ADITYA BIRLA CAPITAL PROTECTING INVESTING FINANCING ADVISING

Aditya Birla Finance Limited

BY REGISTERED A.D./ SPEED POST/ EMAIL

Registered Office: Indian Compound, Veraval, Gujarat 362266

Corporate Office: R-Tech Park, 10th Floor, Nirlon Complex, off Western Expressway, Goregaon East, Mumbai-400063.

"APPENDIX- IV-A"

[See proviso to rule 8 (6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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 (54 of 2002).

Notice is hereby given to the public in general and in particular to the Borrower, Co-Borrower (s) and Mortgagor (s) that the below described immovable property mortgaged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of Aditya Birla Finance Limited, the mortgage property will be sold through E-Auction on **"As is where is", "As is what is", and "Whatever there is" basis on 03.01.2024 for recovery of Rs. 1,92,56,586.40/- (Rupees One Crore Ninety two Lakhs Fifty Six Thousand Five Hundred Eighty Six and Forty Paisa Only)** (This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable) as on 01.08.2023 and further interest and other expenses thereon till the date of realization due to the Secured Creditor from **Borrowers/Co-Borrowers/ Mortgagors namely M/s Parmeshwari Jewellers, Chetanbhai Ghanshyambhai Zinduvadia, Mehulbhai Ghanshyambhai Zinduvadia, Ghanshyambhai Amrutlal Zinduvadia, Bhartiben Ghanshyambhai Zinduvadia, Dharaben Mehulbhai Zinduvadia, Venishaben Chetanbhai Zinduvadia,**. The Reserve Price will be Rs.35,52,000/- (Rupees Thirty-Five Lakhs Fifty-Two Thousand Only) and Earnest Money Deposit Amount for the secured Asset is as Rs.3,55,200/- (Rupees Three Lakhs Fifty-Five Thousand Two Hundred Only)

Short description of the immovable properties

"SHOP NO-302 TO 305, DINUMAMA, ARCAED, NEAR, DARBARGADH, SONI BAZAR, MANDAVI CHOWK, RAJKOT, GUJARAT-360001 (City Survey No 1327, City Survey Ward No 2)

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. https://mortgagefinance.adityabirlacapital.com/Pages/Individual/Properties-for-Auction-under-SARFAESI-Act.aspx or https://sarfaesi.auctiontiger.net

Sd/-
Authorised Officer,
Aditya Birla Finance Limited
Contact No. 7596946467

DATE: 27/11/ 2023
PLACE: RAJKOT

MANGAL CREDIT & FINCORP LIMITED

POSSESSION NOTICE ((Appendix IV) Rule 8(1)]

Whereas the Authorized officer of **Mangal Credit & Fincorp Limited Erstwhile TAK Machinery & Leasing Limited,** a (hereinafter referred to as "MCFL"). MCFL, which has duly been Authorised by the Central Government, vide a notification dated 25.02.2020, to be treated as a Financial Institution, for the purposes of the The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, having its registered office **at A-1701-1702, Lotus Corporate Park, Ram Mandir Road, Off Western Express Highway, Goregaon East, Mumbai, Maharashtra 400063**, under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 OF 2002) (hereinafter referred to as **"Act"**) and in exercise of the powers conferred under Section 13(2) of the Act read with Rule 3 of the Security Interest (Enforcement) Rule, 2002 issued a Demand Notice dated **03.07.2023** calling upon **Mr. KISHANBHAI LALJIBHAI VADHER, MRS. MANJUBEN LALJIBHAI VADHER, Mr. LALJIBHAI MERABHAI VADHER, (BORROWER & CO. BORROWERS) BOTH R/O:- 54 DAKSHINWING, MOTI MOLADI, CHOTILA, SURENDRANAGAR, GUJARAT 363520**, to repay the amount mentioned in the notice i.e. **Rs.8,12,675/-(Rupees Eight Lakh(s) Twelve Thousand Six Hundred Seventy-Five Only), as on 03.07.2023** along with the applicable interest and other charges within Sixty (60) days from the date of receipt of the said notice vide loan number **(1110601698).**

The Borrower had failed to repay the amount, Notice is hereby given to the Borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on **22-11-2023.**

The Borrower 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 MBHP for an amount of **Rs. 8,12,675/- (Rupees Eight Lakh(s) Twelve Thousand Six Hundred Seventy-. Five Only)**, as on 03.07.2023 along with the applicable interest and other charges.

The attention of the Borrower is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured asset.

DESCRIPTION OF IMMOVABLE PROPERTY/SECURED ASSET IS AS UNDER:

"ALL THE PIECE AND PARCEL OF RESIDENTIAL PROPERTY OF GAMTAL PROPERTY NO. 119/2 HOUSE LAND ADMEASURING AREA 271-84 SQ.MTRS ON GRAM PANCHAYAT ACCOUNTING FOR NO. 8 ASSESSMENT SHEET (AKARNI PATRAK) NO. 119/2, (HOUSE NO. 119/2 ACCORDING TO GRAM PANCHAYAT ACCOUNTING FORM NO. 4) IN VILLAGE MOTI MOLDI, TAL CHOTILA DIST SURENDRANAGAR IN GUJARAT DIVISION. BOUNDARIES:- NORTH: DEVABHAI LAKHMANBHAI'S TENEMENT, EAST: ROAD & BHAVANBHAI VADHER'S TENEMENT, WEST: GOVABHAI VADHER'S TENEMENT, SOUTH: LAGHARBHAI VADHER'S TENEMENT."

Place: Rajkot **Authorized Officer**
Date: 22/11/2023 **MANGAL CREDIT & FINCORP LIMITED**

FORM G

INVITATION FOR EXPRESSION OF INTEREST FOR SAFFRON THERAPEUTICS PRIVATE LIMITED OPERATING IN TRADING OF PHARMAPRODUCTS AT AHMEDABAD, GUJARAT

(Under Regulation 36A(1) of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)

RELEVANT PARTICULARS		
1	Name of the corporate debtor CIN / PAN	Saffron Therapeutics Private Limited U24233GJ2014PTC080089 / AAUCS7031C
2	Address of the registered office	B14, Sthapna Complex, Near Ankur Bus Stand, Opp. G.H.P. Complex, Naranpura, Ahmedabad - 380013
3	URL of website	CD is not maintaining any website
4	Details of place where majority of fixed assets are located	CD being trading entity does not possessing any major assets. Movable assets are situated at B14, Sthapna Complex, Near Ankur Bus Stand, Opp. G.H.P. Complex, Naranpura, Ahmedabad - 380013
5	Installed capacity of main products/services	NA as CD being trading entity.
6	Quantity and value of main products / services sold in last financial year	Value of main products / services sold in FY 2022-23 : INR 3.10 Cr.
7	Number of employees / workmen	NIL at present
8	Further details including last available financial statements (with schedules) of two years, lists of creditors, relevant dates for subsequent events of the process are available at:	Last audited financials available for FY 2022-23 Other details can be obtained by e-mailing on omkar@ormaloo.com and ipsaffrontherapeutics@gmail.com
9	Eligibility for resolution applicants under section 25(2)(h) of the Code is available at:	Details can be obtained by e-mailing on omkar@ormaloo.com and ipsaffrontherapeutics@gmail.com
10	Last date for receipt of expression of interest	12.12.2023
11	Date of issue of provisional list of prospective resolution applicants	22.12.2023
12	Last date for submission of objections to provisional list	27.12.2023
13	Date of issue of final list of prospective resolution applicants	06.01.2024
14	Date of issue of information memorandum, evaluation matrix and request for resolution plans to prospective resolution applicants	11.01.2024
15	Last date for submission of resolution plans	10.02.2024
16	Process email id to submit EOI	ipsaffrontherapeutics@gmail.com

Omkar Maloo, Resolution Professional
Saffron Therapeutics Private Limited
IBBI/IPA-001/IP-P00435/2017-18/10758
403, Shaival Plaza, Near Gujarat College
Ellisbridge, Ahmedabad- 380 006

Date : 27-11-2023
Place : Ahmedabad

Possession Notice (For Immovable Property) Rule 8-(1)

Whereas, the undersigned being the Authorized Officer of IIFL Home Finance Limited (Formerly known as India Infoline Housing Finance Ltd.) (II FL-H FL) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(12) mad with Rule 3 of the Security Interest (Enforcement) Rules 2002, a Demand Notice was issued by the Authorised Officer of the company to the Borrower/Co-Borrowers mentioned herein below to repay the amount notice is hereby given to the borrower and the public in general that the undersigned has **taken possession** of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Rules. The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of **IIFL HFL** for an amount as mentioned herein under with interest thereon.The borrowers attention is invited to provisions of sub-section (8) of section 13 of the Act, If the borrower dears the dues of the **"IIFL HFL"** together with all costs. charges and expenses incurred, at any time before the date fixed for sale or transfer, the secured assets shall not be sold or transferred by **"IIFL HFL"** and no further step shall be taken by **"IIFL HFL"** for transfer or sale of the secured assets.

Name of the Borrower(s)/ Co-Borrower(s)	Description of the Secured Asset (Immovable Property)	Total Outstanding Dues (Rs.)	Date of Demand Notice	Date of Possession
Mr. Gafurji Badarji Thakor Mrs. Shakiben Gafurji Thakor Transport **Prospect No IL10279327**	All that piece and parcel of: Gram Panchayat Milkhat No.1/20, Gram Panchayat Assessment Serial No.31, Area Ad.Measuring: 525 Sq.ft, Carpet area Ad.Measuring: 408 Sq.ft, Built up area Ad.Measuring: 510 Sq.ft, Situated at the Village Balol, Thakor Vas, Nr.Chowk, Mahesana, Gujarat, India, 384410	**₹ 5,80,313.00/-** (Rupees Five Lakh Eighty Thousand Three Hundred Thirteen Only)	14-Aug-2023	22-Nov-2023

For, further details please contact to Authorised Officer at **Branch Office:** Safal Complex, Mehsana-384002 **or Corporate Office** : IIFL Tower, Plot No. 98, Udyog Vihar, Ph-IV Gurgaon, Haryana.

Place : Mahesana; Date : 27.11.2023 **Sd/- Authorised Officer, For IIFL Home Finance Ltd.**

Reliance Commercial Finance Limited

Registered Office: -
11th Floor, The Ruby, Plot No-29, Ruby Mills Compound, Senapati Bapat Marg, Dadar West, Mumbai - 400028

POSSESSION NOTICE (As per Rule 8(2) of Security Interest (Enforcement) Rules, 2002)

Whereas demand notices issued u/s 13(2) of the Securitisation And Reconstruction of the Financial Assets and Enforcement of Security Interest Act 2002 upon the borrowers/co borrowers mentioned below in exercise of the powers conferred under section 13(12) read with rule 8 of the security interest (enforcement) rules, 2002 by reliance home finance limited, to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notices.

The undersigned being Authorized Officer (AO) of Reliance Commercial Finance Limited has acquired right under the resolution of Reliance Home Finance Limited, as the borrowers/co borrowers having failed to repay the amount, notice is hereby given to borrower/co borrowers and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred upon him under section 13(4) of the said act read with rule 8 of the said rules on the below mentioned dates.

The Borrowers/Co-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 charge of Reliance Commercial Finance Limited

Name of Borrower/Co-borrower	Date of Demand Notice	Date of Possession	Amount in Demand Notice (Rs.)
1.Dharmesh Ramjibhai Amin 2.Rupal Dharmesh Amin, 3.Ramjibhai Haribhai Aμιν, 4.Ram Hiring Loan No. RLLPBAR000316864	**22.06.2022**	**22.11.2023 Symbolic Possession**	**Rs.30,76,508/- (Rupees Thirty Lakh Seventy Six Thousand Five Hundred Eight Rupees Only)**
Description of Property : All That Piece And Parcel Along With Entire Construction On G.f.shop No-6, Uma Complexarunachal Roadsubhanpuravadodara Gujrat-390018			
1.Santoshkumar Bhikhabhai Sharma 2.Sunita S Sharma, 3.Bhikhabhai Harmanbhai Valand, 4.Ankitbhai Valand Loan No. RLLPBAR000303427 & RLLPBAR000304888	**28.07.2022**	**22.11.2023 Symbolic Possession**	**Rs. 50,44,042/- (Rupees Fifty Lac Forty Four Thousand and Forty Two Only)**
Description of Property : All That Piece And Parcel Of Residential Property I.E. Plot No A-30 Narmada Park-2, Nr Sahyog Society Panchvati Vadodara, Gujrat-390016. Area Of Details Land Area 1500.00 Sq.Ft As Per Sale Deed, Built Up Area Existing Ground Floor-76.5 Sq. Mt. (I.E. 823.44 Sq.Ft) Proposed F.F + Stair Cabin -94.83 Sq. Mt. (I.E. 1020.00 Sq.Ft.) Total-171.33 Sq. Mt (1.E. 1844.19 Sq.Ft.)			

The Borrower/co-borrowers/Mortgagor(s) attention is invited to the provision of Section 13(8) of the SARFAESI Act, in respect of time available, to redeem the secured assets.

Date: 27.11.2023
Place: Baroda

Sd/-
(Authorized Officer)
Reliance Commercial Finance Limited

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pnb Housing Finance Limited

Regd. Office:- 9th Floor, Antriksh Bhavan, 22, K G Marg, New Delhi-110001. Phones:- 011-23357171, 23357172, 23705414, Website: www.pnbhousing.com

Junagadh Branch :- Unit no.102 & 103, First Floor, Platinum-2, College Road, Near Motibaug, Junagadh, Gujrat – 362001 **Ahmedabad Branch** :-2nd Floor, Part I, Megha House ,Opp. Kotak Bank , Mithakhali Law Garden Road, Ellisbridge, Ahmedabad, Gujrat - 380006. **Rajkot Branch** :- 404-406, Fourth Floor, Kings Plaza, Astron Chowk, Rajkot, Gujrat – 360001.**Surat- Vesu Branch** :- UG-4, Milestone Milagro, Nr. Someshwar Char Rasta, Udhana Magdalla Road, Vesu, Surat, Gujrat – 395007

NOTICE UNDER SECTION 13(2) OF CHAPTER III OF SECURITISATION & RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002, READ WITH RULE 3(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 AMENDED AS ON DATE

We, the PNB Housing Finance Limited (hereinafter referred to as **'PNBHFL'**) had issued Demand notice U/s 13(2) of Chapter III of the Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The said Demand Notice was issued through our Authorized Officer to all below mentioned Borrowers/Co- Borrower/Guarantors since your account has been classified as Non-Performing(NPA) Assets as per the Reserve Bank of India/ National Housing Bank guidelines due to non-payment of instalments/ interest. The contents of the same are the defaults committed by you in the payment of instalments of principals, interest, etc. Further, with reasons, we believe that you are evading the service of Demand Notice hence we are doing this Publication of Demand Notice which is also required U/s 13(2) of the said Act. You are hereby called upon to pay PNBHFL within a period of 60 Days of the date of publication of this demand notice the aforesaid amount along with up-to-date interest and charges, failing which PNBHFL will take necessary action/measures under all or any of the provisions of Section 13(4) of the said Act, against all or any one or more of the secured assets including taking possession of the secured assets of the borrowers and guarantors. Your kind attention is invited to provisions of sub-Section (8) of Section 13 of the of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 where under you can tender/pay the entire amount of outstanding dues together with all costs, charges and expenses incurred by the PNB HFL only till the date of publication of the notice for sale of the secured assets by public auction, by inviting quotations, tender from public or by private treaty. FURTHER, you are prohibited U/s 13(13) of the said Act from transferring either by way of sale, lease or in any other way the aforesaid secured assets.

Sr. No.	Loan Account No.	Name/ Address of Borrower and Co- Borrower(s)	Name & Address of Guarantor(s)	Property (ies) Mortgaged	Date of Demand Notice	Amount O/s as on date Demand Notice
1.	HOU/AHM/1015/248819, B.O.: Ahmedabad	**Satendr B Chauhan &Mamta Satendra Chauhan /Santoshi Nagar,** Nr Last Bus Stop,B/S Param Hans Kirana Store, Meghaninagar, Ahmedabad,Gujarat-380016	NA	Block F,7,211,Devnandan Sankalp City,Opp.108 Institute, Hanspura Road, Nr. 200' Ring Road, Naroda, R. sr. No- 75/1/P, F.P. No-114/1, T.P. No-121,Ahmedabad,Gujarat-389230	14-11-2023	**Rs.7,96,187.0/-**(Rupees Seven Lakhs Ninety Six Thousand One Hundred Eighty Six & one Oaise Only) **as on 14-11-2023**
2.	NHL/AHM/1219/765410, B.O.: Ahmedabad	**Kanpara Paresh Sudhirbhai** & R P Kanpara /A 202,Riverside Park, Vaishali Township,Vasna, Ahmedabad, Gujarat-390007, India.	NA	Shop 136,1.0,136.0,City Gate,Nr Vishala Hotel,Vasna Narol Road, Shahwadi, Ahmedabad, Gujarat-382405,	14-11-2023	**Rs.17,53,259.86/-** (Rupees Seventeen Lakhs Fifty Three Thsoaund Two Hundred Fifty Nine & Eighty Six Paise Only) **as on 14.11.2023**
3.	HOU/AHM/0417/377858 & HOU/AHM/0417/377895, B.O.: Ahmedabad	**Ajay R Telange & Ranjanben Rajubhai Telange** /32 ,Shivaji Nagar,Nr Modi Nagar, Hatkeshwar Wadi, Ahmedabad, Gujarat-380026, Ahmedabad, India.	NA	Block U,Fourth,404,Devnandan Supremus,Nr. Galaxy Township, Opp. Raf Campus, Vastral, Ahmedabad,772/2, F.P. No- 30/2, Dtp No- 114,Ahmedabad,Gujarat-382418,India	14-11-2023	**Rs.18,97,199.28/-**(Rupees Eighteen Lakhs Ninty Seven Thousand One Hundred Ninity Nine & Twenty Eight Paise Only) **as on 14-11-2023**
4.	NHL/JNGD/0120/768492, B.O.: JUANGADH	**Ravi Bipinbhai Vala & Nirmalaben B Vala** /Block No 105,Shubham Palace, Nr Siddharth Temple, Zanzarda Road, Junagadh, Junagadh, Gujarat-362001,India	NA	Block No 105,Shubham Palace Nr Gayatri School And Surbhi Pan, Zanzarda Road, Junagadh, Junagadh, Gujarat,362001,India	14-11-2023	**Rs.10,50,486.10/-**(Ten Lakhs Fifty Thousand Four Hundred Eighty Six & Ten Paise Only) **as on 14-11-2023**
5.	HOU/RJKT/0921/910517, B.O.: Rajkot	**Prakashbhai Haribhai Katarmal ,Arunaben Prakashbhai Katarmal ,Kishan Prakashbhai Katarmal & Rajesh Harilal Katarmal**/45 Digvijay Plot,Opp Jain Kanya Vidhyalay, Jamnagar, Rajkot, Gujarat-361001, Rajkot, India.	NA	Sub Pl No 19 To 23/D,Mayur Bunglows Nr Sadhna Avas Nr Narmdeshwar Mahadev Temple, Jamnagar,Off Lalpur Road, Jamnagar,Gujarat,361005,India	14-11-2023	**Rs.10,66,282.69/-** (Rupees Ten Lakhs Sixty Six Thousand Two Hundred Eighty Two & Sixty Nine Paise Only) **as on 14-11-2023**
6.	HOU/RJKT/1217/471050, B.O.: Rajkot	**Ashokbhai Kantilal Trivedi ,Vivek Ashoknhai Trivedi & Zarna Vivek Trivedi** /Ajmera Appartment,Wing-E,Flt No.104,Near Nageshwar Mandir,Jamnagar Road, Rajkot, Gujarat-360006, Rajkot, India.	NA	Tower C,4.0,402.0,Apple Green,Nr Nageshwar Temple,Rajkot Jamnagar Highway, Rajkot, 89, Rajkot, Gujarat-360006,India	14-11-2023	**Rs.21,67,854.38/-**(Rupees Twenty One Lakhs Sixty Seven Thousand Eight Hundred Fifty Four & Thirty Eight Paise Only)**as on 14-11-2023**
7.	HOU/SRT/0119/632383, B.O.: SURAT	**Santoshbhai Prahladbhai Savle ,Seema Santoshbhai Savle & Ravindrabhai Prahladbhai Savle** /205,Shree Ram Complex, Ram Nagar, Opp Narmada Nagar, Kamrej Road, Kamrej, Surat, Gujarat-394180, Surat, India.	NA	Plot No 273,Ridhi Sidhi Residency, Kamre Road, Kamrej, Surat, Surat, Gujarat, 395006, India	14-11-2023	**Rs.21,15,687.44/-** (Rupees Twenty One Lakhs Fifteen Thousand Six Hundred Eighty Seven & Fourty Four Paise Only) **as on 14-11-2023**
8.	NHL/SRT/0819/741333, B.O.: SURAT	**Vipulkumar T Patel, Manishaben Vipulbhai Dholakia, Meet Pickers** /90,Panchdev Soc,Beside Radadiya School, Ambatalavadi, Katargam, Surat,Gujarat-395004, Surat, India	NA	Shop No 07,Ground Floor, Building No A And B Jal Darshan Flats, Near D Mart Show Room, Singanpore Road, Singanpore, Surat, Gujarat, 395004,India	14-11-2023	**Rs.13,16,959.95/-** (Rupees Thirteen Lakhs Sixteen Thousand Nine Hundred Fifty Nine & Ninety Five Paise only) **as on 14-11-2023**
9.	NHL/SRT/0223/1078736 & HOU/VES/1021/921253, B.O.: VESU	**Jatinbhai Ramnikbhai Dhandhukiya & Kirtiben Jatin kumar Dhandhukiya** /C 2, Umiya Appartment,Dilip Nagar,Near Rangnagar, Surat,Gujarat-394107	NA	Flat No.C/2, 3rd Floor, Umiya Appartment, B/S.Shyam Apartment, Amroli, Surat, Surat, Gujarat, 394107,India	14-11-2023	**Rs.8,06,665.09/-** (Rupees Eight Lakhs Six Thousand Six Hundred Sixty Five & Nine Paise Only) **as on 14-11-2023**

Place : Gujrat, Dated : 25.11.2023 **Sd/- Authorized Officer, for PNB Housing Finance Limited**

POONAWALLA HOUSING FINANCE Apna Ghar,Apni Pehchan

POONAWALLA HOUSING FINANCE LIMITED

(FORMERLY, MAGMA HOUSING FINANCE LIMITED)

Registered Office: 602, 6th Floor, Zero One It Park, Sr.No. 79/1, Ghorpadi, Mundhwa Road, Pune – 411036,
Branch Off Unit: Office No. 607, Besides Kadiwala School, ICC Complex,opposite Civil Hospital, Centre Point, Surat, Gujarat 395002.

E-AUCTION – SALE NOTICE

E-AUCTION – SALE NOTICE SALE OF SECURED IMMOVABLE ASSET UNDER SARFAESI ACT

Notice is hereby given to the public in general and to the Borrowers/Co-Borrowers/Guarantors in particular, that under mentioned properties mortgaged to Magma Housing Finance Ltd has now been renamed as Poonawalla Housing Finance Ltd ('PHFL') vide Certificate of Incorporation, the possession of which had been taken by PHFL's Authorised Officer under Sec 13(4)/14 of SARFAESI Act; will be sold through e-auction as per terms mentioned below for recovery of PHFL's outstanding dues with applicable interest, charges, and costs etc. The property described will be sold on **"AS IS, WHERE IS, WHATEVER THERE IS AND WITHOUT RECOURSE BASIS"** under Rule 8 & 9 of Security Interest (Enforcement) Rules. **For detailed T&Cs of sale, please refer to link provided in PHFL's/Secured Creditor's website i.e.www.poonawallahousing.com**

Proposal No. Customer Name (A)	Demand Notice Date & Outstanding Amount (B)	Nature of Possession (C)	Description of Property (D)	Reserve Price (E)	EMD (10% of RP) (F)	EMD Submission date (G)	Incremental Bid (H)	Property Inspection Date & Time (I)	Date and time of Auction (J)	Known encumbrances /Court casesif any (K)
Loan No: HM/0190/H/18/100720 Surwade Divya Mukeshbhai (Borrower), Mukeshbhai Surwadkar (Co Borrower)	**Notice date:17/04/2023** **Total Dues: Rs. 575891.92** (Rupees Five Lacs Seventy Five Thousand Eight Hundred Ninety One and Ninety Two Paisa Only) payable as on 17-April-23 along with interest @ 15.50 p.a. till the realization.	Physical	All That Piece & Parcel Of Immovable Property, Premises Of Flat No. 209 Admeasuring 518 Sq. FTS. I.e. 48.14 Sq. Mtrs. Super Builtup Area Having 311 Sq. FTS. I.E. 28.90 Sq. Mtrs. Builtup Area Alongwith Proportionate Undivided Share In Ground Land, Second Floor, Building No. "C", "Shree Rajmandir Residency" Constructed Upon Plot Nos. 136, 137, 138, 139, 140, 141, 142, 143 Totally Admeasuring 1047 Sq. Yards I.e. 875.42 Sq. Mtrs. At Site & 1149.71 Sq. Yards I.E. 961.30 Sq. Mtrs. As Per Passing Plan In "shree Rajmandir Residency" Developed Upon Na Land Situated In State: Gujarat, District: Surat, Sub District: Olpad, Moje: Syadla Bearing Block No. 111 (after Amalgamation of Block No. 111, 112 & 113) Admeasuring Hectare 1-88-18 Sq. Mtrs.	Rs.6,52,750/- (Rupees Six Lakh Fifty Two Thousand Seven Hundred Fifty Only)	Rs. 65,275/- (Rupees Sixty Five Thousand Two Hundred Seventy Five Only)	28/12/2023 Before 5 PM	10,000/-	22/12/2023 (11AM – 4PM)	29/12/2023 (11 AM-2PM)	NIL
Loan No: HL/0104/H/17/100024 Shilpa Ramesh Jain (Borrower) Ramesh Kumar Pukraj Jain (Co-Borrowers)	**Notice date: 19/02/2020** **Total Dues: Rs. 18,56,725.00/-** (Rupees Eighteen Lakh Fifty Six Thousand Seven Hundred Twenty Five Only) payable as on 06/02/2020 along with future interest @ 13.30% per annum.	Physical	All That Piece Or Parcel Of Mortgaged Property Of Flat No. 302 On The 3rd Floor Admeasuring 1005 Sq. Fts. Super Built Up Area, Along With Undivided Share In The Land Of "vinayak-44", Situate At Revenue Survey No. 416/1, 416/2, 419, 420, 421, 422/1, 422/2, 423, 424, 425 (426+429), 430, 431, 443, 417, 440, 441/1, 441/2, 442, 444 & 445/1 Paiki Sub Plot No. D-44, & L.p.c.l. Allotment Letter No. D-44 Totally Admeasuring 239.87 Sq. Mts., Of Moje Village Gorwa, Ta: Vadodara, Dist: Vadodara..	Rs.9,07,866/- (Rupees Nine Lakh Seven Thousand Eight Hundred Sixty Six Only)	Rs. 90,786.6/- (Rupees Ninety Thousand Seven Hundred Eighty Six and Sixty Paisa Only)	12/12/2023 Before 5 PM	10,000/-	06/12/2023 (11AM – 4 PM)	13/12/2023 (11 AM- 2 PM)	NIL
Loan No: HM/0190/H/18/100221 Sheetla Prasad Modanwal (Borrower), Deepak Kumar Modanwal (Co Borrower) Meera (Co Borrower)	**Notice date: 10/03/2023** **Total Dues: Rs. 982171.21** (Rupees Nine Lacs Eighty Two Thousand One Hundred Seventy One and Twenty One Paisa Only) payable as on 10-March-23 along with interest @ 14.25 p.a. till the realization.	Physical	All that piece and parcel of Non-agricultural plot of land in Mauje Jolva, Surat lying being land bearing R.S. no. 182, Block no. 223, Known as "JOLVA RESIDENCY", Paikki open Plot No. 170, As per K.J.P. admeasuring 40.19 Sq. Mtrs., i.e. 48.07 Sq. Fts., (As per Booking Plan admeasuring 40.13 Sq. Mtrs.,) As per C.O.P. admeasuriig 7.21 Sq. Mtrs., As Per Road admeasuring 19.13 Sq. Mtrs., Total admeasuring with Undivided Share of Land admeasuring 66.53 Sq. Mtrs. at Registration District & Sub-District Palsana District Surat within the State of Gujarat	Rs.9,07,900/- (Rupees Nine Lakh Seven Thousand Nine Hundred Only)	Rs. 90,790/- (Rupees Ninety Thousand Seven Hundred Ninety Only)	27/12/2023 Before 5 PM	10,000/-	21/12/2023 (11AM – 4PM)	28/12/2023 (11 AM-2PM)	NIL
Loan No: HM/0190/H/18/100564 Sama Devi (Borrower), Sanjaykumar N Sharma (Co Borrower)	**Notice date: 17/04/2023** **Total Dues:Rs. 1359624.19** (Rupees Thirteen Lacs Fifty Nine Thousand Six Hundred Twenty Four and Nineteen Paisa Only) payable as on 17-April-23 along with interest @ 15.50 p.a. till the realization.	Physical	All That Piece & Parcel Of Immovable Property, Premises Of Plot No. 40 Admeasuring 53.30 Sq. Yards I.e. 44.56 Sq. Mtrs. Alongwith Undivided Share Admeasuring 30.90 Sq. Mtrs. In Road & Cop & As Per 7/12 Admeasuring 44.65 Sq. Mtrs., "swarg Week And Home" In Plot Nos. I To 95 Of "om Hari Om Park" Developed Upon Land Situated In State: Gujarat, District: Surat, Sub-district: Palsana Moje: Kareli Bearing Revenue Survey No. 48, Block No. 80 Admeasuring 18789 Sq. Mtrs.	Rs.11,34,000/- (Rupees Eleven Lakh Thirty Four Thousand Only)	Rs.1,13,400/- (Rupees One Lakh Thirteen Thousand Four Hundred Only)	27/12/2023 Before 5 PM	10,000/-	21/12/2023 (11AM – 4PM)	28/12/2023 (11 AM-2PM)	NIL
Loan No: HM/0190/H/17/100351 Rohini Uday Kuvar (Borrower), Uday Keda Kuwar (Co Borrower) Ketan Uday Kuwar (Co Borrower)	**Notice date: 17/04/2023** **Total Dues:Rs. 771810.18** (Rupees Seven Lacs Seventy One Thousand Eight Hundred Ten and Eighteen Paisa Only) payable as on 17-April-23 along with interest @ 14.50 p.a. till the realization.	Physical	All That Piece And Parcel Of The Non Agricultural Plot Of Land In Mauje Kareli, Surat Lying Being Land Bearing R.s. No. 55, Block No. 82, Admeasuring 38053 Sq. Mtrs., Known As "arya Residency" Paikki Plot No. 198, Admeasuring 40.18 Sq. Mtrs., Undivided Share Of Land Admeasuring 23.50 Sq. Mtrs., At Registration District & Sub-district Palsana District Surat Within The State Of Gujarat.	Rs.9,26,625/- (Rupees Nine Lakh Twenty Six Thousand Six Hundred Twenty Five Only)	Rs. 92,662.5/- (Rupees Ninety Two Thousand Six Hundred Sixty Two and Fifty Paisa Only)	27/12/2023 Before 5 PM	10,000/-	21/12/2023 (11AM – 4PM)	28/12/2023 (11 AM-2PM)	NIL
Loan No: HM/0190/H/17/100253 Neetu Mukesh Kumar Prajapat (Borrower), Mukesh Kumar (Co Borrower)	**Notice date: 17/04/2023** **Total Dues: Rs. 687388.05** (Rupees Six Lacs Eighty Seven Thousand Three Hundred Eighty Eight and Five Paisas Only) payable as on 17-April-23 along with interest @ 14.30 p.a. till the realization.	Physical	All That Piece & Parcel Of Non Agricultural Plot Of Land In Mauje Kadodara, Surat Lying Being Land Bearing R.s. No.133. Block No. 137/a Paikki Hissa No. 3 Admcasuring 30001.47 Sq. Mtrs., Paikki Admeasuring 16186.10 Sq. Mtrs., Known As "harihantpark Society Vibhag-1" Paikki Plot No. A/11 Admeasuring 126.00 Sq. Mtrs., & Plot No. A/12 Admeasuring 126.00 Sq. Mtrs., Known As "goplkrushna Complex Paikki Second Floor, Flat No. B- 3 Admeasuring 34.38 Sq. Mitrs., I.e., 370 Sq. Fts., At Registration District & Sub-district Palsana District Surat Within The State Of Gujarat.	Rs.7,44,625/- (Rupees Seven Lakh Forty Four Thousand Six Hundred Twenty Five Only)	Rs. 74,462.5/- (Rupees Seventy Four Thousand Four Hundred Sixty Two and Fifty Paisa Only)	27/12/2023 Before 5 PM	10,000/-	21/12/2023 (11AM – 4PM)	28/12/2023 (11 AM-2PM)	NIL
Loan No: HM/0190/H/18/100373 Lusha Bind (Borrower), Ram Lakhan Vind (Co Borrower)	**Notice date: 10/01/2023** **Total Dues: Rs. 5,98,328.16** (Rupees Five Lacs Ninety Eight Thousand Three Hundred Twenty Eight and Sixteen Paisa Only) payable as on 10-Jan-23 along with interest @ 15.25 p.a. till the realization.	Physical	All That Piece & Parcel Of Mortgaged Property Of Flat No. 110 Admeasuring 535 Sq. Feet I.e. 49.70 Sq. Mts. Super Built Up Area, & 321 Sq. Feet I.e 29.82. Sq. Mts. Built Up Area, Along With Undivided Share In The Land Of "shiv Darshan Of Rudra Residency", Situate At Revenue Survey No. 141/1, Block No. 153 Admeasuring He.are. 0-21-40 Sq. Mtrs. Paiki Plot No 4, 5 Totally Admeasuring 418.23 Sq. Mts., of Moje Village Jolwa, Ta: Palsana, Dist: Surat.	Rs.5,98,500/- (Rupees Five Lakh Ninety Eight Thousand Five Hundred Only)	Rs. 59,850/- (Rupees Fifty Nine Thousand Eight Hundred Fifty Only)	27/12/2023 Before 5 PM	10,000/-	21/12/2023 (11AM – 4PM)	28/12/2023 (11 AM-2PM)	NIL
Loan No: HM/0190/H/18/100899 Kailashben Jentibhai Nasit (Borrower), Jentilal Lavjibhai Nasit (Co Borrower)	**Notice date: 17/04/2023** **Total Dues: Rs. 1296567.02** (Rupees Twelve Lacs Ninety Six Thousand Five Hundred Sixty Seven and Two Paisas Only) payable as on 17-April-23 along with interest @ 14.50 p.a. till the realization.	Physical	All That Piece And Parcel Of Immovable Property Being Open Plot No. 194 Admeasuring About 48 Sq. Yds. I.E. 40.13 Sq. Meters (as Per Plan Admeasuring About 40.18 Sq. Meters) Along With Undivided Share Admeasuring About 22.43 Sq. Meters In The Scheme Known As Shiv Vatika Vibhag-2, Forming Part Of Land Bearing Revenue Survey No. 70/1 And 70/2, Block No.66, Revised Block No.87 And 88 Of Mouje Nansad Of Kamrej Taluka In The Registration District And Sub District Of Surat.	Rs.10,13,250/- (Rupees Ten Lakh Thirteen Thousand Two Hundred Fifty Only)	Rs.1,01,325/- (Rupees One Lakh One Thousand Three Hundred Twenty Five Only)	28/12/2023 Before 5 PM	10,000/-	22/12/2023 (11AM – 4PM)	29/12/2023 (11 AM-2PM)	NIL
Loan No: HF/0190/H/20/100141 Dinesh Pratap Singh (Borrower), Rashmi Singh Baghel (Co Borrower)	**Notice date: 14/03/2023** **Total Dues: Rs.1315359.39** (Rupees Thirteen Lacs Fifteen Thousand Three Hundred Fifty Nine and Thirty Nine Paisa Only) payable as on 14-March-23 along with interest @ 09.72 p.a. till the realization.	Physical	All that piece and parcel of immovable Plot in Block No. 146/ A (as per K.J.P.) Open Plot No. 279 (as per sanction plan Plot no. 279/G) admeasuring about 66.92 sq.meter i.e. 80.00 sq. yard along with undividea share- 45.45 -in Road and COP in the scheme known as a "ROYAL RESIDENCY" forming part of land bearing Revenue Survey No. 129, Block No. 146, Revenue Survey No. 130 Block No, 146/ A and Revenue Survey No. 131+/1+131/1 Block No. 147, and Revenue Survey No. 132 Block No. 148 and Revenue Survey No. 133 Block No. 149 of Mouje Soyani of Palsana Taluka in the Registration District and Sub-District of Surat.	Rs.13,93,875/- (Rupees Thirteen Lakh Ninety Three Thousand Eight Hundred Seventy Five Only)	Rs.1,39,387.5/- (Rupees One Lakh Thirty Nine Thousand Three Hundred Eighty Seven and Fifty Paisa Only)	27/12/2023 Before 5 PM	10,000/-	21/12/2023 (11AM – 4PM)	28/12/2023 (11 AM-2PM)	NIL
Loan No: HM/0190/H/18/100981 Chetankumar Indralal Jain (Borrower), Minaben Indralal Jain (Co Borrower)	**Notice date: 10/03/2023** **Total Dues: Rs. 469190.32** (Rupees Four Lacs Sixty Nine Thousand One Hundred Ninety and Thirty Two Paisa Only) payable as on 10-March-23 along with interest @ 14.75 p.a. till the realization.	Physical	All that Piece & Parcel of Immovable Property, Premises of Flat No. 101 admeasuring 545 sq. fts. i.e. 50.65 sq. mtrs. Super Builtup Area having 327 sq. fts. i.e. 30.39 sq. mtrs. Builtup Area along with Proportionate Undivided Share in Ground Land, First Floor, Building No. "B", "Shree Rajmandir Residency" constructed upon Plot Nos.153,154,155, 156 totally admeasuring 435.60 sq. yards i.e. 364.22 sq. mtrs. at site & 617.49 sq. yards i.e. 516.30 sq. mtrs. as per Passing Plan developed upon NA land situated in State: Gujarat, District: Surat, Sub District: Olpad, Moje: Syadla bearing Block No. 111 (After Amalgamation of Block No. 111, 112 & 113) admeasuring Hectare 1-88-18 sq. mtrs.	Rs.6,58,088/- (Rupees Six Lakh Fifty Eight Thousand Eighty Eight Only)	Rs. 65,808.8/- (Rupees Sixty Five Thousand Eight Hundred Eight and Eighty Paisas Only)	28/12/2023 Before 5 PM	10,000/-	22/12/2023 (11AM – 4PM)	29/12/2023 (11 AM-2PM)	NIL
Loan No: HM/0190/H/18/100010 Jasuben Hasmukhbhai Gondaliya (Borrower), Nikulkumar Hasmukhbhai Gondaliya (Co-Borrower)	**Notice date: 09/11/2022** **Total Dues: Rs. 897201.36/-** (Rupees Eight Lakh Ninety Seven Thousand Two Hundred One Paise Thirty Six Only) payable as on 09/11/2022 along with interest @ 13.25 p.a. till the realization.	Physical	All the piece and parcels of non-agricultural plot of land in Mauje Umra, Surat lying being land bearing R.S. No. 121, Block No. 187, admeasuring 9713.00 Sq. Mtrs:, Known as "SHREE HARI PALACE, Paikki Büilding no, B/1, Third Flöör., Flat no. 301, Built üp admeasüring 63.88-Sq. Mtr, at Registration District & Sub-District Olpad District Surat within the Siate of Gujarat	Rs. 5,70,516/- (Rupees Five Lakh Seventy Thousand Five Hundred Sixteen Only)	Rs.57,051.6/- (Rupees Fifty Seven Thousand Fifty One and Sixty Paisa Only)	12/12/2023 Before 5 PM	10,000/-	06/12/2023 (11AM – 4PM)	13/12/2023 (11 AM-2PM)	NIL

The intending bidders/purchasers are advised to visit PHFL Branch and the auction properties, and make his own enquiry and ascertain additional charges, encumbrances and any third-party interests and satisfy himself/herself/itself in all aspects theretobefore submitting the bids. All statutory dues like property taxes, electricity/water dues and any other dues, if any, attached to the property to be ascertained and paid by the successful bidder.

The interested bidders are required to register themselves with the portal and obtain login ID and Password well in advance, which is mandatory for e-bidding, from auction service provider) C1 India PVT LTD. Address- Plot No-68 3rd floor Gurgaon Haryana-122003. Helpline Number- 7291981124,25,26 Support Email id – Support@bankeauctions.com. Contact Person – Vinod Chauhan, Email id- delhi@c1india.com Contact No- 9813887931. Please note that Prospective bidders may avail online training on e-auction from them only. The intending purchaser/bidder is required to submit amount of the Earnest Money Deposit (EMD) by way of by way of NEFT/RTGS /DD in the account of "Poonawalla Housing Finance Ltd", Bank-ICICI BANK LTD. Account No-000651000460 and IFSC Code- ICIC0000006, 20, R. N. Mukherjee Road- Kolkata-700001 drawn on any nationalized or scheduled Bank on or before the dates as mentioned in **column (G)** and register their name at https://www.bankeauctions.com and get user ID and password free of cost and get training on e-Auction from the service provider. After their Registration on the website, the intending purchaser/bidder is required to get the copies of the following documents uploaded, e-mail and sent self-attested hard copy at**Address- Office No. 607, Besides Kadiwala School, ICC Complex, opposite Civil Hospital, Centre Point, Surat, Gujarat 395002. Mobile no. +91 8588802671 and +91 9910453434 e-mail ID anoop.kumar@poonawallahousing.com.**

Date : 27-11-2023
Place : Gujrat

Authorised Officer
Poonawalla Housing Finance Limited
(Formerly Known as Magma Housing finance Ltd)