

**AMBIT FINEST PRIVATE LIMITED**  
Corporate Office: Kanaka Wall Street, 3rd Floor, A-508-510, Andheri-Kurla Road, Andheri East, Mumbai-400093

**PUBLIC NOTICE E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES**  
E-Auction Sale Notice of 15 days for Sale of Immovable Asset(s) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8 and 9 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 properties mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of **Ambit Finvest Private Ltd** (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" on the date and time mentioned herein below, for recovery of the dues mentioned herein below and further interest and other expenses thereon till the date of realization, due to **Ambit Finvest Private Ltd** (Secured Creditor) from the Borrowers and Guarantor(s) mentioned herein below. The reserve price, Earnest Money Deposit (EMD) and last date of EMD deposit is also mentioned herein below:

Borrower(s) / Guarantor(s) / Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price, EMD & Last Date of Submission of EMD	Date and time of E-Auction
1) PRAKASHKUMAR RATIBHAI UPADHYAY	15.04.2021 Rs. 30,17,649/-	Row House No. 4, Panchang Row House, Near M K Villa, Nr. Bhadajam, Bhadajam Road, Ahmedabad - 380060. Boundaries : East : Society Road West : Margin Area South : Row House No. 5 North : Row House No. 3	Reserve Price: Rs. 39,13,000/- (Rupees Thirty Nine Lakhs Thirteen Thousand Only) EMD: Rs. 3,91,300/- (Rupees Three Lakhs Nine Hundred Only) Last date of EMD Deposit: 05.02.2024	Date: 07.02.2024 Time: 11:00 am to 02:00 pm (with unlimited extensions of 5 minute each)
2) PUNAM PRAKASHKUMAR UPADHYAY	15.04.2021 Rs. 30,17,649/-	Row House No. 4, Panchang Row House, Near M K Villa, Nr. Bhadajam, Bhadajam Road, Ahmedabad - 380060. Boundaries : East : Society Road West : Margin Area South : Row House No. 5 North : Row House No. 3	Reserve Price: Rs. 39,13,000/- (Rupees Thirty Nine Lakhs Thirteen Thousand Only) EMD: Rs. 3,91,300/- (Rupees Three Lakhs Nine Hundred Only) Last date of EMD Deposit: 05.02.2024	Date: 07.02.2024 Time: 11:00 am to 02:00 pm (with unlimited extensions of 5 minute each)
3) HEMANGI BALKRISHNA PAREKH	15.04.2021 Rs. 30,17,649/-	Row House No. 4, Panchang Row House, Near M K Villa, Nr. Bhadajam, Bhadajam Road, Ahmedabad - 380060. Boundaries : East : Society Road West : Margin Area South : Row House No. 5 North : Row House No. 3	Reserve Price: Rs. 39,13,000/- (Rupees Thirty Nine Lakhs Thirteen Thousand Only) EMD: Rs. 3,91,300/- (Rupees Three Lakhs Nine Hundred Only) Last date of EMD Deposit: 05.02.2024	Date: 07.02.2024 Time: 11:00 am to 02:00 pm (with unlimited extensions of 5 minute each)

E-auction will be conducted "online" through M/S. E-Procurement Technologies Limited on <https://ambitfinvest.auctiontiger.net>. For detailed terms and conditions of the sale, please contact M/s. E-Procurement Technologies Limited (Auction Tiger) (Help line Nos Landline - 79-68136880/881/837/842 Phone No: 9265562818/9265562819/9265562821; Contact Persons: Mr. Ram Sharma Email id: ramprasada@auctiontiger.net, or refer to the link <https://ambitfinvest.auctiontiger.net>. For further details, contact Mr. Prashant Ohal, Senior Manager, Mobile No. 9987580515 Email Id: prashant.ohal@ambit.co & Mr. Ashish Thakar Collection Senior Manager, Mobile No. 9099091595 Email Id. ashish.thakar@ambit.co of **Ambit Finvest Private Limited**.  
Date: 12.01.2024. Place: Ahmedabad Sd/- Authorised Officer **Ambit Finvest Private Limited**

**VASTU HOUSING FINANCE CORPORATION LTD**  
Unit 203 & 204, 2nd Floor, "A" Wing, Navbharat Estate, Zakaria Bunder Road, Sewri (West), Mumbai 400015. Maharashtra. CIN No.: U65922MH2005PLC272501

**Demand Notice Under Section 13(2) of Securitization Act of 2002**

Whereas, Vastu Housing Finance Corporation Ltd through its head office Mumbai, issued to the following borrowers / guarantors / mortgagors have defaulted in the repayment of principal and payment of interest of credit facilities obtained by them from the VHFCL and said facilities have turned to be Non Performing Assets. The notices were issued to them under section 13(2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 on their last known addresses however the same have returned un-served and as such they are hereby informed by way of public notice about the same.

Name of Borrower, Co-borrower and Loan A/c No.	Date and Amount of Demand Notice Under Sec. 13(2)	Description of Mortgaged property
Rajeshkumar Narayan Yadvav (Applicant), Renu Devi (Co Applicant)	18-Dec-23/ Rs.309077/- as on 13-Dec-23 with further interest and charges thereon	301 Siddhivinayak Residency, Station Road, Near Dena Bank, Nandei, Ahmedabad, Gujarat- 382435, measuring 13.40 Sq. mt., North- Stairs, South - Flat no.302, East - Compound wall, West - Passage
Santosh Sukhdev Bhoi (Applicant), Sukhdev Nathu Bhoi (Co Applicant), Kalpana Sukhdev Bhoi (Co Applicant)	18-Dec-23/ Rs.1101392/- as on 13-Dec-23 with further interest and charges thereon	Plot No.439, Rajmandir Residency, Near Tanthiyaya Gam, Railway Fatka, Palansa Gujarat 394305, Admeasuring 371 Sq. Ft., North- Plot No. 440, South - Plot No. 438, East - Plot No. 454, West - Soc. Road.
Sukhabhai Bhurabhai Talari (Applicant), Madhben Sukhabhai Talari (Co Applicant)	18-Dec-23/ Rs.522075/- as on 13-Dec-23 with further interest and charges thereon	Property No. 02, High School Dadiyur, Near High School, Charangam (salawada), Sub-District : unawada, District : Mahisagar, Admeasuring area about 1200 Sq. ft., North-Road, South - Open Space, East - Open Space, West - House of Arjanbhai Talari
Shaleshkumar Pratapbhai Senma (Applicant), Baluben Pratapbhai senma (Co Applicant)	26-Jul-23/ Rs.935203/- as on 24-Jul-23 with further interest and charges thereon	Plot no 2 Viswamitra Society R.S No 368 Kumarpal Society road patan Chanasma road hansapur Patan built area 69.25 Sq.Mt. North- 6.10 mt wide internal plot road, South - margin land and then rev sur no 365, East - margin land & Then plot no 3 property, West - Adj. plot no 1 of Property

The steps are being taken for substituted service of notice. The above borrowers, co-borrowers and/or their guarantors (where ever applicable) are advised to make the payments of outstanding within 60 days from the date of the publication of this notice failing which further steps will be taken after the expiry of 60 days of the date of this notice as per the provision of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

Please be informed that the said notice is also under section 13(1) informing the borrowers/guarantors/ mortgagors that the said mortgaged property should not be sold/leased/transferred.

Date: 12.01.2024  
Place: Ahmedabad, Surat, Baroda

Authorized Officer,  
**VASTU HOUSING FINANCE CORPORATION LTD**

**INDOSTAR CAPITAL FINANCE LIMITED**  
Registered Office: Silver Steps, Third Floor, Unit No. 301-A, Opposite P & G Plaza, Cardinal Gracius Road, Chokla, Andheri (E), Mumbai - 400099  
Branch Office - F-1A, 1st Floor, City Square, Above Bank Of Baroda, Adarajam Chowk, Near Rander Road, Village Adajan, Surat, 395009

**Notice Under Section 13(2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.**

I, the undersigned as the authorized officer of M/s **Indostar Capital Finance Ltd**, hereby give the following notice to the below mentioned Borrower (S)/ Co-Borrower (S) / Guarantor (S) who have grossly failed to discharge their legal liability i.e. defaulted in the repayment of the amount i.e. principal as well as the interest and other charges accrued there-on for Loan (S) Against Property (S) advanced to them by M/s Indostar Capital Finance Ltd and as a consequence thereof, the Loan (S) have become Non-Performing Assets (N.P.A's) of the company. Accordingly, Notice (S) were issued to them under Section 13(2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and rules there-to, on their last known addresses through India Post however the same have been delivered or returned un-served and it is apprehended that the parties mentioned herein-in are avoiding the service of the same, as such the Borrower (S) / Co-Borrower (S) / GUARANTOR (S) named below are hereby intimated by way of this publication notice to clear their entire outstanding dues for the loan facilities availed and also for which securities have been created by them as detailed under:

Name of the Borrower / Co-Borrower & Address	Description of the Schedule Property	Notice Date & Amount (S) Demanded
1. M/S KRISHNA SONS, First Floor Shop No. 102, Dharmath Complex Bhaichand Nagar Society Katargam, Surat Gujarat 395004 ... Applicant	All that, PROPERTIES AT- Commercial: Shop No. Gf 2 & 3 Ft 101 To 105, Dharmath Complex Bhaichandnagar Group Housing Society Near Paras Smc Vegetable Market Katargam Surat, Gujarat India 395004	09 January 2024 Total Outstanding of Loan No. LSSUR15321-220005112 is Rs. 2,03,18,111/- (Rupees Two Crores Three Lakhs Eighteen Thousand One Hundred Eleven Only) as on 29-12-2023.
2. MR. JERAM KANJIBHAI BABARIYA, GF Shop No. 2 & 3, FF Shop No. 101-105, Dharmath Complex, Bhaichand Nagar Society Katargam, Surat, Gujarat 395004 Also At :- First Floor Shop No. 102, Dharmath Complex Bhaichand Nagar Society Katargam Surat Gujarat 395004	Commercial: Shop No. Gf 2 & 3 Ft 101 To 105, Dharmath Complex Bhaichandnagar Group Housing Society Near Paras Smc Vegetable Market Katargam Surat, Gujarat India 395004	09 January 2024 Total Outstanding of Loan No. LSSUR15321-220005112 is Rs. 2,03,18,111/- (Rupees Two Crores Three Lakhs Eighteen Thousand One Hundred Eleven Only) as on 29-12-2023.
3. MRS. REKHABEN J BABARIA, C/25, Ravi Park Society, Ram Katha Road, Beside Sai Haven, Ambatalavadi katargam, Surat Gujarat 395004	Residential: Plot No. 33 Bhaichand Nagar, Paras Vegetable Market Katargam Surat, Gujarat India 395004	28 December 2023 Total Outstanding of Loans no LSSUR03418-190002643 is Rs. 50,45,624/- (Rupees Fifty Lakh Four Five Thousand Six Hundred Twenty Four Only) And LSSUR13920-10004148 is Rs. 47,10,931/- (Rupees Four Lakhs Seventeen Thousand Three Only) as on 27-12-2023.
4. MR. BHARGAV JERAMBHAI BABARIYA, C/25, Ravi Park Society, Ram Katha Road, Beside Sai Haven, Ambatalavadi katargam Surat Gujarat 395004	Residential: Plot No. 33 Bhaichand Nagar, Paras Vegetable Market Katargam Surat, Gujarat India 395004	28 December 2023 Total Outstanding of Loans no LSSUR03418-190002643 is Rs. 50,45,624/- (Rupees Fifty Lakh Four Five Thousand Six Hundred Twenty Four Only) And LSSUR13920-10004148 is Rs. 47,10,931/- (Rupees Four Lakhs Seventeen Thousand Three Only) as on 27-12-2023.
5. MR. BRIJESH V KAPURIYA, A/60, Ambika Nagar Soc-1, B/H Health Center, Katargam, Surat, Gujarat 395004	Residential: Plot No. 33 Bhaichand Nagar, Paras Vegetable Market Katargam Surat, Gujarat India 395004	28 December 2023 Total Outstanding of Loans no LSSUR03418-190002643 is Rs. 50,45,624/- (Rupees Fifty Lakh Four Five Thousand Six Hundred Twenty Four Only) And LSSUR13920-10004148 is Rs. 47,10,931/- (Rupees Four Lakhs Seventeen Thousand Three Only) as on 27-12-2023.
6. M/S. RAJLAXMI CHEM, 431, 4th Floor Mathok Incon, Alkapuri Road, Katargam, Above Indusind Bank, Surat Gujarat 395004	Commercial: Shop No. Gf 2 & 3 Ft 101 To 105, Dharmath Complex Bhaichandnagar Group Housing Society Near Paras Smc Vegetable Market Katargam Surat, Gujarat India 395004	09 January 2024 Total Outstanding of Loan No. LSSUR15321-220005112 is Rs. 2,03,18,111/- (Rupees Two Crores Three Lakhs Eighteen Thousand One Hundred Eleven Only) as on 29-12-2023.

This step is being taken for substituted service of the un-served notice (S). The above-mentioned Borrower (S) / Co-Borrower (S) / Guarantor (S) are advised to make the payments of the amount demanded above along with future interest and other charges accrued thereon, within 60 days from the date of publication of this notice failing which (without prejudice to any other right remedy available with Indostar Capital Finance Ltd) further steps for taking possession of the Secured Assets/Mortgaged property will be initiated under the provisions of Sec.13 (4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Rules there-to. The parties named above are also advised not to alienate, or create third-party interest in the above-mentioned properties on which Indostar Capital Finance Ltd has the first Charge.  
Place: Surat, Date: 12.01.2024. Sd/- Authorised Officer - M/s. IndoStar Capital Finance Limited

**Chola**  
Enter a better life

**CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED**  
Corporate Office: Chola Crest, Super B, C54 & C55, 4, Thiru Vi Ka Industrial Estate, Guindy, Chennai - 600 032.

**E-AUCTION SALE NOTICE (Sale Through e-bidding Only)**  
**SALE NOTICE OF IMMOVABLE SECURED ASSETS Issued under Rule 8(6) and 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) indicated in COLUMN (A) that the below described immovable property(ies) described in COLUMN (C) Mortgaged / Charged to the secured creditor the POSSESSION of which has been taken as described in COLUMN (D) by the Authorized Officer of **CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED** Secured Creditor, will be sold on "As is Where is", "As is what is" and "Whatever there is" as per details mentioned below:-

Notice is hereby given to Borrower / Mortgagee(s) / legal heir, legal representatives (Whether Known or unknown), executor(s), administrator(s), successor(s) and assign(s) of the respective Borrower(s) / Mortgagee(s) (Since deceased), as the case may be indicated in COLUMN (A) under Rule 8(6) of the Security Interest (Enforcement) Rules 2002. For detailed terms & conditions of the sale, please refer to the link provided in **CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED** secured Creditor's website i.e. <https://www.cholamandalam.com> & [www.auctionfocus.in](http://www.auctionfocus.in)

SR. NO.	[A] LOAN ACCOUNT NO. / NAMES OF BORROWER(S) / MORTGAGER(S) / GAURANTOR(S)	[B] O/S. DUES TO BE RECOVERED (SECURED DEBTS)	[C] DESCRIPTION OF THE IMMOVABLE PROPERTY / SECURED ASSET	[D] TYPE OF POSSESSION	[E & F] RESERVE PRICE (IN ₹) / EARNEST MONEY DEPOSIT (IN ₹)	[G] DATE OF AUCTION & TIME
1.	Loan Account No.: X0HLMES00002372989 1) Ashishkumar Manilal Panchal 2) Minaben Ashishkumar Panchal Both Are R/AI : 180 G B/H, Ambekar Society, Becharpura Palanpur, Banaskantha, Banaskantha Gujarat - 385001. Also At : Rs. No. 5/1, Pakli Plot No. 1 P2, Bhojan Deesa, Dasa - 385535.	29,60,885/- (Rupees Twenty Nine Lakh Sixty Thousand Eight Hundred Eighty Five Only) as on 09.01.2024	All the piece of a parcel of the property and thereon constructed building in, Southern Part of Plot No. 32 P, Guru Green Society, which is situated in Survey No. 5/1, of Bhojan Sim, Talika - Dasa Dist. Banaskantha, Admeasuring 79 Sq.Mt. with Boundaries :- North : Partland of Plot No. 32p, South : Plot No. 33, East : Plot No. 23, West : Internal Road.	(Possession)	Rs. 9,07,200/- (Rupees Nine Lakhs Seven Thousand Two Hundred Only)  Rs. 90,720/- (Rupees Ninety Thousand Seven Hundred and Twenty Only)	29.01.2024 from 02.00 P.M. to 04.00 P.M. (with automated extensions of 5 minutes each in terms of the Tender Document)

1. INSPECTION DATE : 26.01.2024  
2. MINIMUM BID INCREMENT AMOUNT: Rs.10,000/-  
3. Last date of submission of Bid/EMD/Request letter for participation is 27.01.2024 till 5 PM.  
4. Together With Further Interest As Applicable In Terms Of Loan Agreement With, Incidental Expenses, Costs, Charges Etc. Incurred Up To The Date Of Payment And / Or Realisation Thereof.  
For Any Assistance Related To Inspection Of The Property, Or For Obtaining The Bid Document And For Any Other Queries, Please Get In Touch With Mr. Tusharkorane Contact Number 8128997941 and Email : tusharko@chola.murgappa.com / Mr. Rahul Dhobi On 8758873373 / Mr. Prashant Vaghalia on 9909288420 / Mr. Mohd Adil Qawi on 7305908672. Official Of Cholamandalam Investment And Finance Company Limited To The Best Of Knowledge And Information Of The Authorized Officer Of Cholamandalam Investment And Finance Company Limited There Are No Encumbrances In Respect Of The Above Immovable Properties / Secured Assets.  
Date: 11.01.2024  
Place: Banaskantha, Gujarat  
Sd/- AUTHORIZED OFFICER  
For Cholamandalam Investment and Finance Company Limited

**GRIFUM HOUSING FINANCE LIMITED**  
(FORMERLY KNOWN AS POONAWALLA HOUSING FINANCE LTD)  
Registered Office: 606, 6th Floor, Zone 01 Park Sr. No. 78/1, Ghopra, Munira Road, Pune - 411036

**SECTION 13(2) OF THE SARFAESI ACT, 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 properties mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of **Grifum Housing Finance Limited** (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" on the date and time mentioned herein below, for recovery of the dues mentioned herein below and further interest and other expenses thereon till the date of realization, due to **Grifum Housing Finance Limited** (Secured Creditor) from the Borrowers and Guarantor(s) mentioned herein below. The reserve price, Earnest Money Deposit (EMD) and last date of EMD deposit is also mentioned herein below:

Name of the Borrower, Co-Borrower, Guarantor and Loan Account	DETAILS OF THE SECURED ASSET	Demand Notice Date / Amount Due in Rs.
1. SURESH SOMABHAI DAMOR, SUMITRABEN DAMOR, NAINESHKUMAR DAMOR Loan Account: Rs.800000/- Loan No: HL/0221H/11/0022	All That Piece And Parcel Of House No: 611661, Sanskar Nagar, B/S Gayatri Nagar, T B Santorium, Gotri Adm.44.32 Sq.Mt. B/S. Gayatri Nagar Gujarat Pin Code:-390021 Bounded By:-East:- By Front Open Space & Road, West:- By Adjoining Plot No. 5, North:- By Flat No. 1662, South:- By Flat No. 1664.	08/12/2023 Rs.-720749.26 (Rupees Seven Lakh Twenty Thousand Seven Hundred FourtyNine Paise TwentySix Only) together with further interest @ 16.5% p.a till repayment.
2. KISHORKUMAR KARMUR JANIBEN KARABHAI KARMUR, SANJAY K KARMUR Loan Account: Rs.900000/- Loan No: HL/0225H/15/10064	All That Piece And Parcel Of Sub Plot No 305/C; Rev Sur No 1101/Pak/2; At Jadesher Park, Near Mayur Greens, Ranji Sagar Road, Adm.53.20 Sq.Mt. Panchsvali Society Gujarat Pin Code:-361004 Bounded By:- East:- 7.50 M Wide Road, West:-Plot No 291, North:- Sub Plot No 305/D, South:- Sub Plot No 305/B.	08/12/2023 Rs.-665760.26 (Rupees Five Lakh Sixty Five Thousand Seven Hundred Sixty Paise TwentySix Only) together with further interest @ 14.55 % p.a till repayment.
3. PALVI VIPULBHAI TRVEDI, ARJUNKUMAR VIPULBHAI TRIVEDI Loan Account: Rs.755000/- Loan No: HM/0105/H/17/10074	All That Piece And Parcel Of R/S No 20; Plot No 69; Section-2; Block No 3; Lions Nagar, Nr Navakhi Railway Crossing & Satnam Palace, Off Navakhi Main Road, Morbi Adm. 55.76 Sq.Mtr. Off Navakhi Main Road, Gujarat Pin Code:-363641 Bounded By:-East:- Plot No 70, West:- 30 Ft Road, North:- Other's Property, South:- Plot 69 Pak.	08/12/2023 Rs.-928761.78 (Rupees Nine Lakh TwentyEight Thousand Seven Hundred SixtyOne Paise SeventyEight Only) together with further interest @ 14.05% p.a till repayment.
4. KAVITA SANTOSH PAWAR, PAWAR SANTOSH D Loan Account: Rs.1085000/- Loan No: HM/0190/H/17/10017	All That Piece And Parcel Of Block No 161/164; Plot No 164; Aradhna Dream Vibha-4, Constructed On Land Situated At Moje Jolva, Sub-Dist Palansa, Dist. Surat Adm. 270.27 Sq.Ft. Jolva Gujarat Pin Code:-394305 Bounded By:-East:- 6m Road, West:- Open Space, North:- Plot 165, South:- Plot 163.	08/12/2023 Rs.-843266.85 (Rupees Eight Lakh Fourty Three Thousand Three Hundred SixtyOne Paise SeventyEight Only) together with further interest @ 13.80 % p.a till repayment.
5. SITARA DEVI, VISHANU M GAUTAM Loan Account: Rs.100000/- Loan No: HM/0190/H/18/10049	All That Piece And Parcel Of R.S. No: 38; 39; 40; Old Block No: 29; New Block No. 31, Plot No. 304, Green Park Vibha-3 Constructed On Land Situated At Moje Haldharu, Tal. Kamrej, Dist. Surat Adm.40.15 Sq.Mt. Nr. Aadash Residency, Haldharu Gam Road, Gujarat Pin Code:-394310 Bounded By:-East:- Society Road, West:- Plot No. 297, North:- Plot No. 305, South:- Plot No. 303.	08/12/2023 Rs.-746942.74 (Rupees Seven Lakh FourtySix Thousand Nine Hundred FourtyTwo Paise Seventy Four Only) together with further interest @ 14.5% p.a till repayment.
6. ANUPKUMAR MATHURADAS RUPAREL, REETA ANUP RUPAREL Loan Account: Rs.72214/- Loan No: HL/0153H/13/10001	All That Piece And Parcel Of Flat No: A/305; Third Floor, Raj Residency, Vibha - A, Modi Maholia, Opp Vrundavan Apt, A K Road Adm. 623. Sq.Mtrs. Modi Maholia Gujarat Pin Code:-395006 Bounded By:- East:- Adjoining Common Road Of City Survey North No. 1794, West:- Adjoining Public Road, North:- Adjoining City Survey North No. 1793, South:- Adjoining City Survey North No. 1798 & 1815 & 1819.	15/12/2023 Rs.-61566.77 (Rupees SixtyOne Thousand Five Hundred SixtySix Paise SeventySeven Only) together with further interest @ 14.55 % p.a till repayment.
7. BUSA MAULIK RAMESHBAI, BUSHAR RAMESHBAI MOHANBAI Loan Account: Rs.2700000/- Loan No: HL/00105/100000005002540	All That Piece And Parcel Of Residential Flat No: B-1; 301; On 13th Floor Of Shri Heights Laying And Being On Total Land Adm. 3049.00 Sq.M. Ts. Of Plot No. 1 And Common Plot Of F.P. No. 23, T.P.S- 13 Of Rajkot Revenue Survey No. 104/1 (P) 3, Rajkot City Survey Ward No. 13/2, City Survey No. 3115/12/B/13/1/301/130. (Built Up Area-59.99 Sq. Ms.) And Boundaries Of The Property:- North:-Lift And Ots South:-Ots East:-Ots West:-Passage And Ots.	15/12/2023 Rs.-281276.76 (Rupees Twenty Eight Lakh Twelve Thousand Seven Hundred SeventySix Only) together with further interest @ 11.75 % p.a till repayment.
8. DIPIL DUKHESHWAR, THURAI RABI DEVI Loan Account: Rs.960000/- Loan No: HL/00190000000005001250	All The Piece And Parcel Of Immovable Non-Agriculture Residential Property Being Plot No. 276 (As Per Survey Plan Plot No. 276) Admeasuring 40.13 Sq. Meters. I.E. 48 Sq. Vaar (As Per Site) (As Per K.J.P. Admeasuring 40.13 Sq. Meters). Along With Undivided Divided Admeasuring 22.11 Sq. Meters in Whole Open Land Known & Identified As 'Gokuldham Villa' Situated At Revenue Survey No. 272/Pakki, Block No. 200/A Admeasuring 24615 Sq Meters Na. Land Of Village: Talithaya, Lataka; Palansa, Dist. Surat, Gujarat And Boundaries Of The Flat/Plot/No. Plot No. 277, South - Plot No. 275, East/South Road, Lherojewest :- Plot No. 269, Admeasuring Area:- 40.13 Sq. Meters. I.E. 48 Sq Vaar (As Per Site) (As Per K.J.P. Admeasuring 40.15 Sq Meters).	15/12/2023 Rs.-104695.1 (Rupees Ten Lakh Fourty Thousand Nine Hundred FiftyOne Only) together with further interest @ 10.6% p.a till repayment.

You the Borrowers and Co-Borrowers/Guarantors are therefore called upon to make payment of the above-mentioned demanded amount with further interest as mentioned hereinabove in full within 60 Days of this Notice failing which the undersigned shall be constrained to take action under the act to enforce the above mentioned securities. Please Note that as per Section 13(1) of the Said Act, You are in the meanwhile, restrained from transferring the above-referred securities by way of sale, lease or otherwise without our consent.

Date: 12.01.2024  
Place: Gujarat  
Sd/- Authorised Officer  
Grifum Housing Finance Limited, (Formerly known as Poonawalla Housing Finance Limited)

**DEBTS RECOVERY TRIBUNAL-I**  
Ministry of Finance, Department of Financial Service, Government of India  
2nd Floor, Bhikhubhai Chambers, Nr. Kochrab Ashram, Ellisbridge, Paldi, Ahmedabad-380 006

**FORM NO.22 (Earlier 62) [Regulation 37 (1) DRT Regulations, 2015] [See Rule 52 (1) of the Second Schedule to the Income-Tax Act, 1961]**

**E-AUCTION/SALE NOTICE THROUGH REGD. AD/DASTIA/AFFIXATION/BEAT OF DRUM**  
**PROCLAMATION OF SALE UNDER RULES 38, 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS DUE TO BANK AND FINANCIAL INSTITUTIONS ACT, 1993**  
R.C. No. 02/2018 O.A. No. 30/2015

**Certificate Holder :- Bank of Maharashtra, Satellite, Ahmedabad**

**Certificate Debtors :- M/s. AA Febtex Pvt. Ltd. & Ors**

**To,**  
**CD No.1. M/s. AA Febtex Pvt. Limited.** Registered office at : Survey no. 117, Kalgidhar Textile Mill, Compound, Near Kashiram Mill, Hotel Gokul Luck Lane, Ahmedabad-382 405.  
**CD No.2. Mr. Anmol Baidkumar Aggarwal,** at Survey No.117, Kalgidhar Textile Mill Compound, Near Kashiram Mill, Hotel Gokul Luck lane, Narol, Ahmedabad-382 405.  
**CD No.3. Mr. Shrikant Vedprakash Agrawal,** at Survey No. 117, Kalgidhar Textile Mill Compound, Near Kashiram Mill, Hotel Gokul Luck lane, Narol, Ahmedabad-382 405.

The above mentioned property will be sold by Public E-auction sale on **16th day of February, 2024** for recovery of sum of **Rs.10,30,53,920.00 (Rupees : Ten crores eighty lacs fifty three thousand nine hundred twenty only) (Decretal amount)** plus interest and cost payable as per Recovery Certificate issued by Hon'ble Presiding Officer, DRT-1 (less amount already recovered, if any), from **M/s AA Febtex Pvt. Ltd. & Ors.**

**DESCRIPTION OF PROPERTY**

No. of lots	Description of the Property to be sold with the names of the co-owners where the property belongs to defaulter and any other person as co-owners	Reserve Price below which the property will not be sold	EMD 10% of Reserve price or Rounded off
1	1. Immovable property being situated on No.6 Ground Floor, Admeasuring 1266.54 Sq. Ft. in Shree Balaji Paragon, situated and lying on Plot of land bearing Survey No. 3656, City Survey No.3655, final Plot No.410/1, 410/2 in Town Planning Scheme No.3 of Mueje Changispur, Taluka City, District Sub District of Ahmedabad i.e. Near Rock Regency Hotel, C.G. Road, Ahmedabad.	1,50,00,000/-	15,00,000/-

3. Revenue assessed upon the property or any part thereof - Not known  
4. Details of any other encumbrance to which property is liable - Not known  
5. Valuation also state Valuation given, if any, by the Certificate Debtor - No  
6. Claims, if any, which have been put forward to the property, and any other known particulars bearing on its nature and value - Not known

1. Auction/bidding shall only be through online electronic mode through the e-auction website i.e. <https://www.drtauctiontiger.net>  
2. The intending bidders should register the participation with the service provider-well in advance and get user ID and password for participating in E-auction. It can be procured only when the requisite earnest money is deposited in prescribed mode below.  
3. EMD shall be deposited by through RTGS/NEFT latest by **14.02.2024** as per details as under:

Bank Name & Address	Bank of Maharashtra
Account Name	Authorized officer under SARFAESI & DRT Act.
Account No.	60348161807
IFSC Code No.	MAHB000213
Branch Address	Bhadra Branch, Bank of Maharashtra

EMD deposited thereafter shall not be considered for participation in the e-auction

4. In addition to above, the copy of PAN Card, Address Proof and Identity Proof, E-mail ID, Mobile Number, in case of the company, copy of board resolution passed by the Board of Directors of the company or any other document confirming representation/attorney of the company and the Receipt/Counter File of such deposit should reach to the said service provider through e-auction website by uploading softcopies on or before **14.02.2024** and also hard copies alongwith EMDs deposit receipts should reach at the Office of Recovery Officer-II, DRT-I, Ahmedabad by **15.02.2024**. It is also held that earnest money of unsuccessful bidders shall be returned back in the respective accounts such bidders through the same mode of payment.  
5. Prospective bidder may avail online training from service provider:

Name of Auction Agency	E-procurement Technologies Ltd. (Auction Tiger)
Address	B-704, Wall Street-II, Opp. Orient Club, Near Gujarat College, Ellisbridge, Ahmedabad-380006, Gujarat (India).
Contact person	Mr. Ram Sharma,
Helpline Nos.	Contact No. 079-68136880/88136837 +91 9265562821 / 18, 9978591888
Email Address	ramrasada@auctiontiger.net & soni@auctiontiger.net & support@auctiontiger.net
For any queries related to auction contact	Subodh Eknath Shelar (Chief Manager) Mob. : 9561820949, 9552221808 E mail id - cmrb_ah@mahabank.co.in, bom936@mahabank.co.in

6. Prospective bidders are advised to visit website <https://www.drtauctiontiger.net> for detailed terms & conditions and procedure of sale before submitting their bids.  
7. The property shall not be sold below the reserve price.  
8. The property shall be sold in 01 lots, with Reserve Price as mentioned above lot.  
9. The bidder shall improve offer in multiples of **Rs. 1,00,000/-** during entire auction period.  
10. The property shall be sold "AS IS WHERE BASIS" and shall be subject to other terms and conditions as published on the official website of the e-auction agency.  
11. The highest bidder shall have to deposit **25% of his final bid amount** after adjustment of EMD already paid by immediate next bank working day by **4:00 P.M.** through RTGS/NEFT in the account as mentioned above.  
12. The successful bidder/auction purchaser shall deposit the balance **75% of sale consideration amount on or before 15th day from the date of sale of the property. If the 15th day is Sunday or other Holiday, then on immediate first bank working day through RTGS/NEFT in the account as mentioned above. In addition to the above, the purchaser shall also deposit poundage fee @ 1% on total sale consideration money (plus ₹ 10) through DD in favour of The Registrar, DRT-I, Ahmedabad. The DD prepared towards poundage's fees shall be submitted directly with the office of Recovery Officer, DRT-I, Ahmedabad.**  
13. In case of default of payment within the prescribed period, the deposit, after deduction the expenses of the sale, may, if the undersigned thinks fit, be forfeited to the Government Account and the defaulting purchaser shall forfeit all claims to the property or the amount deposited. The property shall be resold forthwith, after the issue of fresh proclamation of sale. Further the purchaser shall also be liable to make good of any shortfall or difference between his final bid amount and the price for which it is subsequently sold.  
14. The successful bidder should note that TDS & GST liability, if any, arising out of sale of properties will have to be borne by the successful bidder separately over and above the sale consideration amount and shall not be deducted from sale consideration amount confirmed by this forum  
15. Schedule of auction is as under:-

Date and Time of Inspection	29.01.2024	Between 2.00 PM to 4.00 PM
Last Date of uploading proof of EMD/documents	14.02.2024	Up to 04.00 pm
Last date of submissions of hard copies of proof of EMD/documents with office of the Recovery Officer	15.02.2024	Up to 05.00pm
Date and Time of E-Auction	16.02.2024	Between 12.00 Noon to 1.00 pm (with auto extension/ closure of 5 minutes, till auction completes)

16. The Recovery Officer has the absolute right to accept or reject any bid or bids or to postpone or cancel the e-auction without assigning any reasons.  
Sd/-  
Alok Kumar Dixit  
Recovery Officer-II, DRT-I, Ahmedabad.