

**APPENDIX IV-A**

**Sale Notice for sale of Immovable Property**

Auction Sale Notice for sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

The Notice is hereby given to the public in general and in particular to the Borrower/s and Guarantor/s that the below described Immovable Property mortgaged to **Sammaan Capital Limited** (formerly known as **Indiabulls Housing Finance Ltd.**) [CIN : **65922DL2005PLC136029**] ("**Secured Creditor**"), the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis on **27.06.2025** from **05.00 P.M. to 06.00 P.M.** for recovery of Rs. **15.11.92L** (Rupees Eighteen Lakhs and Eleven Thousand Nine Hundred Thirty Two only) pending towards **Loan Account No. HHLSUR000297861**, by way of outstanding principal, arrears (including accrued late charges) and interest till **30.05.2025** with applicable future interest in terms of the Loan Agreement and other related loan document/s) w.e.f. **31.05.2025** along with **SAKARIYA** and other charges due to the Secured Creditor from **BHARATBHAI SAKARIYA** and **JYOTIBEN BHARATHBAI SAKARIYA**.

The Reserve Price of the Immovable Property will be Rs. **8,20,000/-** (Rupees Eight Lakhs Twenty Thousand and only) and the Earnest Money Deposit ("**EMD**") will be Rs. **82,000/-** (Rupees Eighty Two Thousand and only) i.e. equivalent to 10% of the Reserve Price.

**DESCRIPTION OF THE IMMOVABLE PROPERTY**

**PROPERTY BEARING PLOT NO. 114, SHYAM LAKE CITY, NR. RAMVATIKA VIBHAG -3, SAYAN KATHOR ROAD, BLOCK NO. 196, 22U, NEW BLOCK NO. 196 K, J, P, BLOCK NO. 196/300, VELANJA, SURAT, GUJARAT - 394510.**

For detailed terms and conditions of sale, please refer to the link provided on the website of the Secured Creditor i.e. [www.sammaancapital.com](http://www.sammaancapital.com); Contact No : 0124-2910910, +91 7065451024; E-mail id : [auctionhelpline@sammaancapital.com](mailto:auctionhelpline@sammaancapital.com). For obtaining, log on to [www.auctionfocus.in](http://www.auctionfocus.in).

sd/-  
**AUTHORISED OFFICER**  
**SAMMAAN CAPITAL LIMITED**  
(Formerly known as  
**INDIABULLS HOUSING FINANCE LTD.)**

Date : 31.05.2025  
Place : SURAT

| APPENDIX IV-A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
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| Sale Notice for sale of Immovable Property                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| <p>E-Auction Sale Notice for sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(b) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.</p> <p>Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described Immovable Property mortgaged to <b>Sammaan Capital Limited</b> (formerly known as Indiabulls Housing Finance Ltd.) [CIN : L59920Z2009PL136029] ("Secured Creditor") the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis on 27.06.2025 from 05.00 P.M. to 06.00 P.M., for recovery of Rs. 31,22,904/- (Rupees Thirty One Lakh Twenty Two Thousand Nine Hundred Four only) pending towards Loan Account No. HLAPSRU00341865, by way of outstanding principal, arrears (including accrued late charges) and interest till 30.05.2025 with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. 31.05.2025 along with legal expenses and other charges due to the Secured Creditor from <b>MANISH GHAMALNATH, GHEEWALA</b> <b>AMANISH G. GHEEWALA</b> and <b>AMI MANISH GHEEWALA</b>.</p> <p>The Reserve Price of the Immovable Property will be Rs. 20,06,000/- (Rupees Twenty Lakh Six Thousand only) and the Earnest Money Deposit ("EMD") will be Rs. 2,00,600/- (Rupees Two Lakh Six Hundred only) i.e. equivalent to 10% of the Reserve Price.</p> |  |
| DESCRIPTION OF THE IMMOVABLE PROPERTY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
| <p><b>SHOP No. 110, 1ST FLOOR, SILVER POINT, NEAR GALAXY CIRCLE, OPPOSITE FORTUNE THE BUILDING ISLAND, NEW PAL LAKE ROAD, PAL, SURAT, GUJARAT-394510.</b></p> <p>For detailed terms and conditions of sale, please refer to the link provided on the website of the Secured Creditor i.e. <a href="http://www.sammaancapital.com">www.sammaancapital.com</a>; Contact No : 0124-6910910, 91 706545102; E-mail id : <a href="mailto:auctionhelpline@sammaancapital.com">auctionhelpline@sammaancapital.com</a>. For bidding, log on to <a href="http://www.auctionfocus.in">www.auctionfocus.in</a>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| <p style="text-align: right;">sd/-<br/><b>AUTHORIZED OFFICER</b><br/><b>SAMMAAN CAPITAL LIMITED</b><br/>(Formerly known as<br/><b>INDIABULLS HOUSING FINANCE LTD.</b>)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| <p>Date : 31.05.2025<br/>Place : SURAT</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |

**APPENDIX IV-A**

**Sale Notice for sale of Immovable Property**

E-Auction Sale Notice for sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(b) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described Immovable Property mortgaged to **Sammaan Capital Limited** (formerly known as **Indiabulls Housing Finance Ltd.**) [CIN : L65922DL2005PLC136029] ("Secured Creditor"), the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis on 27.06.2025 from 05.00 PM. to 06.00 PM. for recovery of Rs. 17,05,392/- (Rupees Seventeen Lakh Five Thousand and Three Hundred Ninety Two only) pending towards Loan Account No. **HHLSUR03069016**, by way of outstanding principal, arrears (including accrued late charges) and interest till 30.05.2025 with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. 31.05.2025 along with legal expenses and other charges due to the Secured Creditor from **BHARATBHAI BOGHANI** and **RANJANBHAI BOGHANI**.

The Reserve Price of the Immovable Property will be Rs. 9,05,000/- (Rupees Nine Lakh Five Thousand only) and the Earnest Money Deposit ("EMD") will be Rs. 90,500/- (Rupees Ninety Thousand Five Hundred only) i.e. equivalent to 10% of the Reserve Price.

**DESCRIPTION OF THE IMMOVABLE PROPERTY**

**FLAT NO. 303, OM RESIDENCY, BUILDING NO. 6, B. NEAR NAVKAR PALACE, R. S. NO. 91, BLOCK NO. 104, SURAT GARJAT – 394180.**

For detailed terms and conditions of sale, please refer to the link provided on the website of the Secured Creditor i.e. [www.sammaancapital.com](http://www.sammaancapital.com); Contact No : 0124-6910910, +91 7065451024; E-mail id : [auctionhelpline@sammaancapital.com](mailto:auctionhelpline@sammaancapital.com). For bidding, log on to [www.auctionfocus.in](http://www.auctionfocus.in).

sd/-  
AUTHORISED OFFICER  
SAMMAAN CAPITAL LIMITED  
(Formerly known as  
INDIABULLS HOUSING FINANCE LTD.)

**Date : 31.05.2025**  
**Place : SURAT**

|                                                                                                                                                                                                                                                                                                                                                                                                                     |                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| Place: Ahmedabad                                                                                                                                                                                                                                                                                                                                                                                                    | Sd/- Authorised Officer              |
| Date: 07.06.2025                                                                                                                                                                                                                                                                                                                                                                                                    | For. Jana Small Finance Bank Limited |
| <b>JANA SMALL FINANCE BANK</b> (A Scheduled Commercial Bank)<br>Registered Office: The Fairway, Ground & First Floor, Survey No.10/1, 11/2 & 12/2B, Off Domlur, Koramangla Inner Ring Road, Next to EGL Business Park, Challenghatta, Bangalore-560071. <b>Regional Branch Office:</b> 208 to 213, 2nd Floor, Shangrila Arcade, Above Saraswat Bank, 100 Feet Anand Nagar Road, Shyamal, Ahmedabad, Gujarat-380015. |                                      |



**केनरा बैंक**  
canarabank.com

**Canara Bank**

**Madhapar Branch**

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**Hydrex Syndicate**

**DEMAND NOTICE [SECTION 13(2)]**  
**TO BORROWER/GUARANTOR/MORTGAGOR**

Ref.: RORAJOT/MADHAPAR/17122B/HARATHAPOPATLALUMUNIYA
Date : 03.06.2025

To  
**Mr. Bharathbhai Popatlal Umriyani (Borrower) - S/o Popatlal**  
 Add. 1: Mukhi Vadi Sheri, Junavas, Mankuva, Kachchi, Gujarat - 370 030  
 Add. 2 : Sub Plot No. 271/B, At R.S.N. 404/p1 & 404/p2, At Madhapar, Bhuj, Kutch,  
 Gujarat

Dear Sir / Ma'm,

Sub: Notice issued under Section 13(2) of the Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002.

That Mr. Bharathbhai Popatlal Umriyani has availed the following loans/credit facilities from our Madhapar Branch from time to time;

| SR No | Loan No.      | Loan Amount       | Liability with interest                                                                                                           | Rate of Interest                              |
|-------|---------------|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|
| 1     | 3309619000060 | Rs.<br>13,00,000. | Rs. 15,67,226.03 as on 26.05.2025<br>Principal = 12,79,440.62,<br>Interest = 2,87,785.41<br>with interest & other charges thereon | 11.15%<br>(9.15%<br>+ 2%<br>penalty interest) |

The above said loan/credit facilities are duly secured by way of mortgage of the assets more specifically described in the schedule hereunder, by virtue of the relevant documents executed by you in our favour. Since you had failed to discharge your liabilities as per the terms and conditions stipulated, the Bank has classified the debt as **NPA on 25.02.2021** Hence, we hereby issue this notice to you under Section 13(2) of the subject Act calling upon you to discharge the entire liability of **Rs. 15,67,226.03 (Rupees Fifteen Lakh Sixty Seven Thousand Two Hundred Twenty Six and Paise Three Only)** as on 26.05.2025 in the loan account plus interest and other charges thereon from 27.05.2025 together with further interest and incidental expenses and costs, within sixty days from the date of the notice, failing which we shall exercise all or any of the rights under Section 13(4) of the subject Act. Further, you are hereby restrained from dealing with any of the secured assets mentioned in the schedule in any manner whatsoever, without our prior consent. This is without prejudice to any other rights available to us under the subject Act and/or any other law in force. Your attention is invited to provisions of sub-section (8) of Section 13 of the SARFAESI Act, in respect of time available, to redeem the secured assets. The demand notice had also been issued to you by Registered Post Ack due to your last known address available in the Branch record.

**SCHEDULE**

The specific details of the assets Mortgaged are enumerated hereunder:

| Mortgaged Assets | IMMOVABLE PROPERTY                                                                                                                                                                                                                                                                                                                   | Holder Name                          |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| <b>Mortgaged</b> | <b>ENT of Land and Building at Sub Plot No. 271/B at R.S.N. 404/P1 &amp; 404/P2 At Village : Madhapar, Taluka : Bhuj, District : Kutch, Addressing 50.40 Sq. Mtr. At Sub Plot No. 271/B. The Property is Bound as under: North: Plot No. 272, South : Sub Plot No. 271/A, East : 7.50 Sq. Mtr. Internal Road, West: Plot No. 285</b> | <b>Bharathbhai Popatlal Umriyani</b> |

Date : 03.06.2025, Place : Madhapar
Authorised Officer, Canara Bank



**केनरा बैंक**  
Canara Bank

INCORPORATED IN INDIA

**Hindustan Syndicate**

**Branch**

**DEMAND NOTICE [SECTION 13(2)]**  
**TO BORROWER/GUARANTOR/MORTGAGOR**

Ref: RORA/KOT/GANDHIDHAM/2992/SUNEETA

Date : 03.06.2025

To

**Mrs. Suneeta Gangaram Rajput (Borrower)**  
**Mr. Gangaram Ramavtar Rajput (Co-Borrower)**

**Addr. 1 :** Plot No. 43, Survey No. 368, Bagesher Township, Varsamedi, Anjar, Gandhidham, District : Kachchh, Gujarat - 370 201

**Addr. 2 :** Plot No. 109 and Plot No. 110, Survey No. 395/2, Village : Varsamedi, Taluka : Anjar, District : Kachchh, Gujarat - 370 201

**Mrs. Suneeta Gangaram Rajput (Borrower)**

**Addr. :** 22, Chinaiyia Ka Pura, Village Tutabas, Tehsil Ambah, District Morena, Madhya Pradesh - 476 111

**Dear Sir / Ma'am,**

**Sub:** Notice issued under Section 13(2) of the Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002.

That Mrs. Suneeta Gangaram Rajput & Mr. Gangaram Ramavtar Rajput has availed the following loans/credit facilities from our **Gandhidham Branch** from time to time :

| SR No | Loan No.      | Loan Amount   | Liability with interest as on 03.06.2025                                                                     | Rate of Interest                              |
|-------|---------------|---------------|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------|
| 1     | 2992630000188 | Rs. 12,50,000 | Rs. 8,14,334.86<br>Principal = 7,90,839.86,<br>Interest = 23,495.00<br>with interest & other charges thereon | 11.05%<br>(9.05%<br>+ 2%<br>penalty interest) |

The above said loan/credit facilities are duly secured by way of mortgage of the assets more specifically described in the schedule hereunder, by virtue of the relevant documents executed by you in our favour. Since you had failed to discharge your liabilities as per the terms and conditions stipulated, the Bank has classified the debt as **NPA on 01.06.2025**. Hence, we hereby issue this notice to you under Section 13(2) of the Subject Act calling upon you to discharge the entire liability of **Rs. 8,14,334.86 (Rupees Eight Lakh Fourteen Thousand Three Hundred Thirty Four and Paise Eighty Six Only)** as on **03.06.2025** together with further interest and incidental expenses and costs, within sixty days from the date of the notice, failing which we shall exercise all or any of the rights under Section 13(4) of the subject Act. Further, you are hereby restrained from dealing with any of the secured assets mentioned in the schedule in any manner whatsoever, without our prior consent. This is without prejudice to any other rights available to us under the subject Act and/or any other law in force. Your attention is invited to provisions of sub-section (8) of Section 13 of the SARFESI Act, in respect of time available, to redeem the secured assets. The demand notice had also been issued to you by Registered Post Ack due to your last known address available in the Branch record.

**SCHEDULE**

The specific details of the assets Mortgaged are enumerated hereunder:

| Mortgaged Assets | IMMOVABLE PROPERTY                                                                                                                                                                                                                                                                                                             | Holder Name                         |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| <b>Mortgaged</b> | <b>EMT of Residential House</b> situated at Plot No. 109 and Plot No. 110, Survey No. 395/2, Admeasuring 110 Sq. Mtr., Village : Varsamedi, Taluka : Anjar, District : Kachchh, Gujarat. <b>The Plot is Bounded by :</b><br><b>North :</b> By 9.14 Mtr. Road, <b>South :</b> By 1.52 Mtr. Lane, there after Plot No. 117 & 118 | <b>Mrs. Suneeta Gangaram Rajput</b> |

Date: 03.06.2025, Place : Gandhidham

**Authorised Officer, Canara Bank**

|  <b>UGRO Capital Limited</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                           |                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| <b>4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                           |                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                 |
| <b>POSSESSION NOTICE APPENDIX IV (SEE RULE 8(1)) (FOR IMMMOVABLE PROPERTY)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                           |                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                 |
| <p>Whereas, the undersigned being the Authorized Officer of <b>UGRO Capital Limited</b>, having its registered office at 4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070, under the Securitisation 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 (1) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice to repay the amount mentioned in the notice together with interest thereon, within 60 days from the date of receipt of the said notice.</p> <p>The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of Section 13 of the Act read with Rule 8 of the said rules of the Security Interest (Enforcement) Rules 2002 on the day, month and year mentioned below.</p> <p>The borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of <b>UGRO Capital Limited</b> for the amount mentioned in the notice together with 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.</p> |                                                                                                                                                                                           |                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                 |
| Sl. No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Borrower Details                                                                                                                                                                          | Demand Notice                                                                                                                                                                                      | Mortgaged Property                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Possession Date |
| 1.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>THE SUPER SECURITY CLOCC</b><br><b>2. BHUMIKABEN JANAKBHAI MISTRY</b><br><b>3. KRUNAL RAMESHBHAI MARU</b><br><b>4. JANAK SHANTILAL MISTRY</b><br>Loan Account Number: UGRAPSS000039441 | <b>Demand Notice dated 04/02/2025 for an amount of Rs.</b><br><b>1,29,76,333.00/-</b><br>(Rupees One Crore Twenty Nine Lakh Seventy Six Thousand Three Hundred Fifty Three Only) as on 03-Feb-2025 | All that part and parcel of the immovable property bearing Industrial Property constructed on land measuring 188-43 Sq. Mt. of Plot No. 97 & 98 plaid and situated at City Survey No. 1615a parcel of Sheet No. 187 of City Survey Ward No. 3 of Morbi City of Morbi Taluka & District. Boundaries of the said property. <b>Bounded as under:- North:</b> Plot No. 3, <b>South:</b> Shop No. 27 to 34, <b>East:</b> Open Compound of said property, <b>West:</b> Road.<br>All that Piece and Parcel of Immovable Property being industrial Shed having Built up area 171-64 sq on land measuring 1823-58 sq. ft on lot 2nd Floor of Shop No. 18 to 24 situated at CSN 1613, 1614, 1615p, Pruthivrai Plot Street No. 5/6, CSW No. 3, Sheet No. 187 in Sub District & District: Morbi in the State of Gujarat. <b>Bounded as:- North:</b> Staircase <b>South:</b> Other's Property <b>East:</b> Ravesh then Road <b>West:</b> Other's Property | 05-06-2025      |

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|  <p><b>यूनियन बैंक</b><br/> <small>UNION BANK</small><br/> <small>संयुक्त बैंक</small></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  <p><b>Union Bank</b><br/> <small>of India</small><br/> <small>ए. यू. आर. बैंक</small></p> | <p><b>Anand - 3 Branch</b><br/> <b>1, Julelal Shopping Centre</b><br/> <b>Amul Dairy Road, Anand, Gujarat 388002</b></p> |
| <p><b>Rule 2(1) POSSESSION NOTICE (For Immovable property)</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                               |                                                                                                                          |
| <p>Whereas, The undersigned being the authorised officer of <b>Union Bank of India, Anand -Amul Dairy Road Branch</b> under the Securitisation and Reconstruction of Financial Assets and Enforcement Security Interest (Second) Act, 2002 (Act No. 54 of 2002) and in exercise of powers conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 15.03.2025 calling upon the borrower <b>Mr. Rajendrakumar Shankarbhai Bhoi (Borrower) &amp; Mrs. Bhoi Darmisthaben (Co-Borrower)</b> to repay the amount mentioned in the notice being <b>Rs. 23,53,642.57 (Rupees Twenty three lakhs fifty three thousand six hundred forty two and fifty seven paise only)</b> in housing Loan &amp; Aashiyana Personal loan within 60 days from the date of receipt of the said notice.</p> |                                                                                                                                                                               |                                                                                                                          |
| <p>The borrower 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 powers conferred on him/her under Section 13(4) of the said Act read with rule 8 of the said rules on this 4 th day of June of the year 2025.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                               |                                                                                                                          |
| <p>The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the union bank of India, Anand-Amul dairy road Branch for an amount in <b>Rs. 23,53,642.57</b> Housing Loan and Anand Aashiyana personal loan and interest thereon.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                               |                                                                                                                          |
| <p>The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available to the borrower to redeem the secured</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                               |                                                                                                                          |
| <p><b>Description of the Immovable Property</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                               |                                                                                                                          |
| <p>All that Plots, Part &amp; parcel of the property bearing Flat No. T/5, Third floor, Adm. 84.57 Sq. Mtrs. along undivided share in land Adm. 9.33 Sq. Mtrs. situated on the scheme named, "SHIKHA APARTMENT", "SHIVAM AVENUE" constructed on city survey no. 010236, Adm. 712.00 Sq. Mtrs. Gram Panchayat Property no. 573 Situated on Gram Tal Land Property within the limits of Village Lambhel, Ta. &amp; Dist- Anand Belongs to Rajendrakumar Shankarbhai Bhoi.</p>                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                               |                                                                                                                          |
| <p><b>Boundaries are as under:- East by:</b> Lift and flat no. T/4 of the third floor, <b>West by :</b> Open land North: flat no. T/4 of the third floor, <b>South :</b> Open Land, Above by: Flat No. 404 of fourth floor, <b>Below By:</b> Flat No. 204 of fourth floor, <span style="float: right;">sd/-</span></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                               |                                                                                                                          |
| <p><b>Date: 04.06.2025 Place: Anand Authorised Officer, Union Bank of India</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                               |                                                                                                                          |

# HERO HOUSING FINANCE LIMITED

**Regd. Office:** 09, Community Centre, Basant Lok, Vasant Vihar, New Delhi - 110057 Phone: 011 42576700, Toll Free Number: 1800 212 8900. Email: [customer.care@hero hf.com](mailto:customer.care@hero hf.com)  
**Website:** [www.hero hf.com](http://www.hero hf.com) | **CIN:** U55120 DL 2013 PR 039148  
**Contact Address:** Office Number-318, Mathura Park, 1st Floor, Connaught Place, New Delhi - 110029. Branch Number-361001

## POSSESSION NOTICE (FOR IMMovable PROPERTY)

(As per Appendix IV of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002). Whereas, the undersigned being the Authorized Officer of the Hero Housing Finance Limited, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(1)(2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notices as mentioned below calling upon the Borrowers to repay the amount mentioned in the notice within 60 days from the date of the said notice.

The borrower, having failed to repay the amount, notice is hereby given to the borrower, in particular and the public, in general, that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule 8 of the said Rules.

The borrower, in particular, and the public in general, are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Hero Housing Finance Limited, for an amount referred to below along with interest thereon and penal interest, charges, costs etc. from date mentioned below.

The borrower's attention is invited to provisions of sub-section (5) of Section 13 of the Act, in respect of time available, to redeem the secured assets:

| Loan Account No. | Name of Obligor(s) / Legal Heir(s)/Legal Representative(s)    | Date of Demand / Notice Amount as per Demand Notice | Date of Possession / Constructive / Physical |
|------------------|---------------------------------------------------------------|-----------------------------------------------------|----------------------------------------------|
| H2HFBHAH00       | Chauhan Naranbhai N.                                          | 07/03/2025                                          | 06.06.2025                                   |
| 22200025025      | Chauhan Santoshbhai Naranbhai, Chauhan Laxminbhai Santoshbhai | Rs. 1856004/- as on 07/03/2025                      | (Symbolic)                                   |

**Description of Secured Assets/Immovable Properties:** All that piece and parcel of Residential Property Bearing City Survey No. 4, sheet No. 31, city survey no. 3241 measuring 107.99 sq. meter and 3242 measuring 9.40 sq. meter total measuring 117.39 sq. meter with construction area 160.93 sq. meter of shop and residential construction situated in City survey ward No. 4, sheet No. 31, city survey No. 3241 and 3242 of Village Taluka & District Bhavnagar, Machli Bazar Behind Mezon Masjid, Karchaliya Para, Bhavnagar, in the State of Gujarat-360403. With common amenities written in Title Document. Property Bounded By: North-Vide Road and chowk of Puri Sub-City of Puri City Survey No.3263 & 3264; East-Property of City Survey No.3242,3243,3268 & 3247; West-Property of City Survey No.3240 & 3270.

| Sheet/Jamini/Plot No.     | Name of the Property                                              | Date of Demand / Notice                   | Date of Possession / Constructive / Physical |
|---------------------------|-------------------------------------------------------------------|-------------------------------------------|----------------------------------------------|
| 3247, JMNH04, 21000014821 | Chauhan Mushen Abdullbhai Bloch, Mubinnabhai Sadam Hussien Bloch, | 07/03/2025 Rs. 1464291/- as on 07/03/2025 | 04/06/2025 (Symbolic)                        |

**Description of Secured Assets/Immovable Properties:** All that piece and parcels of Residential Tenement on Sub Plot No. 193/5 Land measuring 60-00 Sq. Mt. with Construction Area: 55-94 Sq. Mt. situated at Area Known as "Nilkanth Nagar", Ward No. 13, Sheet No. 504, C. No. 391/193, R.S. No. 1251, Tal. Dast. - Jamnagar in the State of Gujarat and Bounded as: Property Bounded By: North-Sub Plot No. 193/4. South: Sub Plot No. 194/4; East: Land of Plot No. 177; West: Road.

Date: - 07.06.2025  
 Place: - Jamnagar, Bhavnagar

Sd/- Authorized Officer  
 For Hero Housing Finance Limited





**Union Bank**  
of India

**Asset Recovery Branch,**  
**1st Floor, Rangoli Complex, Opp. V S Hospital,**  
**Ashram Road, Ellisbridge, Ahmedabad-380006**

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## POSSESSION NOTICE

### [Under Rule 8(1) of Security Interest (Enforcement) Rules, 2002]

Whereas The undersigned being the Authorised Officer of the Union Bank of India under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(2) read with of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated 13.01.2025 calling upon the Mr. Jitendrasinh Bikhushinh Zala (Borrower & Mortgagor) and Mr. Chirag Arvindbhai Shah (Guarantor) to repay the amount mentioned in the notice being **Rs.50,22,797.85 (Rupees fifty lacs twenty-two thousand seven hundred ninety-seven and eighty-five paise only)** as on 31.12.2024 within 60 day from the date of receipt of the said notice.

The Borrowers having failed to repay the amount, notice is hereby given to the Borrowers and the public in general that the undersigned has taken **Symbolic Physical Possession** of the property described herein below in exercise of powers conferred on him under sub section (4) of Section 13 of the said Act read with Rules 8 of the Security Interest (Enforcement) Rules 2002 on this **04-06-2025**.

The Borrower/Guarantor/Mortgagor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Union Bank of India, **Asset Recovery Branch for an amount of Rs.50,22,797.85 (Rupees fifty lacs twenty-two thousand seven hundred ninety-seven and eighty-five paise only)** as on 31.12.2024 and interest at the contractual rate plus cost, charges and expenses till date of payment (less recovery made after demand notice).

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

## DESCRIPTION OF IMMOVABLE PROPERTIES

**[A] All piece and parcel of Commercial Shop No.189, First Floor, B - Block, Icolpolis Complex, Gram Panchayat Property No.2411, on NA Land Block/Survey No.525 paikhi Shop No.189 addressing 24.70 square metre, Mouje village Salai, Tal. Prantij, Dist. Sabarkantha, PIN 383120, within the limit of Salal Gram Panchayat, Tal. Prantij in the registration district and sub-district Sabarkantha, Gujarat, owned by Mr. Jitendrasinh Bikhushinh Zala and bounded by North: Way of complex, East: Shop No.188, West: Passage & South: Shop No.190.**

**[B] All piece and parcel of Commercial Shop No.191, First Floor, B - Block, Icolpolis Complex, Gram Panchayat Property No.2413, on NA Land Block/Survey No.525 paikhi Shop No.191 addressing 22.11 square metre, mouje village Salai, Tal. Prantij, Dist. Sabarkantha, PIN 383120, within the limit of Salal Gram Panchayat, Tal. Prantij in the registration district and sub-district Sabarkantha, Gujarat, owned by Mr. Jitendrasinh Bikhushinh Zala and bounded by North: Shop No.190, East: Shop No.193, West: Passage & South: Shop No.192.**

**Date : 04.06.2025**  
**Place : Ahmedabad**

**Authorized Officer**  
**Union Bank of India**