


IDFC FIRST Bank Limited



ersthwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited

[CIN : L65110TN2014PLC0097792]

Registered Office : KRM Towers, 8th Floor, Harrington Road, Chetpet, Chennai- 600031.

Tel : +91 44 4564 4000 | Fax: +91 44 4564 4022.

NOTICE UNDER SECTION 13 (2) OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

The following borrowers and co-borrowers availed the below mentioned secured loans from IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) The loans of the below-mentioned borrowers and co-borrowers have been secured by the mortgage of their respective properties. As they have failed to adhere to the terms and conditions of the respective loan agreements and had become irregular, their loan were classified as NPA as per the RBI guidelines. Amounts due by them to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) are mentioned as per respective notices issued more particularly described in the following table and further interest on the said amounts shall also be applicable and the same will be charged as per contractual rate with effect from their respective dates.

Sr No.	Loan Account No.	Type of Loan	Name of borrowers and co-borrowers	Section 13 (2) Notice Date	Outstanding amount as per Section 13 (2) Notice
1	18878548	Home Loan	1. Avadesh Kumar 2. Nandni Avadeshkumar Tivari	17.06.2024	INR 7,49,538.71/-

Property Address : All That Piece And Parcel Of Immovable Property Bearing Plot No. 157, Admeasuring 48 Sq. Yds. i.e. 40.13 Sq. Mtrs., As Per K.J.P. Block No. 459/A/157, Admeasuring 40.06 Sq. Mtrs., (as Per Re-survey New Block No. 2029 Admeasuring 40.00 Sq. Mtrs.), Along With 16.38 Sq. Mtrs., Undivided Share In The Land Of Road & Cop In "Aradhana Residency", Situate At Block No. 459/A, Admeasuring He. Are. 1-56-17 Sq. Mts. i.e. 15617 Sq. Mts., Of Moje Village Halgharu, Ta. Kamrej, Dist. Surat, Gujarat, 394180 And, Bounded As: **East : Plot No. 158, West: Plot No. 156, North: Soc. Internal Road, South: Plot No. 182**

Sr No.	Loan Account No.	Type of Loan	Name of borrowers and co-borrowers	Section 13 (2) Notice Date	Outstanding amount as per Section 13 (2) Notice
2	15950061	Home Loan	1. Punam Devendra Dubey 2. Devendrakumar Dubey	29.05.2024	INR 10,98,016.43/-

Property Address : All That Piece And Parcel Of Immovable property, Bearing Flat No. B/3/406 (as Per Booking Plan 'H' Wing On The 4th Floor, Flat No. H/406) On The 4th Floor Admeasuring 39.09 Sq. Mtrs., (built Up Area), Along With 22.50 Sq. Mtrs. Undivided Share In The Land Of "Rushikesh Enclave, Building No. B, "B/3 Wing", Situate At Revenue Survey No. 3302/- Block No. 475, Draft T.P. Scheme No. 40 (limbayat- Dindoli), Original Plot No. 57, Final Plot No. 57/a & 57/b Paiki As Per T.R. New Final Plot No. 106 & 107, Draft Scheme Final Plot No. 57/a As Per T.R. Final Plot No. 106 Of Moje Dindoli, City Of Surat, Gujarat 394210, And Bounded As: **East : Other Property, West: Flat No. B/3/405, North : Road, South : Dabar And Ots**

Sr No.	Loan Account No.	Type of Loan	Name of borrowers and co-borrowers	Section 13 (2) Notice Date	Outstanding amount as per Section 13 (2) Notice
3	12883184	Home Finance HL	1. Shivkumar Shyamal Joshi 2. Rekhabahen Shivkumar Joshi	12.06.2024	INR 17,29,096.52/-


Property Address : All That Piece And Parcel Of Flat No. F/1003 On The 10th Floor Admeasuring 801 Sq. Ft. i.e. 74.44 Sq. Meters (super Built Up Area) & 53.62 Sq. Meters (built Up Area), Along With Undivided Share In The Land Of "Silicon Palm Building No. F", Situated At Revenue Survey No. 155/13, Block No. 223, T.P Scheme No. 62 (Dindoli-Bhestan-Bhedwad), Original Plot No. 27, Final Plot No. 27 Of Moje Dindoli, City Of Surat, Gujarat 394210, And Bounded As: **East: Block No: 121, West: Block No: 226, North: Block No: 221 South: Block No: 225**

You are hereby called upon to pay the amounts to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) as per the details shown in the above table with the contracted rate of interest thereupon from their respective dates and other costs, charges etc., within 60 days from the date of this publication, failing which the undersigned shall be constrained to initiate proceedings under Section 13 (4) and section 14 of the SARFAESI Act, against the mortgaged properties mentioned hereinabove to realize the amount due to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) . Further you are prohibited under Section 13 (13) of the said Act from transferring the said secured assets either by way of sale/lease or otherwise.

Sd/-
Authorized Officer
IDFC First Bank Limited

Date : 03.07.2024
Place : Surat

(erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)



Branch Office: ICICI Bank Limited, Jayhind Annex, Opp. Sharda Baug, Near Dharam Cinema, Rajkot- 360001.

PUBLIC NOTICE-TENDER CUM E-AUCTION FOR SALE OF SECURED ASSET

[See proviso to Rule 8(6)]

Notice for sale of immovable asset(s)


E-Auction Sale Notice for the sale of immovable asset(s) 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. This 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 possession of which has been taken by the Authorised Officer of ICICI Bank Limited will be sold on 'As is where is', 'As is what is' and 'Whatever there is' as per the brief particulars given hereunder;

Sr. No.	Name of Borrower(s)/ Co-Borrowers/ Guarantors/ Loan Account No.	Details of the Secured asset(s) with known encumbrances, if any	Amount Outstanding	Reserve Price Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of E-Auction
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	Dilipbhai Madhavdas Bhavani (Borrower)/ Jyoti Dilipbhai Bhavani (Co-Borrower) Loan A/c No. LBRAJ00005661365	Flat No. 501, Jay Rajavir Apartment, Gayakvadi Street No. 3, 10 Corner, Near Junction Plot, Sai South Food Street, City Survey No. 579 A, Gujarat, Rajkot- 360004. Admeasuring Built-up area 50.60 Sq. Mtr.-Free Hold Property	Rs. 25,24,407/- (as on June 26, 2024)	Rs. 23,18,000/- Rs. 2,32,000/-	July 24, 2024 11:00 AM To 12:00 Noon	August 13, 2024 From 11:00 AM Onwards
2.	Ekta Jigar Gothi (Borrower)/ Gothi Jerambhai (Co-Borrower) Loan A/c No. LBRAJ00005831207/ LBRAJ00005851739.	Flat No. 403, 4th Floor, City Villa, Near Doshi Hospital, Gondal Road, Revenue Survey No. 399(P), Plot No. 31/P, 30/1 & 30/2, T.P. Scheme No. 4, Final Plot No. 741, 742, City Survey Ward No. 7/3, City survey No. 4798 & 4799, Near Swaminarayan Chowk, Tapu Bhavan, krushnagar Main Road, Rajkot 360004. Admeasuring Carpet area 45.40 Sq. Mtr.- Free Hold Property	Rs. 26,15,619/- (as on June 26, 2024)	Rs. 22,68,000/- Rs. 2,27,000/-	July 24, 2024 12:00 Noon To 01:00 PM	August 13, 2024 From 11:15 AM Onwards
3.	Tejpalingsingh Madansingh Shekhavat (Borrower)/ Sita Kanwar (Co-Borrower) Loan A/c No. LBJAM00003329136.	Sub-Plot No. 285/B, Yogeshwar Dham, Digjam Circle Road, Near Trupati Park, Dhinchda, Revenue Survey No. 41 Paiki 2, Jamnagar- 361006. Admeasuring an area of 46.90 Sq. Mtr.- Free Hold Property	Rs. 14,22,815/- (as on June 26, 2024)	Rs. 10,83,000/- Rs. 1,09,000/-	July 24, 2024 01:00 PM To 02:00 PM	August 13, 2024 From 11:30 AM Onwards

The online auction will be conducted on the website <https://disposalhub.com> of our auction agency M/s NexXen Solutions Private Limited. The Mortgages/ Notices are given a last chance to pay the total dues with further interest by August 12, 2024 before 04:00 PM else the secured asset(s) will be sold as per schedule. The prospective bidder(s) must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer Column E) at ICICI Bank Limited, Jayhind Annex, Opp. Sharda Baug, Near Dharam Cinema, Rajkot- 360001 on or before August 12, 2024 before 03:00 PM Thereafter, they have to submit their offer through the website mentioned above on or before August 12, 2024 before 04:00 PM along with the scanned image of the Bank acknowledged DD towards proof of payment of EMD. In case the prospective bidder(s) is/ are unable to submit his/ her/ their offer through the website, then the signed copy of tender documents may be submitted at ICICI Bank Limited, Jayhind Annex, Opp. Sharda Baug, Near Dharam Cinema, Rajkot- 360001 on or before August 12, 2024 before 05:00 PM. Earnest Money Deposit DD/PO should be from a Nationalised/ Scheduled Bank in favour of ICICI Bank Limited payable at Rajkot. For any further clarifications in terms of inspection, Terms and Conditions of the E-Auction or submission of tenders, contact ICICI Bank Employee Phone No. 8356846884. Please note that the Marketing agencies 1. M/s NexXen Solutions Private Limited 2. Augeo Asset Management Private Limited have also been engaged for facilitating the sale of this property. The Authorised Officer reserves the right to reject any or all the bids without furnishing any further reasons. For detailed Terms and Conditions of the sale, please visit www.icicibank.com/n4p4s

Date : July 03, 2024
Place: Rajkot & Jamnagar

Authorized Officer
ICICI Bank Limited



Registered Office: No.9, M. P. Nagar, First Street, Kongu Nagar Extension, Tirupur - 641607

Corporate Office: Kohinoor Square, 47th Floor, N.C.Kelkar Marg, R.G.Gadkari Chowk, Dadar (West), Mumbai - 400028.

Tel: +91 22 69231111


Possession Notice [see rule 8 (1)]

(For Immovable property)

Whereas, the Authorized officer of the Omkara Assets Reconstruction Private Limited (hereinafter referred to as "OARPL") 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 Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated 28.09.2022 calling upon Borrower Mr. Ghan-shyam Vallabhbhai Pambhar (Borrower/Mortgagor), Mrs. Ashmita Ghanishyam Pambhar (Co-Borrower/Mortgagor), Mr. Vallabhbhai Laljibhai Pambhar (Co-Bor-rower/Mortgagor) and Mrs. Kanchanben Vallabhbhai Pambhar (Co-Borrower/Mort-gagor) to repay jointly or severally the amount mentioned in the notice being a sum of Rs 3,21,66,569.49/- (Rupees Three Crore Twenty One Lakhs Sixty Six Thousand Five Hundred Sixty Nine and Paise Forty Nine Only) as on 31.07.2022 together with further interest from 01.08.2022 and costs, charges and expenses incurred, thereon within 60 days from the date of receipt of the said notice. Pursuant to the Assignment Agreement dated 25.06.2021, IndusInd Bank Limited (here-inafter referred to as "IBL") has assigned to Omkara Assets Reconstruction Private Limited (hereinafter referred to as "OARPL"), under Section 5 of the SARFAESI Act, the financial assistance granted by IBL to the borrowers, together with all security interest in respect thereof and all IBL's rights in respect thereof. The Borrower/Co-Borrower/Mortgagor having failed to repay the amount, notice is hereby given to the borrower 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/her under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 30th Day of June 2024. The Borrower/Co-Borrower/Mortgagor 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 OARPL acting as Trustee of Omkara PS06/2021-22 Trust for an amount of Rs 3,21,66,569.49/- (Rupees Three Crore Twenty One Lakhs Sixty Six Thousand Five Hundred Sixty Nine and Paise Forty Nine Only) as on 31.07.2022 to-gether with further interest and costs, charges and expenses incurred thereon, less amounts paid since issue of demand notice, if any, till payment and realization of the entire outstanding. The Borrower/Co-Borrower/Mortgagor's attention is invited to provisions of sub section (8) of section 13 of the Act in respect of time available, to redeem the secured assets. Details of Secured Asset (Schedule of Property): All that piece and parcel of immovable property being Shop No 353 Adm 47.70 Sq Mtrs (along with undivided share in the land adm 26.76 Mtrs.) Super Build up area 79.50 Sq Mtrs in the building known as "Royal Arced" constructed on the Final plot No 34/2 paikse of T P Scheme No 38 of Revenue No 44 and Block No 72 of Nana Varacha, Taluka and District Surat in the state of Gujarat and the said property is bounded as under: North: Open Space East: Shop No 352 South: Adjoining gallery West: Open Space

Dated: 30.06.2024
Place: Surat

Authorized Officer
For Omkara Assets Reconstruction Pvt Ltd
(Acting in its capacity as Trustee of Omkara PS06/2021-22 Trust)



NILA INFRASTRUCTURES LIMITED

(CIN: L45201GJ1990PLC013417)

Registered Office: 1st Floor, Sambhaav House, Opp. Chief Justice's Bungalow, Bodakdev, Ahmedabad - 380 015.

Phone: +91 79 4003 6817/ 18 Fax: +91 7926873922


E-mail: secretarial@nilainfra.com Website: www.nilainfra.com

NOTICE OF 34TH ANNUAL GENERAL MEETING TO THE SHAREHOLDERS

NOTICE IS HEREBY GIVEN THAT THE 34TH ANNUAL GENERAL MEETING ("THE AGM") OF THE COMPANY WILL BE HELD ON SATURDAY, JULY 27, 2024 AT 11:30 A.M. THROUGH VIDEO CONFERENCING ("VC")/ OTHER AUDIO-VISUAL MEANS ("OAVM") TO TRANSACT THE BUSINESS AS MAY BE SET OUT IN THE NOTICE OF THE AGM. The Government of India, Ministry of Corporate Affairs ("MCA"), vide its Circular No. 14/2020 dated April 08, 2020, Circular No.17/2020 dated April 13, 2020 followed by Circular No. 20/2020 dated May 05, 2020 and Circular 02/2021 dated January 13, 2021, Circular No. 02/2022 dated May 05, 2022, Circular No. 10/2022 dated December 28, 2022 and Circular No. 09/2023 dated September 25, 2023 and also Securities Exchange board of India ("SEBI"), vide it's Circular No. SEBI/HO/CFD/CMD1/CIR/P/2020/79 dated May 12, 2020 and Circular No. SEBI/HO/CFD/CMD2/CIR/P/2021/11 dated January 15, 2021, Circular No. SEBI/HO/DDHS/P/ CIR/2022/0063 dated May 13, 2022 and Circular No. SEBI/HO/CFD/CFD-Pod-2/P/CIR/2023/167 dated October 07, 2023 ("Circulars") have permitted the holding of AGM through VC/OAVM, without the physical attendance of the Members at a common venue. In compliance with these Circulars and the relevant provisions of the Companies Act, 2013 and the SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015, the AGM of the Members of the Company will be held through VC or OAVM. In accordance with the aforesaid Circulars, Notice of the AGM along with the Annual Report 2023-24 is being sent only by electronic mode to those Members whose e-mail addresses are registered with the Company/ Depositories holding shares as on the cut-off date for the dispatch in accordance with the applicable laws. Members may note that the Notice of the AGM and Annual Report 2023-24 will also be available on the Company's website- www.nilainfra.com, website of the Stock Exchanges i.e. BSE Limited and National Stock Exchange of India Limited, at www.bseindia.com and www.nseindia.com respectively and the AGM Notice is also available on the website of National Securities Depository Limited (NSDL) (agency for providing the Remote e-Voting facility) i.e. www.evoting.nsdl.com. Members can attend and participate in the AGM through the VC/OAVM facility only. The instructions for joining the AGM are provided in the Notice of the AGM. Members attending the meeting through VC/ OAVM shall be counted for the purpose of reckoning the quorum as per Section 103 of the Companies Act, 2013. The Company is providing remote e-voting facility ("remote e-voting") to all its members to cast their votes on all resolutions as set out in the Notice of the AGM. Additionally, the Company is providing the facility of voting through e-voting system during the AGM ("e-voting"). The detailed procedure for remote e-voting/ e-voting are provided in the Notice of the AGM. In case Member(s) have not registered their e-mail addresses with the Company/ Depository, please follow the below instructions to register e-mail address for obtaining Annual Report and login details for e-voting. a. For members holding shares in Physical mode: please provide necessary details like Folio No./ DP/ Client ID, Certificate No., PAN, Mobile No., Email-Id along with the self-attested copy of PAN/ Aadhar/ Valid Passport/ Share Certificate, etc. by e-mail to secretarial@nilainfra.com b. Members holding shares in Demat Mode: can get their E-mail ID registered by contacting their respective Depository Participant or by e-mail to secretarial@nilainfra.com

Date: July 02, 2024
Place: Ahmedabad

For, NILA INFRASTRUCTURES LIMITED
By Order of Board of Directors
Dipen Parikh-Company Secretary



Branch Office: ICICI Bank Limited, Heritage Chambers, 2nd Floor, Near Azad Society Cross Road, Nehrunagar, Ahmedabad- 380015

PUBLIC NOTICE - TENDER CUM E-AUCTION FOR SALE OF SECURED ASSET

[See proviso to rule 8(6)]

Notice for sale of immovable assets


E-Auction Sale Notice for the sale of immovable asset(s) 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. This 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 possession of which has been taken by the Authorised Officer of ICICI Bank Limited will be sold on 'As is where is', 'As is what is' and 'Whatever there is' as per the brief particulars given hereunder;

Sr. No.	Name of Borrower(s)/ Co-Borrowers/ Guarantors/ Loan Account No.	Details of the Secured asset(s) with known encumbrances, if any	Amount Outstanding	Reserve Price Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of E-Auction
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	Gitaben Vaghela (Borrower)/ Arvindbhai Vaghela (Co-Borrower) Loan A/c No. LBAND00004912552	Flat No. B/1, Ground Floor Mahabai Residency, Near Vaghasi Talav, Vaghasi Road, Vaghasi, Anand, Survey No. 497/2/P/2, Khata No. 151, Gujarat, Anand-388001. Admeasuring an area of 45.00 Sq. Mtr.- Free Hold Property	Rs. 28,86,700/- (as on June 29, 2024)	Rs. 10,00,000/- Rs. 1,00,000/-	July 12, 2024 11:00 AM To 12:00 Noon	July 25, 2024 From 11:00 AM Onwards
2.	Mahammadhanif I Patel (Borrower)/ Mumtazibanu Patel (Co-Borrower) A/c No. LBAND00003059769	Shop No. G-3, Ground Floor, Survey No. 5, Alankar Shopping Center, Opp. Vidhya Vihar Society, Vadod- Vasad Road, Mouje Vasad Plot No. 195/P, Anand- 388306. Admeasuring an area 150 Sq. Mtr.- Free Hold Property	Rs. 9,14,503/- (as on June 29, 2024)	Rs. 2,90,000/- Rs. 29,000/-	July 12, 2024 12:00 Noon To 01:00 PM	July 25, 2024 From 11:15 AM Onwards

The online auction will be conducted on the website <https://disposalhub.com> of our auction agency M/s NexXen Solutions Private Limited. The Mortgages/ Notices are given a last chance to pay the total dues with further interest by July 24, 2024 before 04:00 PM else the secured asset(s) will be sold as per schedule. The prospective bidder(s) must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer Column E) at ICICI Bank Limited, Heritage Chambers, 2nd Floor, Near Azad Society Cross Road, Nehrunagar, Ahmedabad- 380015 on or before July 24, 2024 before 03:00 PM Thereafter, they have to submit their offer through the website mentioned above on or before July 24, 2024 before 05:00 PM along with the scanned image of the Bank acknowledged DD towards proof of payment of EMD. In case the prospective bidder(s) is/ are unable to submit his/ her/ their offer through the website, then the signed copy of tender documents may be submitted at ICICI Bank Limited, Heritage Chambers, 2nd Floor, Near Azad Society Cross Road, Nehrunagar, Ahmedabad- 380015 on or before July 24, 2024 before 05:00 PM. Earnest Money Deposit DD/PO should be from a Nationalised/ Scheduled Bank in favour of ICICI Bank Limited payable at Ahmedabad. For any further clarifications in terms of inspection, Terms and Conditions of the E-Auction or submission of tenders, contact ICICI Bank Employee Phone No. 7573024297. Please note that the Marketing agencies 1. M/s NexXen Solutions Private Limited, 2. Augeo Asset Management Private Limited, have also been engaged for facilitating the sale of this property. The Authorised Officer reserves the right to reject any or all the bids without furnishing any further reasons. For detailed Terms and Conditions of the sale, please visit www.icicibank.com/n4p4s

Date : July 03, 2024
Place: Anand

Authorized Officer
ICICI Bank Limited



Asset Recovery Branch : Union Bank Bhavan, 4th Floor, Racecourse Road, Opp. Indoor Stadium, Rajkot.

E Mail: arb.rajkot@unionbankofindia.bank

E Auction Sale Notice for Sale of Movable/Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002

read with provision to Rule 6(2) or 8(6) of 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 movable/immovable property mortgaged/ charged to Union Bank Of India (secured creditor), possession of which has been taken by the Authorized Officers of Union Bank of India, will be sold on "AS IS WHERE IS", "AS IS WHAT IS", and "WHATEVER THERE IS" basis , for recovery of respective dues mentioned hereunder against the secured assets mortgaged/charged to Union Bank of India, from respective borrower(s) and guarantor(s). The reserve price and earnest money deposit is shown there against each secured asset. The sale will be done by the undersigned through e-auction platform provided here under :

Date and time of Auction : 14.08.2024 from 12.00 NOON to 5.00 PM • Date and time of Inspection : 05.08.2024 from 11.00 AM to 4.00 PM

Sr. No.	Name of the Borrower/Guarantor	Description of the properties	Total dues	Possession	Reserve Price/ EMD/ Bid increase amount in Rs
01	Borrower M/s. Forward Refractories, (Prop Mr. Kamleshbhai Mansukhlal Raval) and The Guarantors/ 1. M/s. Shivam Ceramic (Partnership Firm), 2. Mr. Dameshbhai Mansukhlal Raval, 3. Mrs. Dipaliben Kamleshbhai Raval, 4. Mrs. Shakuntalaben Mansukhlal Raval, 5. Mr. Kamleshbhai Mansukhlal Raval	Property Constructed on Lands admeasuring 1802.35 Sq. Mts. on Plot No. 47 within limits of Wankaner Industrial Estate, bearing City Survey No. 5909 of Gujarat Industrial Development Corporation (GIDC), At : Wankaner, Dist. : Morbi - 363 621 in the name of M/s Shivam Ceramics. (Property Description mentioned in Registered Lease Deed No. 260 Dated 16.03.2007) Bounded : On the East by : Estate Boundary, On The west by : 12.0 Mts. Wide Road, On the North by : Plot No. 48, On the South by : Plot No. 46	Rs. 1,29,70,124.49 with further interest, cost and expense thereof	Symbolic	Rs. 132.00 Lakhs Rs. 13.20 Lakhs Rs. 1,32,000

Terms and conditions of the E - Auction as under : 1. Details of Encumbrances over the property as known to the Bank : Not Known. 2. Interested bidder are requested to register their detail with service provider <https://www.msstcecommerce.com/auctionhome/ibapi/index.jsp> by submission/verification of KYC documents and transfer of EMD in WALLET must be completed well in advance at least two days before auction date. 3. Authorized Officer / Bank / E-Auction Service Provider will not be liable for any delay/failure for verification of KYC documents/failure to transfer EMD in Wallet. 4. EMD will be deposited in Global EMD Wallet through NEFT / RTGS / Transfer (after generation of Challan from <https://msstcecommerce.com/auctionhome/ibapi/index.jsp> 5. For downloading further details, process compliance and terms-conditions, please visit (a), (b) Website address of service provider <https://www.msstcecommerce.com/auctionhome/ibapi/index.jsp>, <https://www.unionbankofindia.com> in where "Guidelines are available with educational video. 6. For further details contact Union Bank of India, Regional Office, Rajkot, Contact details- Mr. Parveen Verma - 70158 94944 and Mr. Loknath Kurre Mob. :- 79873 46700. 7. The terms and condition of sale shall be strictly as per provision of the security interest Rules (Enforcement) Act 2002.


SALE NOTICE TO BORROWERS/ GUARANTOR

This may also be treated as 30 Days sale notice u/r 6(2) or 8(6) / Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about the holding of E-Auction Sale on the above mentioned date.

Date : 29.06.2024,
Place : Rajkot

(In The Event Of Any Discrepancy Between The English Version And Any Other Language Version Of This Auction Notice, The English Version Shall Prevail)

Authorised Officer,
Union Bank of India



FRR Dept, 11th Floor, Tower 1, One World Centre, 841, S.B. Marg, Elphinstone Road, Mumbai - 400 013.

[Appendix - IV-A]
[See proviso to rule 8 (6) r/w 9(1)]

PUBLIC NOTICE FOR E-AUCTION 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 ("SARFAESI Act") read with proviso to Rule 8 (6) r/w 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/ charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of IndusInd Bank Limited. The Authorized Officer of IndusInd Bank Limited hereby intends to sell the below mentioned secured property for recovery of dues and hence the tenders/bids are invited in sealed cover for the purchase of the secured property. The property shall be sold in exercise of rights and powers under the provisions of sections 13 (2) and (4) of SARFAESI Act, on "As is where is", "As is what is", and "Whatever there is" and "Without recourse Basis" for recovery of amount shown below in respective column due to IndusInd Bank Limited as Secured Creditor from respective Borrower, Guarantors & Mortgagors as shown below. Details of the Borrower(s)/Guarantors/Mortgagors, Securities, Owner, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Possession Date, Reserve Price, Bid Increment Amount, Earnest Money Deposit (EMD), Date & Time of Inspection is given as under:

Sr. No.	Name of Borrower(s)/ Guarantors/ Mortgagors	Details of the Secured Asset	Owner of the property	Outstanding Dues as on 31.05.2023 (IN INR)	Demand Notice Date	Possession Date	Reserve Price (IN INR)	Bid Increment Amount (IN INR)	EMD (IN INR)	Date & Time of Inspection
1.	M/s SCI International Securities Limited (Borrower) Mrs Varsha Sureshkumar Shukla (Guarantor) Mr Rajkumar U Pandey (Guarantor) Mr Rakesh S Pandey (Guarantor) Mr Vikrant Sureshkumar Shukla (Guarantor/Mortgagor)	Lot 1: Registration District & Sub District Vadodara, At Moje Village Gotli, The Land Bearing Revenue Survey No 779 Paiki, Town Planning Scheme No 63, Final Plot No 712 Sub Plot No 1 & 2 Bearing City Survey No 1365 & 1366, Wherein Housing Scheme Namely Darshan Duplex Is Organized, Wherin Plot/Block No 4 Admeasuring 1342 Sq Feet Plot Area Containing The Construction Of 519 Sq Feet, Situated At Opp Kalparvux Complex, Gotli Road, Vadodara. The Boundaries Are: East: Block No 5, Darshan Duplex West: Society Road North: Block No 3, Madhuvan Society South: Block No 3, Darshan Duplex.	Sureshkumar Shukla	Rs. 105.18 lakhs	01.06.2023	25.05.2024	Rs. 87.10 Lakhs	Rs. 5000/-	Rs. 8.71 Lakhs	22.07.2024 11.00 A.M. to 1.00 P.M.
		Lot 2: Registration District & Sub District Vadodara City, The Land Bearing Revenue Survey No 544 Bearing Vadodara Survey Records Vibhag- Vadodara Kasba , Tenure C City Survey No 2114 To 2134 (Consolidation C S No 2114) Situations, Wherein The Commercial Scheme Namely "Windsor Plaza" Shop No 501 Adm 1650 Sq Ft Build Up Area On Fifth Floor Exists, Situated At R C Dutt Road, Alkapuri , Vadodara East: Toilet Block West: Office No 502 North: Passage South: Sky Margin	Varsha S Shukla				Rs. 57.75 Lakhs	Rs. 50,000/-	Rs. 5.80 Lakhs	

Account No: 00013564604005, Name of the Beneficiary: IndusInd Bank Limited Bank Name: IndusInd Bank Limited , Branch: Opera House, Mumbai, IFSC Code: INDB0000001

Date of E-Auction & Time: 07.08.2024 for Lot 1, 11.00 am to 12:00 pm 07.08.2024 for Lot 2 12.00 pm to 1:00 pm

Last date and time for submission of bid letter of participation / KYC Document/Proof of EMD:- 06.08.2024 till 4.00 pm

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. www.indusind.com or <https://sarfaesi.auctiontiger.net> or contact Mr Farhad Jiwani Mobile No 9619900667.

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) r/w 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

This notice is also a mandatory notice of not less than 30 (Thirty) days to the Borrower(s) of the above loan account under Rule 8(6) r/w 9(1), of Security Interest (Enforcement) Rule, 2002 and provisions of Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of auction/sale through e-auction on the above referred date and time.

Date: 03.07.2024
Place: Vadodara

Sd/- Authorized Officer
IndusInd Bank Limited

