



HDB FINANCIAL SERVICES LIMITED

Registered Office:- Radhika, 2nd Floor, Law Garden Road, Navrangpura, Ahmedabad-380009
Branch Office:-104, B-wing, Tirupati Plaza, Near Collector Office B/S Suda Bhavan, Nanpura, Athwagate, Surat, Gujarat 395001

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES [SEE PROVISION TO RULE 8(6)] LAST DATE & TIME OF SUBMISSION OF EMD AND DOCUMENTS 26/03/2024 UPTO 04:00 PM

Sale Of Immovable Property mortgaged To Hdb Financial Services Limited Under Securitization And Reconstruction Of Financial Assets And Enforcement Of Security Interest (sarfaesi) Act, 2002 (no.54 Of 2002)
Whereas, The Authorized Officer Of Hdb Financial Services Limited Had Taken Physical Possession Of The Following Property/ies Pursuant To The Notice Issued Under Sec 13(2) Of The Securitization And Reconstruction Of Financial Assets And Enforcement Of Security Interest (sarfaesi) Act, 2002 In The Following Loan Accounts With Our Branch With A Right To Sell The Same On "As is Where is Basis And As is What is Basis" For Realization Of Hdb Financial Services Limited Dues. The Sale Will Be Done By The Undersigned Through E-auction Platform Provided At The Website: <https://www.bankeuctions.com>

Name of the branch & account details	Mortgage Property Description, Which is Under Auction Sale and Possession Status	Demand Notice Date Outstanding Amount (Secured debt)	Authorized Officer's Details For Property Inspection And Other Queries	Emd Submission Account Details	Reserve Price EMD BID Increase Amount	Date Of E-Auction Time Of E-Auction EMD Submission Date
1. Shop No. 118, First Floor, Raj Point, Opp. Vidhyakunj Collage, Palanpur Road, Near Palanpur Jankatnaka, Surat, Gujarat- 395009. 2. Loan Account No. 10928708 1. Pareshkumar Thakordas Rana 2. Naynaben P Rana All R/o: Plot No. 11 Amrut Sanmukh Ni Wadi Opp Rupam Cinema Nr 21st Century Build Ring Road, Salabatpura Surat- 395003	Property : All The Pease And Parcel Of The Property Bearing Plot No. 11 Paiki Situated Towards Western Side Half Undivided Land Share, Having New City Survey Nondh No. 2939/1/1/D/34 Admeasuring 92.90 Sq. Mtrs., City Survey Ward No. 3 Bearing Nondh No. 2939/A/3/D Admeasuring 6949 Sq.yard Having Municipal Tenement No. 03c-19-0121-0-001, of Salabatpura, Mahatmani Wadi, City of Surat- 395003. 3. And Bounded As Follows:- North:- Society Road South:- Bharchha Wadi (Now Jari Bhavan), East:- Plot No. 11 Paiki East Side, West:- Plot No. 12 Possession Status:- Physical Possession	17/06/2021 Rs. 34,07,397.61/- (Rupees Thirty Four Lakhs Seven Thousand Three Hundred Ninety Seven And Paise Sixty One Only) As On 15/06/2021 With Future Contractual Interest Per Annum From 15/06/2021 Until Payment In Full Amount Along With Other Charges As Demanded in Our Notice, Within The Statutory Period of 15 Days From The Date of This Notice	Mr. Vipul Pankhania Cont No. 9558098444 Mr. Sunil Vishwakarma Cont No. 8600375505 (for Property Inspection And Other Queries) Mr. Jeegesh Kumar Dave, Cont No. 7043042298 Mr. Chirag Chhaganji Cont No. 9909910901 4. Email id:- chirag.chhaganji@hdbfs.com	Mode Of Payment :- Only Demand Draft	Reserve Price :- Rs. 19,27,432/- (Rupees Nineteen Lakh Twenty Seven Thousand Four Hundred Thirty Two Only) EMD Price:- Rs. 1,92,743/- (Rupees One Lakh Ninety Two Thousand Seven Hundred Forty Three Only)	E-Auction Date :- 27/03/2024 AT. 10:30 AM To 04:00 PM EMD Submission Date:- 26/03/2024

- Terms & Conditions:**
- To The Best of Knowledge and Information of The Authorized Officer, There is No Encumbrance on Any Property. However, The Intending Bidders Should Make Their Own Independent Inquiries Regarding The Encumbrances, Title Of Property/ies Put On Auction And Claims/ Rights/ Dues/ Effecting The Property, Prior To Submitting Their Bid. The E-auction Advertisement Does Not Constitute and Will Not Be Deemed To Constitute Any Commitment Or Any Representation Of The Hdb Financial Services Limited. The Property is Being Sold With All The Existing And Future Encumbrances Whether Known or Unknown To The Hdb Financial Services Limited. The Authorized Officer/ Secured Creditor Shall Not Be Responsible In Any Way For Any Third Party Claims/ Rights/ Dues.
 - The E-auction is Being Held on "As is Where is" "As is What is" and "Whatever There Is" After Taking Physical Possession of The Properties. Successful Bidder/s Shall Have To Get Physical Possession of The Properties At His/ Their Cost, Risk & Responsibility.
 - It Shall Be The Responsibility Of The Bidders To Inspect And Satisfy Themselves About The Asset And Specification Before Submitting The Bid. The Inspection Of Property/ies Put On Auction Will Be Permitted To Interested Bidders On 23/03/2024 (During Office Hours).
 - The Interested Bidders Shall Submit Their Emd Through Web Portal: <https://www.bankeuctions.com> The User Id & Password Can Be Obtained Free Of Cost By Registering Name With <https://www.bankeuctions.com> Through Login Id & Password. The Emd Shall Be Payable Through Demand Draft. After Registration (one Time) By The Bidder In The Web Portal, The Intending Bidder/ Purchaser is Required To Get The Copies Of The Following Documents Uploaded In The Web Portal Before The Last Date & Time Of Submission Of The Bid Documents Viz. i) Copy Of The Demand Draft; ii) Copy Of Pan Card; iii) Proof Of Identification/ Address Proof (KYC) Viz. Self-attested Copy Of Voter Id Card/ Driving License/ Passport Etc.; Without Which The Bid Is liable To Be Rejected. Uploading Scanned Copy Of Annexure-ii & iii (can be Downloaded From The Web Portal: <https://www.bankeuctions.com> After Fully Filled Up & Signing Is Also Required. The Interested Bidders Who Require Assistance In Creating Login Id & Password, Uploading Data, Submitting Bid Documents, Training/ Demonstration On Online Inter- se Bidding Etc., May Contact C1 India Pvt Ltd, Plot No. 68, 3rd Floor, Sector-44, Gurgaon- 122003, Haryana, E-mail id: support@bankeuctions.com Support Helpline Numbers : Vinod Chauhan/ delhi@clindia.com 9813887931, For Any Property Related Query May Contact Authorised Officer: Mr. Vipul Pankhania, Mo:-9558098444, E-mail id: la.suratcity@hdbfs.com; During The Working Hours From Monday To Saturday.
 - The Interested Bidder Has To Submit Their Bid Documents [EMD (Not Below The Reserve Price) And Required Documents (mentioned in Point No.4)] On/ Before 26/03/2024 Up to 4:00 PM And After Going Through The Registering Process (one Time) And Generating User Id & Password Of Their Own, Shall Be Eligible For Participating The E-auction Process, Subject To Due Verification (Of The Documents) And/ Or Approval Of The Authorized Officer.
 - During The Online Inter- se Bidding, Bidder Can Improve Their Bid Amount As Per The 'Bid Increase Amount' (mentioned Above) Or Its Multiple And In Case Bid Is Placed During The Last 5 Minutes Of The Closing Time Of The E-auction, The Closing Time Will Automatically Get Extended For 5 Minutes (Each Time Till The Closure Of E-auction Process). Otherwise, It'll Automatically Get Closed. The Bidder Who Submits The Highest Bid Amount (Not Below The Reserve Price) On The Closure Of The E-auction Process Shall Be Declared As A Successful Bidder By The Authorized Officer/ Secured Creditor, After Required Verification.
 - The Earnest Money Deposit (EMD) Of The Successful Bidder Shall Be Retained Towards Part Sale Consideration And The EMD Of Unsuccessful Bidders Shall Be Refunded. The Earnest Money Deposit Shall Not Bear Any Interest. The Successful Bidder Shall Have To Deposit 25% Of The Sale Price, Adjusting The EMD Already Paid, Within 24 Hours Of The Acceptance Of Bid Price By The Authorized Officer And The Balance 75% Of The Sale Price On Or Before 15th Day Of Sale Or Within Such Extended Period As Agreed Upon In Writing By And Solely At The Discretion Of The Authorized Officer. In Case Of Default In Payment By The Successful Bidder, The Amount Already Deposited By The Offer Shall Be Liable To Be Forfeited And Property Shall Be Put To Re-auction And The Defaulting Bidder Shall Have No Claim/ Right In Respect Of Property/ Amount.
 - The Prospective Qualified Bidders May Avail Online Training On E-auction From C1 India Pvt Ltd Prior To The Date Of E-auction. Neither The Authorized Officer/ Hdb Financial Services Limited Nor C1 India Pvt Ltd Shall Be Liable For Any Internet Network Problem And The Interested Bidders To Ensure That They Are Technically Well Equipped For Participating In The E-auction Event.
 - The Purchaser Shall Bear The Applicable Stamp Duties/ Additional Stamp Duty/ Transfer Charges, Fees Etc. And Also All The Statutory/ Non-statutory Dues, Taxes, Rates, Assessment Charges, Fees Etc. Owing To Anybody.
 - The Authorized Officer is Not Bound To Accept The Highest Offer And The Authorized Officer Has The Absolute Right To Accept Or Reject Any Or All Offer(s) Or Adjourn/ Postpone/ Cancel The E-auction Without Assigning Any Reason There of.
 - The Bidders Are Advised To Go Through The Detailed Terms & Conditions Of E-auction Available On The Web Portal Of C1 India Pvt Ltd, <https://www.bankeuctions.com> Before Submitting Their Bids And Taking Part In The E-auction.
 - The Publication is Subject To The Force Major Clause.

Bidding In The Last Moment Should Be Avoided In The Bidders Own Interest As Neither The Hdb Financial Services Limited Nor Service Provider Will Be Responsible For Any Lapse/failure (internet Failure/power Failure Etc.). In Order To Ward-off Such Contingent Situations Bidders Are Requested To Make All Necessary Arrangements / Alternatives Such As Power Supply Back-up Etc, So That They Are Able To Circumvent Such Situation And Are Able To Participate In The Auction Successfully.

The Borrower/ Guarantors Are Hereby Notified To Pay The Sum As Mentioned Above Along With Upto Date Interest And Ancillary Expenses Before The Date Of E-auction, Failing Which The Property Will Be Auctioned/ Sold And Balance Dues, If Any, Will Be Recovered With Interest And Cost.
Date : 12/03/2024
Place: Surat

Authorized Officer
HDB FINANCIAL SERVICES LIMITED

TATA CAPITAL HOUSING FINANCE LTD.

Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Pareil, Mumbai - 400013.
Branch Address: TATA CAPITAL HOUSING FINANCE LIMITED, 4th Floor, Capital One Building, Between HDFC House & HDFC Bank, Near Mithakhali 6 Road, Navrangpura, Ahmedabad, Gujarat -380009

NOTICE FOR SALE OF IMMOVABLE PROPERTY (Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

Sr. No.	Loan Ac. No. and Branch	Name of Borrower(s) / Co-borrower(s)/ Legal Representative/ Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money	Possession Types
6.	102334 44	Mr. LALSINH JAGATSINH PADIHYAR Mrs. CHANDAKUVARBA LALSINH PADIHYAR SUMAN BUNGALOWS AT AND POST	Rs. 9,06,063/- (Rupees Nine Lakh Six Thousand Sixty Three Only) 29-11-2022	Rs. 7,40,000/- (Rupees Seven Lakh Forty Thousand Only)	Rs. 97,500/- (Rupees Ninety Seven Thousand Five Hundred Only)	Physical
7.	TCHHL02590 00100004760 & 10425375	BAKUL LILADHAR CHANDARANA, JASMITA BAKUL CHANDARANA	Rs. 799335/- (Rupees Seven Lakh Ninety Nine Thousand Three Hundred Thirty Five Only) is due and payable by you under loan account No. TCHHL0259000100084760 and an amount of Rs. 310573/- (Rupees Three Lakh Ten Thousand Five Hundred Seventy Three Only) is due and payable by you under loan account No. 10425375 totaling to Rs. 1109908/- (Rupees Eleven Lakh Nine Thousand Nine Hundred Eight Only) 14-11-2022	Rs. 7,40,000/- (Rupees Seven Lakh Forty Thousand Only)	Rs. 92,000/- (Rupees Ninety Two Thousand Only)	Physical
8.	TCHHL02590 00100006520 & TCHHL02590 00100008399	NASRUDIN B KHOKHAR, MAHIN HARDWARE RUBINA NASRUDIN KHOKHAR	Rs. 2651907/- (Rupees Twenty Six Lakh Fifty One Thousand Nine Hundred Seven Only) is due and payable by you under loan account No. TCHHL025900010006520 and an amount of Rs. 44166/- (Rupees Forty Four Thousand One Hundred Sixty Six Only) is due and payable by you under loan account No. TCHHL025900010008399 totaling to Rs. 2696073/- (Rupees Twenty Six Lakh Ninety Six Thousand Seventy Three Only) 15-11-2022	Rs. 12,98,000/- (Rupees Twelve Lakh Ninety Eight Thousand Only)	Rs. 1,29,600/- (Rupees One Lakh Twenty Nine Thousand Six Hundred Only)	Physical

Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat No. A-307 on 3rd Floor admeasuring 43.62 Sq. Mtrs., undivided share proportionate share in the underneath land of the building and all internal and external rights thereto of the premises/campus known as "Raghukul Apartment", constricted on non-agriculture land for residential use bearing Revenue Survey No. 26/03/A/07, Situate at Moje Village, Mhelaipura, Taluka: Himmatnagar, District: Himmatnagar of Gujarat. Bounded - East:- Flat No. A-306 on 3rd Floor, West:- Adj. City Survey No 13, North:- Flat No. A-308 on 3rd Floor, South:- Adj. City Survey No 34

Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat No. A-401 on the 4th floor admeasuring 33.85 sq. mts. as built up area of undivided share proportionate share in the underneath land of the building and all internal and external rights thereto of the premises/campus known as "RATNAM ELEGANCE", constructed on non-agricultural land for residential use known as "Arihanagar 1" bearing Revenue Survey No. 12p1 and 12p2, admeasuring 882.57 Sq. Mts of Plot No. 86-91 (Land Adm. 96-99 Sq. Mtrs of Plot No. 86, Land adm. 96-99 Sq. Mtrs of Plot No. 87, Land adm. 96-99 Sq. Mtrs. Of Plot No. 88, Land adm 96-99sq. Mtrs of Plot No. 89, Land adm. 11-63 Sq. Mtrs of Plot No. 90, Land adm 382-96 Sq. Mtrs of Plot No. 91), Situated at Moje Village: Ghaneshwar, District & Sub District: Rajkot of Gujarat. Bounded - East - Open to Sky, West - Main Door, Common Passage, Stairs, Lift, Open to Sky after Flat No/A/405, North - Open to Sky, South:- Flat No. A/402 Open to Sky.

Description of the Immovable Property: All that piece and parcel of the Property Bearing Flat No. 303 on the Third Floor (Second Floor as per Approved Plan by AMC) in Block F Admeasuring 115.0 Sq. Mtrs. and said attached land allocate part 30.95 Sq. Mtrs. In the Scheme Known as "Surface Paradise" in Land Of Final Plot No. 16 of Town Planning Scheme No. 104 (Land Old Revenue Survey No. 374) Situate, Lying and Being At Moje : Odhav, Tal: Vatva, Old Taluka : Ahmedabad City (East), In the Registration District of Ahmedabad and Sub District of Ahmedabad, Bounded - East :- Flat No.F-302, West :- Flat No.F-304, North :- Flat No.F-306, South :- Block E

Description of the Immovable Property: All the piece & Parcel of Immovable property Flat No A-704 on 7th floor in Block "A" admeasuring 59.19 sq. mts. constricted property merge survey no 411/1 admeasuring 9105 Sq. Mt. (merge survey no 411/1 admeasuring 1821 Sq. Mt. and merge survey no 413/2 admeasuring 1113 Sq. Mt. and merge survey no 412 admeasuring 6171 Sq. Mt. T.P. no 79 Final Plot no 61/3 admeasuring 5463 Sq. Mt. along with admeasuring 21.511 Sq. Mt. Known as "SAMOR Residence" merge survey no 411/1 admeasuring 9105 Sq. Mt. (merge survey no 411/1 admeasuring 1821 Sq. Mt. and merge survey no 413/2 admeasuring 1113 Sq. Mt. and merge survey no 412 admeasuring 6171 Sq. Mt. T.P. no 79 Final Plot no 61/3 admeasuring 5463 Sq. Mt. of Moje Village: Vatva, Taluka: Ahmedabad V-11 Asali, Dist: Ahmedabad, Bounded - East - stair of 'A' Block, West - Society Road, North - T. P. Raad, South - Flat no A-703

Description of the Immovable Property: All the rights, piece & parcel of Immovable House over land measured 58-11 Sq. Mt. of sub plot No. - 2/B among Plot No. 1 (P), Situated at Revenue Survey No. 263, Situated within the limits of Rajkot Municipal Corporation, Ta. & Sub-Dist.: Rajkot, Dist: Rajkot of Gujarat. Bounded - East - Open Space, West:- Adj. N.A.Plots of S.No. 263, North:- Plot No. 1 Sub Plot No. 2-C, South:-Plot No. 1 Sub Plot No. 2-A.

At the Auction, the public generally is invited to submit their bid(s) personally. The Borrower(s)/Co-Borrower (s) are hereby given last chance to pay the total dues with further interest within 15 days from the date of publication of this notice, failing which the Immovable Property will be sold as per schedule. The E auction will be stopped if, amount due as aforesaid, with interest and costs (including the cost of the sale) are tendered to the Authorized Officer or proof is given to his satisfaction that the amount of such secured debt, interest and costs has been paid before the date of the auction.

No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid, acquire or attempt to acquire any interest in the Immovable Property sold.
The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions:
The E-auction will take place through portal <https://sarfaesi.auctiontiger.net> on 28-03-2024 between 2.00 PM to 3.00 PM with limited extension of 10 minutes each.

Terms and Condition:
1. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall at once again be put up to auction subject to the discretion of the Authorized Officer. 2. The Immovable Property shall not be sold below the Reserve Price. 3. Bid Increment Amount will be: Rs. 10,000/- (Rupees Ten Thousand Only). 4. All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA CAPITAL HOUSING FINANCE LTD." Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorized Officer. 5. The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorized Officer to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. 6. For reasons recorded, it shall be in the discretion of the Authorized Officer to adjourn/discontinue the sale. 7. Inspection of the Immovable Property can be done on 20-03-2024 between 11 AM to 5.00 PM with prior appointment. 8. The person declared as a successful bidder shall immediately after such declaration, deposit twenty-five per cent of the amount of purchase money/bid which would include EMD amount to the Authorized Officer within 24hrs and in default of such deposit, the property shall forthwith be put to fresh auction/sale by private treaty. 9. In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorized Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day is a Sunday or other holiday, then on the first office day after the 15th day. 10. In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/sale by private treaty. The deposit including EMD shall stand forfeited by TATA CAPITAL HOUSING FINANCE LTD and the defaulting purchaser shall lose all claims to the property. 11. Details of any encumbrances, known to the TATA CAPITAL HOUSING FINANCE LTD. to which the property is liable: as per table above. Claims, if any, which has been put forward to the property and any other known particulars bearing on its nature and value: as per table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities arrears of property tax, electricity etc. 12. For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, M/s e-Procurement Technologies Limited (AuctionTiger), Address: B-705, Wall Street II, Opp. Orient Club, Near Gujrat College, Ellis Bridge, Ahmedabad - 380 006 Gujrat (India), Mob.: 800023297 / 917328272 & 925562818/925562821/079-6813 6842/6869 Email Id: support@auctiontiger.net & rampasad@auctiontiger.net or Manish Bansal, Email id Manish.Bansal@tatacapital.com Authorized Officer Mobile No 8588983696. Please send your query on WhatsApp Number - 9999078669. 13. TDS of 1% will be applicable and payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by highest bidder in the PAN of the owner/ borrower(s) or the copy of the challan shall be submitted to our company. 14. Please refer to the below link provided in secured creditor's website <http://suril.irigqzm> for the above details. 15. Kindly also visit the link: <https://www.tatacapital.com/property-disposal.html>

Please Note: TCHFL has not engaged any broker/agent apart from the mentioned auctioning partner for sale/auction of this property. Interested parties should only contact the undersigned or the Authorized officer for all queries and enquiry in this matter.

Place: Ahmedabad Date: 12-03-2024
Sd/- Authorized Officer, Tata Capital Housing Finance Ltd.

ADITYA BIRLA CAPITAL PROTECTING INVESTING FINANCING ADVISING
ADITYA BIRLA FINANCE LIMITED
Registered Office :- Indian Rayon Compound, Veraval, Gujrat-362206
Corporate Office :- R-Tech Park, 10 Floor, Nirlon Complex, off Western Expressway, Goregaon East, Mumbai- 400063

"APPENDIX - IV-A"
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY
RESERVE PRICE :- Rs. 1,26,36,535.91 (Rupees One Crore Twenty-Six Lakhs Thirty-Six Thousand Five Hundred Thirty-Five And Paise Ninety-One Only)

Notice is hereby given to the public in general and in particular to the Borrower, Co-Borrower(s), Guarantor(s) and Mortgagee(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 29.03.2024 for recovery of Rs. 1,26,36,535.91 (Rupees One Crore Twenty-Six Lakhs Thirty-Six Thousand Five Hundred Thirty-Five and Paise Ninety-One Only) by way of outstanding principal, arrears (including accrued late charges) and interest till 24.01.2023. (This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable) and further interest and other expenses thereon till the date of realization due to the Secured Creditor from Borrowers/Co-Borrowers/ Mortgagees/ Guarantors namely Gangotri Tube, Yogesh Shantaram Patil, Rupal Yogesh Patil, Rajeshkumar Shantaram Patil, Anubhav Rajnikant Patel, Nilam Rajeshbhai Patel. The details of the reserve price and the earnest money deposit are given below:

EMD Amount (in Rs.)	Reserve Price (in Rs.)
8,93,235/-	89,23,356/-

Short description of the immovable properties

All that piece and parcel of the Industrial Property Shree No. 28 adm. 132.37 sq. yds. along with construction in the Scheme Dhanraj Industrial Estate constructed on TP Scheme No. 14, PP No. 98/99/1/99/2 and 100 C.S. No. 2313 of Moje Daryapur, Kaizpur, Sub District Ahmedabad-6 (Naroda) and Registration District Ahmedabad and bounded as follows:
On or towards the North by: Shed No. 29; On or towards the South by: Open Land; On or towards the East by: Shed No. 27; On or towards the West by: Society Road

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-Acct.aspx> or <https://sarfaesi.auctiontiger.net>

PLACE: AHMEDABAD
DATE: 12.03.2024

Authorized Officer
(Aditya Birla Finance Limited)

NATIONAL COMPANY LAW TRIBUNAL
1st & 2nd Floor, Corporate Bhawan, Opposite Zydus Hospital,
Thaltej -Sarkhej - Gandhinagar Highway, Ahmedabad, Gujarat 380059

PUBLIC ANNOUNCEMENT
(Under Section 102 of the Insolvency and Bankruptcy Board of India Regulations, 2016)
FOR THE ATTENTION OF THE CREDITORS OF M/s. Pravin Kumar Tayal Personal Guarantor of M/s. Krishna Knitwear Technology Limited.

RELEVANT PARTICULARS

Sl. No.	Name of Personal Guarantor	Mt. Pravin Kumar Tayal
1.	Name of the corporate debtor in which guarantee given	M/s. Krishna Knitwear Technology Limited.
2.	Date of Incorporation of Corporate Debtor	23-August-1982
3.	Authority under which corporate debtor is incorporated/registered.	ROC - Ahmedabad
4.	Corporate Identity No./ Limited Liability Identification No. of corporate debtor.	U17119DN1982PLC000092
5.	Address of the registered office and principal office (if any) of corporate debtor.	VILLAGE SAMARVANI KRISHNA NAGAR, SILVASSA UT GUJARAT, Dadra & Nagar Haveli, India. 395230
6.	Address of personal Guarantor	1) C/O Krishna Knitwear Technology Ltd. Raghuvanshi Mills Compound, W/ 72, Senapati Bapat Marg, Lower Panel (West), Mumbai 400013 2) As per IA 817 filed in NCLT: Karnat Industrial Estate, 396, Veer Savarkar Marg, Prabhadevi, Mumbai - 400025.
7.	Insolvency commencement date in respect of corporate debtor.	13-01-2020
8.	Details of the order of commencement of insolvency in respect of Personal Guarantor	07-03-2024
9.	Name and registration number of the insolvency professional acting as resolution professional	Name - Sunil Kumar Agarwal Reg No - IBBI/PA-001/IP-P01390/2018-2019/12178
10.	Address and e-mail of the resolution professional, as registered with the Board	Reg. Add -G-805, Akruji Orchid Park, Anandhi Kuria Road, Sakinaka, Anandhi (East) Mumbai, Maharashtra 400072. Email : ANL91111@HOTMAIL.COM
11.	Address and e-mail to be used for correspondence with the resolution professional	1) Mumbai Office: 3, Dilipk Chembars, Anandhi Kuria Road, Sakinaka, Anandhi (E), Mumbai, Maharashtra -400072 2) Ahmedabad Office: Tower B/121, Sun Westbank, Near Shiv Cinema, Ashram Road Ahmedabad-380009. E-Mail: pgkrishtknitwear@gmail.com
12.	Last date for submission of claims	22-03-2024

Notice is hereby given that the National Company Law Tribunal, Ahmedabad has ordered, under section 107 of IBC 2016, the commencement of personal insolvency resolution process against Mr. Pravin Kumar Tayal (resident of as mentioned at entry no. 7) on 07-03-2024.
The creditors of M/s. Pravin Kumar Tayal are hereby called upon to submit their claims with proof on form B as provided in the insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Personal Guarantors to Corporate Debtor) Regulations, 2019 (Available on IBBI website at <https://ibbi.gov.in/home/downloads>) on or before 02-04-2024 to the resolution professional at the address mentioned against entry no. 12.
1. The creditors may submit their claims through electronic means or by hand or registered post or speed post or courier.
2. In addition to the claim referred to in sub-section (1), the creditor shall provide to the resolution professional, personal information and such particulars as mentioned in Form B (Available on IBBI website at <https://ibbi.gov.in/home/downloads>).
Submission of false or misleading proofs of claim shall attract penalties.

Sunil Kumar Agarwal
Resolution Professional
Founder Director- QuickResolve Professionals Pvt Ltd (IPF)
Reg No - IBBI/PA-001/IP-P01390/2018-2019/12178
AFA Valid Till: 04-12-2024

Date: 12-03-2024
Place: Ahmedabad, Gujarat

POSSESSION NOTICE

Whereas, Muthoo Housing Finance Company Limited under the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) ("said Act") and in exercise of powers conferred under Section 13 (2) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("said Rules") issued a demand notice dated 29/09/2018, calling upon the borrower viz. Sheebabhai Amarsingh Chawada and Amarsingh Somabhai Chavda and Vijay Bhai Bhajibhai Chawada the guarantors and the mortgagees to repay the amount under LAN No. 1010070705 details of which are mentioned in the table below.

And whereas subsequently Muthoo Housing Finance Company Limited has vide Assignment Agreement dated 31-03-2023 assigned all its rights, title and benefits in respect of the debts due and payable by the borrower/guarantor(s)/mortgagee(s) arising out of the facilities advanced by Muthoo Housing Finance Company Limited to borrower/ guarantor(s) alongwith the underlying Immovable Property to Asset Reconstruction Company (India) Limited acting in its capacity as Trustee of ARCIL-Retail Loan Portfolio-086-A-TRUST ("ARCIL") for the benefit of the holders of Security Receipts. Therefore, in view of the said assignment, ARCIL now stands substituted in the place of Muthoo Housing Finance Company Limited and ARCIL shall be entitled to institute/continue all and any proceedings against the borrower/ guarantor(s)/mortgagee(s) and to enforce the rights and benefits under the financial documents including the enforcement of guarantee and security interest executed and created by the borrower/guarantor(s)/mortgagee(s) for the financial facilities availed by them.

The borrower/guarantor(s)/mortgagee(s) having failed to repay the said amounts, notice is hereby given to the borrower/guarantor(s)/mortgagee(s) in particular and the public in general that the undersigned being the Authorized Officer of ARCIL has taken possession of the underlying Immovable Property described herein below in exercise of powers conferred on him/her under Sub-Section (4) of Section 13 of the said Act read with Rule 8 of the said Rules on "AS IS WHERE IS & WHATEVER THERE IS BASIS" on the date mentioned below:

Borrower Name and Guarantors	Demand Notice	Possession Date
Borrower: Sheebabhai Amarsingh Chawada and Amarsingh Somabhai Chawada and Guarantors Vijay Bhai Bhajibhai Chawada Borrower: Sheebabhai Amarsingh Chawada and Amarsingh Somabhai Chawada and Vijay Bhai Bhajibhai Chawada Address at: 870 3, Sarpanchvalu Faliyu, Ishwarbhai Nu Faliyu, Nr Mandir, Shill, B.O. Gujrat, Pin 388210 and Vijay Bhai Bhajibhai Chawada Address at: 866- Bhajiwali Faliyu Shil Umreth, Also At: Property No 120, Sarpanchvalu Faliyu, Devrapura Umreth Anand, Shill B.O. Gujrat, 388210.	Rs. 2,24,913.49/- (Rupees Two Lakhs Twenty Four Thousand Nine Hundred Thirteen And Paise Forty Nine Only) as on 28/09/2018, along with future interest at the contractual rate on the aforesaid amount with effect from 29/09/2018, together with incidental expenses, cost, charges etc. Notice dated: 28/09/2018.	06-03-2024 Physical Possession

Description of Property : Property owned by Sheebabhai Amarsingh Chawada and Amarsingh Somabhai Chavda and Vijay Bhai Bhajibhai Chawada. All that Part And Parcel Of The Property No 120, Sarpanchvalu Faliyu, Devrapura Umreth Anand, Shill B. O. Gujrat, 388210. Hereinafter referred to as "Immovable Property"

The borrower/guarantor(s)/mortgagee(s) in particular and the public in general are hereby cautioned that Arcil is in the lawful possession of the Immovable Property mentioned above and under Section 13(13) of the SARFAESI Act, 2002, the borrower/ guarantor(s)/ mortgagee(s) or any person whatsoever, shall after receipt of this notice not transfer by way of sale, lease or otherwise deal with/ alienate the Immovable Property, without prior written consent of Arcil and any dealings with the Immovable Property will be subject to the charge of Arcil for the amount as mentioned above along with future interest at the contractual rate on the aforesaid amount together with incidental expenses, cost, charges etc.

The borrowers/guarantors/mortgagees attention is invited to the provisions of the Sub-Section (8) of Section 13 of the said Act, in respect of time available to redeem the above mentioned Immovable Property.

Place: Umreth, Anand Asset Reconstruction Company (India) Ltd.
Date: 12/03/2024 Trustee of ARCIL-Retail Loan Portfolio-086-A-TRUST

Arcil Asset Reconstruction Company (India) Ltd.,
CIN : U65999MH2002PLC134884, Website : www.arcil.co.in

Registered Office: The Ruby, 10th Floor, 29 Senapati Bapat Marg, Dadar (West), Mumbai - 400 028 Tel.: 022-6658130
Branch Address: 610, 6th Floor, Sun Square, Near Haveli Regency Central Antrim, OFC. G. Road, Navrangpura, Ahmedabad-380 006, Gujrat, Tel: 079 -4036301/02