For property details and visit to property contact to Har Rajwani 982677772/har.rajawani@herohtf.com and Shekhar Singh 9711522275/shekhar.singh@herohtf.com. 7. The prospective bidders can inspect the property on 20-Jan-2025 between 11.00 AM and 2.00 PM with prior appointment.

15 DAYS SALE NOTICE TO THE BORROWER/GUANTOR/MORTGAGOR
 The above mentioned Borrower/Mortgagor/guarantors are hereby notified to pay the sum as mentioned in Demand Notice under section 13(2) with in as date interest and expenses before the date of Auction failing which the property shall be auctioned and balance dues, if any, will be recovered with interest and cost from you. For detailed terms and conditions of the sale, please refer to the link provided in <https://www.herohousingfinance.com>. 8. For property details and visit to property contact to Har Rajwani 982677772/har.rajawani@herohtf.com and Shekhar Singh 9711522275/shekhar.singh@herohtf.com. 9. The prospective bidders can inspect the property on 20-Jan-2025 between 11.00 AM and 2.00 PM with prior appointment.

Date: 08-01-2025 For Hero Housing Finance Ltd., Authorised officer,
Place: Jamnagar Imran Kureshi.9974589783 Email:assetdisposal@herohtf.com

HERO HOUSING FINANCE LIMITED
 Registered Office: 3B, Community Centre, Basant Lok, Vasant Vihar, New Delhi-110057.
 Branch Office: Commercial Shop No. 113, First Floor, Neo Square City Survey No. 631,
 Ward No. 21, P N Marg, Jamnagar Gujarat-361008

POSSESSION NOTICE (UNDER RULE 8(1)) SARFAESI ACT-2002
 (for immovable property)

WHEREAS the undersigned being the Authorised officer of the New India Co-operative Bank Ltd. under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (Second) Act, 2002 (Act 54 of 2002) and in exercise of powers conferred under Section 13 (12) read with rule 9 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated 26.06.2024 calling upon the Borrower, Mr.Nitinbhai Maganlal Desai & Co-Borrower Mr.Rahul Nitin Desai to repay the amount mentioned in the Notice being Rs.23,41,080.80 (Rupees Twenty Three Lakh Forty One Thousand Eighty & Paise Eighty Only) under Term Loan facility together with future interest @15.00% p.a. and penal interest @2% p.a.w.e.f.06.06.2024 compounded with monthly rest till the date of payment within 60 days from the date of receipt of the Notice.

Mr.Nitinbhai Maganlal Desai & Mr.Rahul Nitin Desai, Borrower & Co-Borrower having failed to repay the amount, notice is hereby given to the Borrower/Sureties/Mortgagors and the public in general that the undersigned has taken possession of Commercial property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with rules on 04.01.2025.

The Borrower/Sureties/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 New India Co-operative Bank Ltd. for an amount of Rs.23,41,080.80 with interest upto 05.06.2024 and future interest @15.00% w.e.f. 06.06.2024, costs and charges thereon.

Description of the Property :
 Commercial property situated at North-East Corner Shop, Ground Floor, City Survey Ward No.7/1, Sheet No.181, City Survey No.229, Village Rajkot, Gujrat-360001 (adm. Area 24.71 Sq. Mtrs. Owned by Mr. Nitinbhai Desai

sd/-
(Bhaskara Amin)

Date : 04.01.2025 Asst.General Manager & Authorised Officer
 Place: Rajkot NEW INDIA CO-OPERATIVE BANK LTD.

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