

BAJAJ HOUSING FINANCE LIMITED				
Corporate Office: Cerebrum II Park B2 Building 5th Floor, Kalyani Nagar, Pune, Maharashtra 411014. Branch Office: 1st Floor, Audyitha Brahmadesai Samaj Building, Khadiya Char Rastia, Dr. Gandhi Road, Himmatnagar, 2nd floor, bhiku plaza, Near super market, opp sardar bag, surat road, morbi - 363641, Office no 402, 4th floor, Aastha Corporate Capital, VIP road, Bhrathana Surat 395007, 1st Floor, Rudra Chamber, Dr. Girdhari Patel Marg, Near Bus Stand, Palanpur -385001				
POSSESSION NOTICE				
U/s 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, Rule 8-1) of the Security Interest (Enforcement) Rules 2002.(Appendix-IV)				
Whereas, the undersigned being the Authorized Officer of M/s BAJAJ HOUSING FINANCE LIMITED (BHFL) 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 Demand Notice(s) to Borrower(s) {/Co Borrower(s)/ Guarantor(s)} wherein herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice, The Borrower(s) /Co Borrower(s)/ Guarantor(s) having failed to repay the amount, notice is hereby given to the Borrower(s) /Co Borrower(s)/ Guarantor(s) and the public in general that the undersigned on behalf of M/s Bajaj Housing Finance Limited, has taken over the possession of the property described herein below in exercise of the powers conferred on him under Section 13(4) of the said act read with Rule 8-1) of the said rules. The Borrower(s) /Co Borrower(s)/ Guarantor(s) in particular and the public in general are hereby cautioned not to deal with the said property and any dealings with the said property will be subject to the first charge of BHFL for the amount(s) as mentioned here on with future interest thereon.				
Name of the Borrower(s) / Guarantor(s) (LAN No, Name of Branch)	Description of Secured Asset (Immovable Property)	Demand Notice Date & Amount	Date of Possession	
Branch : SURAT (LAN No. H428HLD1145431 and H428HLL1149453 1. PRAMODKUMAR R YADAV (Borrower)	All That Piece And Parcel Of The Non-agricultural Property Described As: Flat No. 1003 (smc As Per Plan C/1 Type Flat No. 1008), 10th Floor, Building No. C/1-b, Rushikeshi Residency, Final Plot No. 49, T. P. No. 70 (Chhaprabhatha- Amroli-kosudra-uran), And 69/1, And 69/2, Block No. 91 92 93, 98, And 99	21st Mar 2025 Rs.18,15,374/- (Rupees Eighteen Lac Fifteen Thousand Three Hundred Seventy Four Only)	10-Jun-2025	
2. YADAV BEBI PRAMODKUMAR (Co-Borrower) Both At C/1 B/1003 Rushikeshi Residency, Chhaprabhatha, Surat, Gujarat-394107		Survey No. 69/6, 69/5, 69/4, 69/2,		
Branch : SURAT (LAN No. H428HLD1064343 and H428HLL1068833 1. BINABEN VIJAYBHAI PATEL (Borrower)	All That Piece And Parcel Of The Non-agricultural Property Described As: Flat No A-1203, 12th Floor Building No A. Shivan Avenue, F P No 97, T Po 26, No 132, Singapur, Surat 395004	21st Mar 2025 Rs. 52,20,751/- (Rupees Fifty Two Lac Twenty Thousand Seven Hundred Fifty One Only)	10-Jun-2025	
2. VIJAYBHAI J PATEL (Co-Borrower) Both At A 1203 Shivan Avenue, Near Silver Stone Hills Dabholi Road, Surat, Gujarat-395004				
Branch : MORBI (LAN No. H56ECNO4015821 and H428HLL9332829 1. AMRUTLAL GORDHANBHAI DALVADI (Through legal heir since deceased) (Borrower)	All That Piece And Parcel Of The Non-agricultural Property Described As: Tikar (Ran) Rev. Sur. No. 1242/1, Plot No. 6 paiki south part & 7 paiki north part, House No. 16, Tikar (Ran), Halvad-363330, East Common Plot West: Plot No. 6 paiki, North: Plot No. 7 paiki, South: Plot No. 7 paiki	20th Mar 2025 Rs.6,45,217/- (Rupees Six Lac Forty Five Thousand Two Hundred Seventeen Only)	11-Jun-2025	
2. MANJULABEN AMRUTLAL DALVADI (Co-Borrower) Both At Tikar, Halvad, Gujarat, 363330				
Branch : SURAT (LAN No. H428L788511096 and H428L786511002 1. DEBASHISH DEB (Borrower)	Schedule Of Property: 1 All That Piece And Parcel Of The Non-agricultural Property Described As: All That Pieces And Parcel Of Property Bearing Flat No 302 On Third Floor Of Building No C In The Scheme Known As Bhagwati Ashish - 1 Situated On The Land Bearing Survey No 144 Paiktee T Scheme No 4 (Umra Soud) F P No 149, Opp Ashok Pan House, City Light Road, Surat	25th Mar 2025 Rs.1,58,01,862/- (Rupees One Crore Fifty Eight Lac One Thousand Eight Hundred Sixty Two Only)	11-Jun-2025	
2. NISHA DEB (Co-Borrower)	Schedule Of Property: 2 All That Piece And Parcel Of The Non-agricultural Property Described As: All That Right , Title And Interest Of Property Bearing Sh No 11 On The Mezzanine Floor Admeasuring 685 Sq Ft Along With Undivided Share In The Land Of Navangamangal Apartment Of Samarth Sarthi Co Op Hou Soc Ltd Situated At Revenue Survey No 152 T.p scheme No 4 Final Plot No 109 Paiki Plot No 384 Of Moje Umra City Of Surat			
3. Opp Ashok Pan House City Light Road, SVR College Surat-395007	Piece And Parcel Of The Non-agricultural Property Described As: All That Right, Title And Interest Of Property Bearing Sh No 10 On The Mezzanine Floor Admeasuring 675 Sq Ft Along With Undivided Share In The Land Of Navangamangal Apartment Of Samarth Sarthi Co Op Hou Soc Ltd Situated At Revenue Survey No 152 T.p scheme No 4 Final Plot No 109 Paiki Plot No 384 Of Moje Umra City Of Surat			
Branch : HIMATNAGAR (LAN No. 500RHBEE214253 and 500RHBEE213668 1. RAFIK E MAMAN (Borrower)	All That Piece And Parcel Of The Non-agricultural Property Described As: All That Pieces And Parcel Of Residential Property Bearing Gram Panchayat Property No 472 Situated At The Area Of Vaktapur Village In The Taluka Of Himmatnagar Of District Sabarkantha , East : House Of Meman Mehmduben Iqbalbhai , West: Government Land After Road, North: Road, South: Road	20th Mar 2025 Rs.11,08,406/- (Rupees Eleven Lac Eight Thousand Four Hundred Six Only)	09-Jun-2025	
2. NAIJYABANU F MEMAN (Co-Borrower) Both At 29 At & Po Vaktapur , Vaktapur/himatnagar-380310				
Branch : DEESA (LAN No. 598MRLL1595680 and 598MRLL3682753 1. BHAVANSHI KANT MAFABHAI PARMAR (Borrower)	All That Piece And Parcel Of The Non-agricultural Property Described As: All That Pieces And Parcel Of Land Along With Structure Standing There On To Be Constructed Thereon Being The Residential House Out Of Revenue Survey No 32 Paiki , Plot No 53, Paiki North Side Total Admeasuring 67-50 Sq Meter Situated In The Sim of Kant , Tal Deesa Dist Banaskantha, East : 20 Ft Internal Road, West: Plot No 404 , North: Plot No 54, South : Remaining Land Of Plot No 53	20th Mar 2025 Rs. 6,97,965/- (Rupees Six Lac Ninety Seven Thousand Nine Hundred Sixty Five Only)	11-Jun-2025	
2. BHAVANSHI KANT MAFABHAI PARMAR (Co-Borrower) At 42, Malivas Ajapura,kant, Deesa, Gujarat-385535				
Branch : PALANPUR (LAN No. HA45HLL1027968 and HA45HLL1036287 1. BHAVANSHI MANISHBHAI PATEL (Borrower)	All That Piece And Parcel Of The Non-agricultural Property Described As: Allthat Pieces And Parcel With Construction Thereon Of Na Immovable Property For Residence Purpose Belongs To New Revenue Survey No 589P/1 (Old Revenue Survey No 324P/1) Plot No 6, Total Area 73-20 Sq Mtr I.E. 787 63 Sq Ft Situated At Kotada Ta Deodar, East: Adjoining Boundray Of Plot No 5, West : Public Road , North : Adjoining R.S.No 589 Paiki, South : Adjoining R.S.No 589 Paiki	20th Mar 2025 Rs.13,38,469/- (Rupees Thirteen Lac Ninety Nine Thousand Four Hundred Sixty Nine Only)	11-Jun-2025	
2. MIHIR MANILAL PATEL (Co-Borrower) Both At 14, Om Park Khimrana Highway, Deodar, Palanpur, Gujarat-385330				
Branch : SURAT (LAN No. H428HLL1081194 and H428HLL1096521 1. SONAWANE SUNIL (Borrower)	All That Piece And Parcel Of The Non-agricultural Property Described As: PLOT No 41/3, SA LAKATKA ROW HOUSE , SURVEY No.198, 199, 200, 213, BLOCK No.191 PART 1, BAGUMARA, PALSANA, SURAT, GUJARAT 394305	25th Mar 2025 Rs.16,39,068/- (Rupees Sixteen Lac Thirty Nine Thousand Sixty Eight Only)	12-Jun-2025	
2. DINESH SUKDEV SONAWANE (Co-Borrower) At 110 Maharana Pratap Nagar, Gododara, Surat, Gujarat-395010				

	Kogta Financial (India) Limited CIN No. U67200RJ1996PLC011406. Corporate Office: S-1 Gopalnagar, Near Amerpur Pula, Opp. Metro Pillar No. 143, Japur - 302001, Rajasthan, India. Tel.: +91 141 6787607. Registered Office: Kogta House, Azad Mohalla, Bijanagar - 305624, Rajasthan, India Email: info@kogta.in www.kogta.in
APPENDIX IV [See Rule 8(1)] POSSESSION NOTICE	
Whereas, The undersigned being the Authorized Officer of the Kogta Financial (India) 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(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice dated 23.12.2024 calling upon the Borrowers/Guarantor/Mortgagor MR. CHIRAG RAMESHBHAI JIVANI S/O MR. RAMESH RADHU (Applicant) SHREE RAM SOUND THROUGH PROPRIETOR MR. CHIRAG RAMESHBHAI JIVANI, MR. RAMESH BHAI JIVANI S/O MR. RAGHU BHAI JIVANI (Co-Applicant/Mortgagor), MRS. SHARADA JIVANI W/O RAMESH BHAI JIVANI (Co-Applicant), MR. DARSHIT VALLABHBHAI HANSALIYA S/O MR. VALLABHBHAI HANSALIYA (Guarantor) Loan Account No. 000051926 to repay the amount mentioned in the notice being Rs. 22,90,719/- (Rupees Twenty-Two Lakh Ninety Thousand Seven Hundred Nineteen Only) as on 21/12/2024 payable with further interest and other legal charges until payment in full within 60 days from the date of notice/date of receipt of the said notice. The borrower/ mortgagor having failed to repay the amount, notice is hereby given to the borrower/ mortgagor 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 11 of JUNE of the year 2025. 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. The borrower/ mortgagor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Kogta Financial (India) Limited for an amount of being Rs. 22,90,719/- (Rupees Twenty-Two Lakh Ninety Thousand Seven Hundred Nineteen Only) as on 21/12/2024 payable with further interest and other legal charges and interest & expenses thereon until full payment	
Description of Immovable Property	
ALL THAT PIECE AND PARCEL OF RESIDENTIAL PROPERTY SITUATED AT RASNAL OLD GAMTAL P (SERIAL NO. 203 AS PER REGISTRAR) AT JODIYA JAMNAGAR GUJARAT. PROPERTY ADMEASURING 104.04 SQ. METRS. & 1120 SQ. FT. REGISTERED SALE DEED EXECUTED BY VALLABHBHAI DEVKARANBHAI JIVANI IN FAVOR OF RAMESHBHAI RAGHUBHAI JIVANI VIDE NO. 187 ON DATED 28/04/2016. THE OWNER OF PROPERTY IS RAMSHBHAI RAGHUBHAI JIVANI. MORTGAGED PROPERTY BOUNDED AS UNDER:- EAST- STREET, WEST- PROPERTY OF RAGHU BHANABHAI, NORTH- PROPERTY OF LAJI BHANA JIVANI, SOUTH- PROPERTY OF KARSHAN KACHRA BARAIYA.	
Date: 11/06/2025 Place: RASNAL GUJARAT	Authorized Officer, Kogta Financial (India) Limited



Indian Overseas Bank
Regional Office: Ground Floor, ATR Complex, BPC Road,
85/A, Sampatrao Colony, Alkapuri, Vadodara-390005
Ph: 0265-2960012, 2960015.

E AUCTION SALE NOTICE

FOR SALE OF IMMOVABLE PROPERTIES

(under Proviso to Rule 8(6) of the Security Interest (Enforcement) Rules)

E- Auction Sale notice for sale of immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest, 2002 read with provision to Rule 8(6) of the Security (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 to the secured creditor and **Physical /Symbolic Possession** of all other properties has been taken by the Authorised Officer of Indian Overseas Bank, Secured creditor will be sold on "As is where is" "as is what is" and "Whatever there is" **on 18.07.2025** for recovery of amount as under, with further interest at contractual rates and rests, charges etc, due to **Indian Overseas Bank**, secured creditors. The sale will be done by undersigned through e-auction platform provided at the web portal <https://baanknet.com>.

Mega E-Auction Date & Time: 18.07.2025 between 11.30 am to 03.30 pm with auto extension of 20 minutes each till sale is completed

Sr. No.	Branch	Name of the Borrower	Description of Property	Reserve Price	Due Amount Plus uncharged Interest	Contact Person
				EMD Amount		Branch Manager
01	Katargram	Borrower & Mortgagor: Janakbhai Bharatbhai Manpara and Shri Bharatbhai Madhubhai Manpara	All Part and parcel of property Situated at row house property R.S. 262, Block No 258, Plot No 107, Bhagwat Residency, B/h Aangan Palace, Near Royal Residency, Canal Road, Tal-Kamrej Dist Surat, Gujarat, PIN Code-394180. PROPERTY UNDER SYMBOLIC POSSESSION.	Rs. 16,65,000/- Rs. 1,66,500/-	As on 31.03.2025, Rs. 18,40,898.50 payable together with further interest at contractual rates and rests along with costs, charges etc.	Mr. Vaibhav 9638435425 Rahul Kumar Verma 7701800794
02	Ellora Park	Borrower & Mortgagor: Parul J Nejama	House No D87 & 88, "Bakor Nagar Society" Near Narsi Dham Society, BH Sardar Estate, Ajwa Road bearing Revenue Survey No 184/5, City Survey No 189, Draft T.P Scheme No 6, F.P No 45/1 to 45/4 paiki Final Plot No 45 of mouje SAVAD of Sub Registration and Registration District Vadodara. PROPERTY UNDER PHYSICAL POSSESSION.	Rs. 28,50,000/- Rs. 2,85,000/-	As on 31.03.2025, Rs. 36,06,728.00 payable together with further interest at contractual rates and rests along with costs, charges etc.	Mr. Laba Kumar Sethi 9167203035
03	Ellora Park	Borrower & Mortgagor: Parmar Harshesha	Residential Flat located on 3rd Floor, Flat No 302, Tower-D1, adm. 850 Sq. Ft (Super Built Up) & Undivided Land adm. 5.28 Sq. Mtr of "5th Avenue" Near Alvar Naka, Saraswati GIDC Road, Manjalpur bearing Revenue Survey No 250 paiki 2, 250 paiki 3, T.P Scheme No 29, F.P No 135 of Registration District and Sub Registration District Vadodara. PROPERTY UNDER SYMBOLIC POSSESSION.	Rs. 30,69,000/- Rs. 3,06,900/-	As on 31.03.2025, Rs. 29,85,890.00 payable together with further interest at contractual rates and rests along with costs, charges etc.	Mr. Laba Kumar Sethi 9167203035
04	Ellora Park	Borrower & Mortgagor: Parmar Harshesha	Flat located on 1st Floor, Flat No 104, Tower-D3, adm. 850 Sq.Ft (Super Built Up) & Undivided Land adm. 5.28 Sq. Mtr of "5th Avenue" Near Alvar Naka, Saraswati GIDC Road, Manjalpur bearing Revenue Survey No 250 paiki 2, 250 paiki 3, T.P Scheme No 29, F.P No 135 of Registration District and Sub Registration District Vadodara. PROPERTY UNDER SYMBOLIC POSSESSION.	Rs. 30,69,000/- Rs. 3,06,900/-	As on 31.03.2025, Rs. 29,83,810.00 payable together with further interest at contractual rates and rests along with costs, charges etc.	Mr. Laba Kumar Sethi 9167203035
05	Ellora Park	Borrower & Mortgagor: Jignasa Bhavin Sharma, Bhavin Sharma	Residential flat located on the land bearing revenue survey no 393,394,990 City Survey no 2699 of mouje and village Gotri of Vadodara District ("Kalp Desire" Flat No 903, Tower-B, 9th Floor, New Alkapuri, Gotri, Vadodara). Extent : All that Built up area adm. PROPERTY UNDER PHYSICAL POSSESSION.	Rs. 38,56,000/- Rs. 3,85,600/-	As on 31.03.2025, Rs. 48,32,965.00 payable together with further interest at contractual rates and rests along with costs, charges etc.	Mr. Laba Kumar Sethi 9167203035
06	Ellora Park	Borrower & Mortgagor: Joshi Roshni Abhishek	Residential Flat located on 2nd Floor, Flat No 204, Tower-D3, adm. 850 Sq.Ft (Super Built Up) & Undivided Land adm. 5.28 Sq. Mtr of "5th Avenue" Near Alvar Naka, Saraswati GIDC Road, Manjalpur bearing Revenue Survey No 250 paiki 2, 250 paiki 3, T.P Scheme No 29, F.P No 135 of Registration District and Sub District Vadodara. PROPERTY UNDER PHYSICAL POSSESSION.	Rs. 30,68,500/- Rs. 3,06,850/-	As on 31.03.2025, Rs. 29,93,202.00 payable together with further interest at contractual rates and rests along with costs, charges etc.	Mr. Laba Kumar Sethi 9167203035
07	Ellora Park	Borrower & Mortgagor: Jitendra Antolbhai Parmar, Parmar Ushaben	Sankalp Flats, Flat No. 204, 2nd Floor Near Gotri Bridge, Saibaba Mandir, Mouje Gotri. PROPERTY UNDER PHYSICAL POSSESSION.	Rs. 18,73,000/- Rs. 1,87,300/-	As on 31.03.2025, Rs. 30,11,505.00 payable together with further interest at contractual rates and rests along with costs, charges etc.	Mr. Laba Kumar Sethi 9167203035
08	Makarapura	Borrower & Mortgagor: Pathak Vaishaliben Nileshkumar	R. Survey No. 21, T. P. No. 38, F. P. No. 14, Moje-Tarsali, Tal + Dist-Vadodara, Dwarkesh Highview, Flat No. 303, Tower-F, National Highway-08, Opp. Girnar Khatiway Hotel, Tarsali, Vadodara-390009. PROPERTY UNDER SYMBOLIC POSSESSION.	Rs. 23,05,000/- Rs. 2,30,500/-	As on 31.03.2025, Rs. 20,26,606.00 payable together with further interest at contractual rates and rests along with costs, charges etc.	Mr. Arun Kumar Yadav 8141756160, Munesh Kumar Meena 9879682627

Property Inspection Date & Timing : 14.06.2025 to 17.07.2025 (on working days) from 10.00 am to 3.00 pm., EMD Start date: 14.06.2025, Last Date for EMD submission: 17.07.2025 till 05.00 p.m

For further details, terms and conditions, interested bidders can visit our Bank's website at <https://www.iob.in/e-Auctions.aspx> and submit bid for participation in this E-Auction through website at <https://baanknet.com>, Contact: Mr. Mukesh Kumar - Mob. 8368030503

This may be treated as a Notice under Rule 8(6) of the Security (Enforcement) Rules 2002 to the borrower/s and guarantors of the said loan about holding of e auction on the above mentioned date.

Place: Vadodara - Date: 14.06.2025

Authorised Officer - Indian Overseas Bank