

**INDIAN OVERSEAS BANK**  
Sanand Branch (2304)-Ahmedabad  
Opp. Riddhi Siddhi Bungalows, Sarkhej - Sanand Highway, Sanand, Taluka - Sanand, District - Ahmedabad-382110  
E-mail: [india@ioab.in](mailto:india@ioab.in), Website: [www.ioab.in](http://www.ioab.in)

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**  
(Under Proviso to Rule 8(5) of Security Interest (Enforcement) Rules, 2002)  
E-auction Sale Notice for Sale of Immovable Assets under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrowers and Guarantors that the below described immovable property mortgaged/charged to the Secured creditor, the **Constructive / Symbolic possession** of which has been taken by the Authorized Officer of Indian Overseas Bank, Secured Creditor, will be sold on "As is where is" "As is what is" and "Whatever there is" condition on **25.01.2024** for recovery of Rs.1,66,54,731.71 (Rupees One crore sixty six lakhs fifty four thousand seven hundred thirty one and paise seventy one only) as on 06.01.2024 due to the Secured Creditor from the borrower M/s Zebra Organics Fertilizers and Chemicals Private Limited, Guarantors Mr. Khoshroo Rajchoodhali Khunt, Mr. Pankaj Bipinchandra Kapurra, Mr. Animesh Bipinchandra Kapurra, Ms. Vandana K Khunt and Mortgagees Ms. Vandana K Khunt.

Sl. No.	Description of the property	Reserve Price in ₹	EMD in ₹
1	Immovable property bearing Residential Flat of Mrs. Vandana K Khunt, Block No. 505 (Old Block No. 464, 480, 481, 482, 483, 502, 504, 505 paika), Flat No. 323, admeasuring 61.06 Sq Mtrs. in Sadhana 9, situated and lying at Mouje Adajal Taluka and District Gandhinagar, Gujarat. Bounded, On the North by: Flat 324, On the South by: Flat No. 342, On the East by: Flat No. 322, On the West by: Garden	Rs. 1,80,000/-	Rs. 1,80,000/-

**Date & Time of E-Auction: 25.01.2024 between 11:00 A.M. to 01:00 P.M.**  
**Property Inspection date & Time: On 17.01.2024 between 11:00 AM to 01:00 PM**  
• **Type of Possession : Constructive / Symbolic.**

Known Encumbrance, if any: Nil as per Bank's Knowledge  
"Bank's dues have priority over the Statutory dues"  
For detailed terms and conditions of the sale, please refer to the link provided in secured Creditor's website i.e. [www.ioab.in](http://www.ioab.in) & E-auction service provider's web portal: <https://www.bapi.in> & <https://www.mca.commerce.gov.in/auction/home/bapi/>  
**Date: 06/01/2024** Place: Ahmedabad. Authorized Officer, Indian Overseas Bank.  
The Successful Highest bidder should pay 1% of the sale price as TDS under Section 194(i) of Income Tax Act.  
This may also be treated as a Notice under Rule 8(1) of Security Interest (Enforcement) Rules, 2002 to the borrowers and guarantors of the said loan about holding of auction on the above mentioned date.

**MAHINDRA RURAL HOUSING FINANCE LTD.** **POSSESSION NOTICE**  
Corporate Office:- Mahindra Rural Housing Finance Ltd. Sadhana House, 2nd Floor, 570, P.B. Marg Worli, Mumbai 400 018 India. Tel: +91 22 26523500 Fax: +91 22 24972741  
Regional Office:- 82A, 8th Floor, New York Tower-A, Thalteji cross road, Thalteji, Ahmedabad-380054. Tel 079-41068900

**(For Immovable Property) (Under Rule 8(1) of the Security Interest (Enforcement) Rules, 2002)**  
Whereas, the undersigned being the authorized officer of M/s Mahindra Rural Housing Finance Ltd. (hereinafter referred to as "MRHL"), Having its registered office at AHMEDABAD under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002), and in exercise of powers conferred under Section 13(12) read with Rule 3 of Security Interest (Enforcement) Rules, 2002 issued Demand Notice under Section 13(2) of the said Act calling upon you being the borrowers (names and addresses mentioned below) to repay the amount mentioned in the said notice being within 60 days from the date of receipt of the said notice.

The borrower mentioned herein above having failed to repay the amount, notice is hereby given to the borrowers mentioned herein above and to the public in general that undersigned has taken possession of the property described herein below in exercise of powers conferred on me under sub section (4) of section 13 of the Act read with the Rule 8 of the Security Interest (Enforcement) Rules, 2002. The borrowers mentioned herein above in particular and the public in general are hereby cautioned not to deal with the said property and any dealings with the property will be subject to the Charge of M/s Mahindra Rural Housing Finance Ltd. for an amount and interest thereon.

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

S. No.	Name of the Borrower (s) / Guarantor(s)	Description of Secured Asset (Immovable Property)	Demand Notice Date and Amount	Date of Possession
1.	(LC No: 238193/XRESNAD00021042 NADIAD, GUJARAT Branch) RAYASINH FATESINH DABHI (Borrower) HIMATASINH JABBARASINH DABHI (Co-Borrower) KANCHANBEN RAYSINH DABHI (Co-Borrower) PRATASINSH SOMABHAI DABHI (Co-Borrower)	PROP NO-125-1-NANI MUNDEL TA-CHIPADI, DIST-KHEDA, GUJARAT	23.10.2019 Rs. 156387/- (RUPEES ONE LAKH FIFTY SIX THOUSAND THREE HUNDRED EIGHTY SEVEN ONLY)	06.01.2024 PHYSICAL Possession

Date: Gujarat  
Date: 08/01/2024  
Authorized Officer,  
Mahindra Rural Housing Finance Ltd.

Shop No. 27 to 32, Ground Floor, Prakash Plaza, Mahendra Mill Road, Kaloj, Gandhinagar

**BOI Bank of India**

**(See Rule 8(1) POSSESSION NOTICE (FOR IMMOVABLE PROPERTY))**  
Whereas, the undersigned being the Authorized Officer of Bank of India, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(2) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice dated 21.09.2023 calling upon the **Mr. Nilankumar Ramanlal Patel (Borrower & Mortgagee) & Mrs. Nitaben Nilankumar Patel (Co-Borrower)** to repay the outstanding amount mentioned in the notice being Rs. 34,17,248.15 (Rs. Thirty Four Lakhs Seventeen Thousand Two Hundred Forty Eight and Paise Fifteen Only) with further interest thereon from 21.09.2023 as mentioned in the notice within 60 days from the date of Notice/ date of receipt of the said Notice.

The Borrowers/Guarantors having failed to repay the amount, notice is hereby given to the Borrower and the public in general, that the undersigned has taken possession of the property described herein below in exercise of power conferred on him/her under section 13(4) of the said Act, read with Rule 8 of the said rule on this 03.01.2024.

The Borrower/Guarantor in particular, and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Bank of India, for an amount of Rs. 34,17,248.15 (Rs. Thirty Four Lakhs Seventeen Thousand Two Hundred Forty Eight and Paise Fifteen Only) with further interest thereon from 21.09.2023 as mentioned in the notice till the date of payment and incidental expenses, costs, charges incurred to be incurred.

The Borrower's attention is invited to provisions of Sub-section (8) of the Section 13 of the said Act, in respect of time available, to redeem the secured assets.

**DESCRIPTION OF THE IMMOVABLE PROPERTY**  
A/401, Fourth Floor, Scheme known as Janki Residency, Land bearing Survey No. 334, Paiki known as Mahavir Nagar, Plot No. 2117, 2118, 2173, 2174 & 2175 Paiki which included in TPS No. 48, and allotted Final Plot No. 24, admeasuring 1542 Sq mt. Having super built up area 110.36 Sq mtr i.e., 132 Sq. Yard. At Village: Saijpur Bogha Tal. Asava & Dist. Ahmedabad. Bounded by: North: Space of Margin, South: 60 Ft. T.P. Road, East: Space of Margin, West: Flat No. A-402.

Date: 03.01.2024 | Place: Kaloj | Authorised Officer, Bank of India

**Utkarsh Small Finance Bank**  
Aapki Ummed Ka Khaata  
(A Scheduled Commercial Bank)

Zonal Office: Rupa Sapphire, 21st Floor, Plot No. 12, Sector 18, Opp. Sampada Rly Station, Vashi, Navi Mumbai-400 705.  
Registered Office: Utkarsh Tower, NH - 31 (Airport Road), Sehmalpur, Kazi Sarai, Harhua, Varanasi, UP-221 105.

**POSSESSION NOTICE FOR IMMOVABLE PROPERTY**  
Notice is hereby given under the Securitization and Reconstruction of Financial Assets and enforcement (Security) interest Act, 2002 and in exercise of powers conferred under 13(12) read with rule 3 of Security Interest (enforcement) rules 2002, the authorized officer issued a Demand notice on the dates against each account as mentioned hereinafter, calling them to repay the amount within 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the under noted borrowers having failed to repay the amount that the undersigned has taken possession of the properties described herein below in exercise of powers conferred on him/her under section 13(4) of the said act read with rule 8 of the said rules on the dates mentioned against each account.

The borrower in particular and the public in general is hereby cautioned not to deal with the properties and any dealing with the properties will be subject to the charge of **UTKARSH SMALL FINANCE BANK LIMITED** for the amounts and interests thereon mentioned against each account herein below.

The attention of the borrowers detailed hereunder is invited to the provisions of subsection (8) of section 13 of the act, in respect of time available, to redeem the secured assets.

Sr. No.	Name of the Branch	Name of the Account	Name of the Borrower/Guarantor (Owner of the property)	Date of Demand Notice	Date of Possession Notice	Amount outstanding as on the date of Demand Notice
1	Surat	M/s. Pelican Trading Co through its Proprietor Mr. Ajaykumar Dhirajlal Parmar (Borrower)	M/s. Pelican Trading Co through its Proprietor Mr. Ajaykumar Dhirajlal Parmar (Borrower) & Mrs. Ajaykumar Dhirajlal Parmar (Co-Borrower) & Urvashi Ajay Parmar (Guarantor/Mortgagee)	17/10/2023	05/01/2024	₹ 71,20,627.66/-

**Description of property/ies:** All that piece & parcel of Plot of Land Bearing House No 140 & 141 admeasuring 10000 Sq Ft i.e 929.36 Sq Mts & 2865 Sq Ft i.e 266.26 Sq Mts Construction of Moje Village Chokhad, Ta-Jalalpore, Dist- Navsari own by Urvashi Ajaykumar Parmar along with construction thereon both present and future. Bounded as under: East: House Property West: Dandi Chokhad Main Road North: House Property South: School.

Date: 08/01/2024  
Place: Navsari  
Authorized Officer,  
Utkarsh Small Finance Bank Ltd.

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

**APPENDIX IV [See rule 8 (1)] POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)**  
Whereas, the undersigned being the Authorized Officer of Cholamandalam Investment and Finance Company Limited, under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002), and in exercise of the powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated mentioned below under Section 13(2) of the said Act calling upon you being the borrowers (names and addresses mentioned below) to repay the amount mentioned in the said notice and interest thereon within 60 days from the date of receipt of the said notice. The borrowers mentioned herein below having failed to repay the amount, notice is hereby given to the borrowers mentioned herein below and to the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on me under sub-section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002. The borrowers mentioned herein above in particular and the public in general are hereby cautioned not to deal with the said property and any dealings with the property will be subject to the charge of **M/s. Cholamandalam Investment and Finance Company Limited** for an amount as mentioned herein under and interest thereon. The borrower's attention is invited to provisions of sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

NAME AND ADDRESS OF BORROWER'S & LOAN ACCOUNT NUMBER	DATE OF DEMAND NOTICE	OUTSTANDING AMOUNT	DESCRIPTION OF THE PROPERTY POSSESSED	DATE OF POSSESSION
Loan A/c No. HL01BUG000017483 KIRPALSINH LAKHUBHA JADEJA, JAYDIPSINH JADEJA, KISHUBHA JADEJA All are Residing At: Rajada Dolo Tansa, Rajada Dolo Tansa, Gogha, Gujarat 364120 Also At: Near Inson Temple, Leela Circle to Sidsar Road, Bhavnagar 364002	26-10-2023	(Rupees Twenty Lakhs Fifty Two Thousand Eighty Four Only) as on 19-10-2023	An Immovable Property i.e. Residential Flat No. 404 having Carpet area of 63.24 Sq.Mt. and Built-up area of 68.30 Sq mt. Situated on the Fifth Floor of the building named "Shiv Shakti Laxmi Avenue" Which is Constructed on the land of Plot No. 12 situated at Chaitanya villa which is originally part of non-agricultural land of R. S. No. 198-2 paiky 1-1, TPS No.7 (Adhewada), O. P. No. 26. F. P. No. 48, Village : -adhewada Taluka & District:- Bhavnagar. The Flat No. 404 is Bounded as Under: Towards North:- Entrance of the Flat, stair, Passage, Lift & Flat No. 402. Towards South:- Marginal space of the building. Towards East:- Marginal space of the building. Towards West:- passage & Flat No.405.	03-01-2024 Possession

Date: 03-01-2024  
Place: Bhavnagar  
AUTHORISED OFFICER,  
M/s. Cholamandalam Investment and Finance Company Limited

**FORM A PUBLIC ANNOUNCEMENT**  
(Under Regulation 6 of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)

**FOR THE ATTENTION OF THE CREDITORS OF M/S VAXTEX COTFAB LIMITED**

RELEVANT PARTICULARS

1. Name of corporate debtor	Vaxtex Cotfab Limited
2. Date of incorporation of corporate debtor	26.12.2005
3. Authority under which corporate debtor is incorporated / registered	RoC-Ahmedabad
4. Corporate Identity No. / Limited Liability Identification No. of corporate debtor	L51109GJ2005PLC076930
5. Address of the registered office and principal office (if any) of corporate debtor	J-03 (GF to 4' Floor) Tejendra Arcade, Nr. Ganjfrak Mill Compound, Nr. Rakhihar Char Rasta Rakhihar, Ahmedabad City, Gujarat, India, 380023
6. Insolvency commencement date in respect of corporate debtor	04.01.2024 (Order received on 06.01.2024)
7. Estimated date of closure of insolvency resolution process	04.07.2024
8. Name and registration number of the insolvency professional acting as interim resolution professional	CA. Sunil Kumar Kabra [IBBI/PA-01/NIP-10/11/2017-18/11662]
9. Address and e-mail of the interim resolution professional, as registered with the Board	Address: 3' Floor, Reggus Business Centre, New Citylight Road, Above Mercedes Benz Showroom, Bharthana-Vesu, Surat-395007; Email Id: jinuso@gmail.com
10. Address and e-mail to be used for correspondence with the interim resolution professional	Address same as mentioned in Sl. 9; Email Id: cir.vcltd@gmail.com
11. Last date for submission of claims	Saturday, 20.01.2024
12. Classes of creditors, if any, under clause (b) of sub-section (EA) of section 21, ascertained by the interim resolution professional	Not Applicable
13. Names of Insolvency Professionals identified to act as Authorised Representative of creditors in a class (Three names for each class)	Not Applicable
14. (a) Relevant Forms and (b) Details of authorized representatives are available at:	(a) Web link: <a href="https://ibbi.gov.in/home/downloads">https://ibbi.gov.in/home/downloads</a> (b) NA

Notice is hereby given that the National Company Law Tribunal has ordered the commencement of a corporate insolvency resolution process of **M/s Vaxtex Cotfab Limited** on **04.01.2024** (Order received on **06.01.2024**).

The creditors of **M/s Vaxtex Cotfab Limited** are hereby called upon to submit their claims with proof on or before **Saturday, 20.01.2024** to the interim resolution professional at the address mentioned against entry No. 10.

The financial creditors shall submit their claims with proof by electronic means. All other creditors may submit the claims with proof in form, by post or by electronic means.

Submission of false or misleading proofs of claim shall attract penalties.

Date: 08.01.2024  
Place: Surat  
CA. Sunil Kumar Kabra  
Interim Resolution Professional

**Public Notice For E-Auction Cum Sale (Appendix - IV A) (Rule 8(6))**  
Sale of Immovable property mortgaged to IFL Home Finance Limited (Formerly known as India Infoline Housing Finance Ltd.) (IFL-HFL) Corporate Office at Plot No.38 Ujog Vinay, Phase-IV (Gurgaon-122015) (Haryana) and Branch Office at: "IFL Home Finance Ltd., 4th Floor, Vinayak Heights, Gautam Marg, Vaidh Nagar, Jaipur, Rajasthan - 302024" under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act"). Whereas the Authorized Officer ("AO") of IFL-HFL had taken the possession of the following property/ies pursuant to the notice issued U/S 13(2) of the Act in the following loan account/s/prospect nos. with a right to sell the same on "AS IS WHERE IS BASIS" AS IS WHAT IS BASIS AND WITHOUT RECURSE BASIS" for realization of IFL-HFL's dues. The Sale will be done by the undersigned through e-auction platform provided at the website: [www.iflhome.com](http://www.iflhome.com)

Borrower(s) / Guarantor(s)	Demand Notice Date and Amount	Description of the Immovable Property / Secured Asset	Date of Physical Possession	Reserve Price
1. Mr. Dineshbhai Chandrashekar Koshi 2. Mrs. Kaminiaben Dineshbhai Koshi (Prospect No. 839156 & 943468)	18-Nov-2022 Rs. 8,74,478/- (Rupees Eight Lakhs Seventy Four Thousand Four Hundred Seventy Eight Only)	All that part and parcel of the property bearing Flat No-D-105, (First Floor) With Carpet Area Ad Measuring 189 Sq. Ft. and Super Built Up Area Ad Measuring 378 Sq. Ft. Akrut Apartment - Ramol Vastral Road, Vastral, Ahmedabad, 380038 Gujarat, India.	24-Jun-2023 Total Outstanding As On Date 03-Jan-2024 Rs. 11,94,713/- (Rupees Eleven Lakh Ninety Four Thousand Seven Hundred Thirteen Only)	Rs. 3,05,000/- (Rupees Three Lakh Five Thousand Only) Earnest Money Deposit (EMD) Rs. 30,500/- (Rupees Thirty Thousand Five Hundred Only)

Date of Inspection of property 19-Jan-2024 11:00 hrs - 14:00 hrs  
EMD Last Date 22-Jan-2024 till 5 pm.  
Date/ Time of E-Auction 25-Jan-2024 11:00 hrs-13:00 hrs.

**Mode of Payment:** EMD payments are to be made via online mode only. To make payments you have to visit <https://www.iflhome.com> and pay through link available for the property/ Secured Asset only.  
Note: Payment link for each property/ Secured Asset is different. Ensure you are using link of the property/ Secured Asset you intend to buy via public auction.

For balance payment, upon successful bid, has to be paid through RTGS/NEFT. The accounts details are as follows: a) Name of the Account:- IFL Home Finance Ltd., b) Name of the Bank:- Standard Chartered Bank, c) Account No:-990297xxxxx followed by Prospect Number, d) IFSC Code:- SCBL0306001, e) Bank Address: Standard Chartered Bank, 90 M.G. Road, Fort, Mumbai-400001.

**TERMS AND CONDITIONS:-**  
1. For participating in e-auction, intending bidders required to register their details with the Service Provider <https://www.iflhome.com> well in advance and has to create the login account, login ID and password. Intending bidders have to submit / send their "Tender FORM" along with the payment details towards EMD, copy of the KYC and PAN card at the above mentioned Branch Office.  
2. The bidders shall improve their offer in multiple of amount mentioned under the column "Bid Increase Amount". In case bid is placed in the last 5 minutes of the closing time of the auction, the closing time will automatically get extended for 5 minutes.  
3. The successful bidder should deposit 25% of the bid amount (after adjusting EMD) within 24 hours of the acceptance of bid price by the A/O and the balance 75% of the bid amount within 15 days from the date of confirmation of sale by the secured creditor. All deposit and payment shall be in the prescribed mode of payment.  
4. The purchaser has to bear the cess, applicable stamp duty, fees, and any other statutory dues or other dues like municipal tax, electricity charges, land and all other incidental costs, charges including all taxes and rates outgoings relating to the property.  
5. Bidders are advised to go through the website <https://www.iflhome.com> and <https://www.ifl.com/home-loans/prospects-for-auction> for detailed terms and conditions of auction sale & auction application form before submitting their Bids for taking part in the e-auction sale proceedings.  
6. For details, help procedure and online training on e-auction prospective bidders may contact the service provider E mail ID: [auction@ifl.com](mailto:auction@ifl.com), Support Helpline Numbers: @1800 2672 499.  
7. For any query relating to Property details, Inspection of Property and Online bid etc. call IFL HFL toll free no. 1800 2672 499 from 09:30 hrs to 18:00 hrs between Monday to Friday or write to email - auction.hil@ifl.com.  
8. Notice is hereby given to above said borrowers to collect the household articles, which were lying in the secured asset at the time of taking physical possession within 7 days, otherwise IFL-HFL shall not be responsible for any loss of property under the circumstances.  
9. Further the notice is hereby given to the Borrowers, that in case they fail to collect the above said articles same shall be sold in accordance with Law No. 10. In case of default in payment at any stage by the successful bidder / auction purchaser within the above stipulated time, the sale will be cancelled and the amount already paid will be forfeited (including EMD) and the property will be again put to sale.  
10. Notice is hereby given to above said borrowers to collect the household articles, which were lying in the secured asset at the time of taking physical possession within 7 days, otherwise IFL-HFL shall not be responsible for any loss of property under the circumstances.  
11. AO reserves the rights to postpone/cancel or vary the terms and condition of tender/auction without assigning any reason therefor. In case of any dispute/objection 15 DAYS SALE NOTICE UNDER THE RULE 8 SUB RULE (1) OF SARFAESI ACT, 2002  
The Borrower are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of Tender/Auction, failing which the property will be auctioned/sold and balance dues if any will be recovered with interest and cost.  
Place:-Ahmedabad , Date: 08-Jan-2024  
Sd/- Authorized Officer, IFL Home Finance Limited

**Regional Recovery Office :-** G-1/A, ITC Building, Majura Gate Crossing, Ring Road, Surat, Pin Code - 395 002. Phone: 0261-2460172/74  
**Registered Office :-** TJSB House, Plot No. B5, Road No. 2, Wagle Industrial Estate, Thane (West) - 400 604. Ph.: 022-2587 8500

**TJSB SAHAKARI BANK LTD.**

**PUBLIC AUCTION**  
TJSB Sahakari Bank Ltd. has initiated recovery action against the following defaulted borrowers through the Authorized Officer of the Bank, appointed under the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the rules made there under has issued Demand Notice on 31/08/2018 under section 13(2) of the said Act, to M/s. Venus Diamonds (A proprietary concern through its Proprietor Mr. Vikas Jaikishan Jain) - (Borrower & Mortgagee) and Mrs. Manik Vikas Jain - (Guarantor) and Mr. Himanshu Manherlal Mehta - (Guarantor).

The Borrower & Mortgagee have not repaid the amount of Rs.2,72,12,703.65 (Two Crores Seventy-Two Lakhs Twenty Thousand Seven Hundred Three and Paise Sixty Five Only) as on 31/08/2018 with further interest from 01/09/2018 mentioned in the said DEMAND NOTICE within stipulated period; hence the Authorized Officer has taken the Physical Possession of the immovable property on 14.02.2020, mentioned herein below U/S 13(4) and Section 14 of the said Act.  
1. The undersigned as the Authorized Officer of TJSB Sahakari Bank Ltd., have decided to sell the below mentioned property on "AS IS WHERE IS BASIS" without movable assets by inviting Tenders as laid down in prescribed laws.

Name of the Borrower(s)/Mortgagee(s)/Guarantor(s) & Outstanding Amount.	Description of Immovable Property
1. M/s. Venus Diamonds (A proprietary concern through its proprietor) Mr. Vikas Jaikishan Jain ..... (Borrower & Mortgagee) 2. Mrs. Manik Vikas Jain ..... (Guarantor) 3. Mr. Himanshu Manherlal Mehta ..... (Guarantor)	i. All that piece and parcel of the property bearing Office No.407, admeasuring 440.00sq.ft, 40.88 sq. mtrs. on 4th floor together with undivided proportionate share in underneath land of "Siddha Chambers" construction on the property bearing City Survey Nonhd No.1021, 1022, 1026 and 1027 of ward No.5, situated at Harijara, Gurjar Street Area, Surat. Stand in the name of Vikas Jaikishan Jain. ii. All that piece and parcel of the property bearing Office No.201, Super Built up area 485.22 sq. fts & Office No.202, Super Built up area 450.00 sqfts on 2nd floor together with undivided proportionate share in underneath land of "Suprswa" constructed on the property bearing City Survey Nonhd Nos. 1376/A, 1376/B and 1377 Part of Ward No.6, situated at Mahidharjura, Thobha Sheri area, Surat, stand in the name of Vikas Jaikishan Jain.

**Place of Auction:** Gujarat Regional Office, G-1/A, ITC Building, Majura Gate Crossing, Ring Road, Surat, Pin Code - 395 002.

**Reserve Price:**  
i. For Office No. 407, 4th floor of "Siddha Chambers", - Rs. 9,19,000.00  
ii. For Office No.201 & 202, 2nd floor, "Suprswa", - Rs. 21,66,000.00  
EMD Amount:  
i. For Office No. 407, 4th floor of "Siddha Chambers", - Rs. 91,900.00  
ii. For Office No.201 & 202, 2nd floor, "Suprswa", - Rs. 2,16,600.00

**Date and time of inspection of property** 20/01/2024 between 11.00 AM To 2.00 PM  
**Date and Time of Auction** 24/01/2024 at 11:00 AM & 11:30 AM RESPECTIVELY

**Terms & conditions :-**  
1. The offers to be submitted in a sealed envelope super scribed, "Offer for purchase of Immovable Property" for Office No. 407, 4th floor of "Siddha Chambers" and/or "For Office No.201 & 202, 2nd floor, "Suprswa", and bring/send the said offer sealed envelope at the above-mentioned venue on or before 23/01/2024 before 5.00 PM by the prospective bidder & EMD amount to be transfer by DD/Pay Order in favour of TJSB Sahakari Bank Ltd., payable at Surat, or RTGS to Account No. 00199520000004 in the name of Gujarat Regional Office, IFSC Code TJSB0000001 on or before 23/01/2024 before 5:00 PM.  
2. Offers so received by the undersigned will be opened and considered on 24/01/2024 at the abovementioned venue at 11:00 A.M. to 11:30 A.M.  
3. The undersigned reserves his right to accept or reject any offer and/or modified to cancel and/or postpone the Auction.  
4. The Undersigned hereby informs to the Borrower/Mortgagee(s) and/or legal heirs, Legal representative(s) (whether known or unknown), executor(s), administrator(s), successor(s) and assign(s) of the respective borrower/s/ Mortgagee/s) (since deceased) or absconding, as the case may be, to pay entire dues within 15 days from the date of the notice; otherwise Authorized officer shall proceed to sell the secured asset mentioned herein above in accordance with the Rule 8(5) of Security Interest (Enforcement) Rules, 2002.  
5. All or any such person/s having any share, right, title, benefit, interest, claim, or demand in respect of the said property or to any part thereof by way of sale, allotment, exchange, mortgage, let, sub-let, lease, lien, charge, maintenance, license, gift, inheritance, share, possession, easement, trust, bequest, possession, assignment or encumbrance of whatsoever nature or otherwise are requested to intimate to the undersigned in writing at the address mentioned below of any such claim accompanied with all necessary and supporting documents within 7 days from the date of publication hereof, failing which transaction shall be completed without reference to such claim, and any such person shall be deemed to have waived of his rights and the same shall not be binding on TJSB Sahakari Bank Ltd.  
6. Tender forms along with the terms and conditions shall be separately available with office of Authorized Officer at the cost of Rs. 100/- Plus Rs. 18/- GST Total Rs. 118/- (Contact No.9820261554/9904212397).  
7. The Auction will be finalized by the bank only. The bank does not authorize any other person or agency for the said auction.

This Publication is also 15 days' notice to the Borrower/Mortgagee/ Guarantors of the above said loan accounts.

Date : 06/01/2024  
Place : SURAT  
Authorized Officer Under SARFAESI ACT, 2002  
For & on behalf of TJSB Sahakari Bank Ltd.

**BAJAJ HOUSING FINANCE LIMITED**  
Corporate Office: Cerebrum IT Park B2 Building 5th floor, Kalyani Nagar, Pune, Maharashtra 411014, Branch Office: 1st Floor, Near Nutan Gujarati Lodge Main market, Chikhli, Gujarat 396521, 1st Floor Office No 23 to 28, GLK Tower, Next to Bus stand, Above HDFC, SBI Bank, Dahod - 389151, 15 Floor, Super Building, Above Mr. Puff, Opp. Axis Bank, Hali - Godhra Road, Hali - 389350, 15/Floor, Audyeha Bahadraya Samaj Building, Khadiya Char Rasta, Dr. Gandhi Road, Himmatnagar, Office No. 402, 4th floor, Aastha Corporate Capital, VVP road, Bharthana Surat 395007 15/Floor, Pranav Complex, Above Jivdham, Milan Talkies Road, Surendranagar - 393002, 15/Floor, Krishna Chamber 5, Above SBI Bank, Railway Station, Surendranagar - 370001, 1st floor, Iffco Shopping Centre, Opp. Punjab Bakery, Near bus stand, Santrom Mandir road, Nadiad 387001

**Demand Notice Under Section 13 (2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.**  
Undersigned being the Authorized Officer of M/s Bajaj Housing Finance Limited, hereby gives the following notice to the Borrower(s) (Co-Borrower(s) who have failed to discharge their liability i.e. defaulted in the repayment of principal as well as the interest and other charges accrued there-on for Home Loan(s)/Loan(s) against Property advanced to them by Bajaj Housing Finance Limited and as a consequence the loan(s) have become Non-Performing Assets. Accordingly, notices 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-on, on their last known addresses, however the same have been returned un-served/undelivered, as such the Borrower(s)/Co-Borrower(s) are hereby informed/formed by way of this publication notice to clear their outstanding dues under the loan facilities available to them from time to time.

Loan Account No./Name of the Borrower(s) / Co-Borrower(s) / Guarantor(s) & Addresses	Address of the Secured/Mortgaged Immovable Asset / Property to be enforced	Demand Notice Date and Amount
Branch : DAHOD (LAN No. H4YOECN0381640 and H4YOFRL0333059) 1. Anant Rajendrasinh Thakor (Borrower) 2. Kanibek Gambhirsinh Thakor (Co-Borrower) 3. Surbhi Ankitkumar Chauhan (Co-Borrower)	All That Piece And Parcel Of The Non-agricultural Property Described As: Immovable Property Bearing City Survey No 4941 Admeasuring 50.16.78 Sq. Mtr Open Land & Constructed Property Situated At Puriyavand Dahod 389151, East : Wall, West : Road , North : City Survey No 4940, South : City Survey No 4942	28th Dec 2023 Rs.10,40,470/- (Rupees Ten Lac Forty Thousand Four Hundred Seventy Only)
Branch : GANDHIDHAM (LAN No. H542RDL0756120) 1. CHAWDA MAMAD SIDIK (Borrower) 2. CHAVDA JETNUBANU MAMAD (Co-Borrower)	All That Piece And Parcel Of The Non-agricultural Property Described As: All That Pieces And Parcel Of Land, Admeasuring 65 Sq Yards I.e. 54-34 Sq Mtrs Sq Mtrs On Which The Building Structure And Dwelling House Constructed, Erected, Built And Standing Thereon And Known And Described As House No 39 In Ward No 11-1 (d), Compounds, Court Yard, Out-kutches And Amenities, Situated At Town Gandhidham Of Sub District Gandhidham Of The District Kutch , East : Lane Is Situated, West - Road Is Situated , North - House No 38 Is Situated, South - House No 40 Is Situated	28th Dec 2023 Rs.11,02,432/- (Rupees Eleven Lac Two Thousand Four Hundred Thirty Two Only)
Branch : HIMATNAGAR (LAN No. H50ECN0368376 and H50ORLP247300) 1. Jalabhai Shantilal Sangani (Borrower) 2. Shantilal Shantilal Patil (Co-Borrower) Both At Property No 1480, Katambhumi Kampa, At Vaktapur, Himatnagar - 383010	All That Piece And Parcel Of The Non-agricultural Property Described As: Immovable Property Bearing House Constructed On Vaktapur Gram Panchayat Property No 1480 Admeasuring 92.93 Sq Mtrs Situated At The Area Of Vaktapur Gram Panchayat, At Vaktapur Ta Himmatnagar Dist. Sabarkantha, East : Water Tank Is Situated, West: Open Land / Space Is Situated , North : House Of Pravinbhai Gangarambhai Patel Is Situated , South : After Leaving Road : Temple Is Situated	28th Dec 2023 Rs.5,98,760/- (Rupees Five Lac Ninety Eight Thousand Seven Hundred Sixty Only)
Branch : SURENDRANAGAR (LAN No. H5J8FRLL032566) 1. Maheshbhai Shivabhai Patel (Borrower) 2. Shivabhai Ishwarbhai Patel (Co-Borrower) Both At Plot No 32, Malvan, Dhrangadhra, Gujarat, 363310	All That Piece And Parcel Of The Non-agricultural Property Described As: Property Plot No 32 Paikie Western Side Land Admeasuring 100 Sq Mtr Situated At Gamatal Land Of Village Malvan Bearing Akrin Registration No 724 At Village Malvan 363310 Taluka Dhangadhra District Surendranagar, East - 6.10 Mtr Wide Road, West - Plot No 32 Paikie Western Side Land Property Of Kishoribhai Shivabhai Patel , North - Plot No 31, South - Plot No 33	28th Dec 2023 Rs.6,11,819/- (Rupees Six Lac Eleven Thousand Eight Hundred Nineteen Only)
Branch : CHIKHLI GJ (LAN No. H4X6HLD0268720 and H4X6HLO208974) 1. Nareshbhai Hasukhbhai Mistry (Borrower) 2. Sagar Nareshbhai Mistry (Co-Borrower) Both At House No 2262, Shiv Complex, Khundhi Village, Chikhli-396521	All That Piece And Parcel Of The Non-agricultural Property Described As: All That Pieces And Parcel Of The Immovable Property Shiv Complex, Third Floor Flat Admeasuring 94.88 Sq Metres I.e.1021 Sq Feet Bearing Khundh Gram Panchayat Property No 2262, Situated At Khundh Tal Chikhli Dist Navsari, East : Open Land, West : Chikhli Vasda Road , North : Flat No 2269, South : Open Land	28th Dec 2023 Rs.19,67,231/- (Rupees Nineteen Lac Sixty Seven Thousand Two Hundred Thirty One Only)
Branch : HALOL (LAN No. H4L3HLP0391304) 1		