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(6) 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 Finserve Limited (formerly known as Indiabulls Commercial Credit Limited) [CIN : U65923DL2006PLC150632] ("Secured Creditor")**, the **constructive 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 **27.10.2025** from **05.00 P.M. to 06.00 P.M.**, for recovery of **Rs. 26,62,173/- (Rupees Twenty Six Lakh Sixty Two Thousand One Hundred Seventy Three only)** i.e. **Rs. 24,91,537/- (Rupees Twenty Four Lakh Ninety One Thousand Five Hundred Thirty Seven only)** pending towards **Loan Account No. HLLAANA00473266**, and **Rs. 1,70,636/- (Rupees One Lakh Seventy Thousand Six Hundred Thirty Six only)** pending towards **Loan Account No. HLLAANA00500694**, by way of outstanding principal, arrears (including accrued late charges) and interest till **02.09.2025** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **03.09.2025** along with legal expenses and other charges due to the Secured Creditor from **PANKAJ L KUMAR KANUBHAI PATEL @ PANKAJ KUMAR PATEL (PROPRIETOR, NIDAN INSTITUTE OF PARAMEDICAL SCIENCE) and PATEL GAURI PANKAJ KUMAR.**

The Reserve Price of the Immovable Property will be **Rs. 28,55,000/- (Rupees Twenty Eight Lakh Fifty Five Thousand only)** and the Earnest Money Deposit **("EMD")** will be **Rs. 2,85,500/- (Rupees Two Lakh Eighty Five Thousand Five Hundred only)** i.e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY

ALL THAT PIECE AND PARCEL OF NON AGRICULTURAL PLOT OF LAND IN MOUJE VAHERA, R. S. NO. BLOCK NO. 382/K, (SR. NO. 227), ADMEASURING 6981 SQ. MTRS. KNOWN AS SANSKAR TWINS, PAIKI PLOT NO. 6, ADMEASURING 104.16 SQ. MTRS. AT REGISTRATION SUB DISTRICT ANAND AND DISTRICT ANAND - 388306, GUJARAT, OWNED BY PANKAJKUMAR KANUBHAI PATEL : BOUNDED BY:

ON THE EAST : BY ROAD **ON THE WEST : BY PLOT NO. 11**
ON THE NORTH : BY PLOT NO. 5 **ON THE SOUTH : BY ROAD**

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

Sd/-
AUTHORISED OFFICER
SAMMAAN FINSERVE LIMITED
(Formerly known as INDIABULLS COMMERCIAL CREDIT LIMITED)

Date : 12.09.2025
Place : ANAND

EXH. - 130

REGD.A/D/DASTI/AFFIXATION/BEAT OF DRUM & PUBLICATION/NOTICE
BOARD OF DRT

SALE PROCLAMATION
OFFICE OF THE RECOVERY OFFICER
DEBTS RECOVERY TRIBUNAL-II, MUMBAI

MTNL BHAVAN, 3RD FLOOR, COLABA MARKET, COLABA, MUMBAI.

T.R.P. NO. 118/2023 (RP 19/17) **DATED: 15.09.2025**

PROCLAMATION OF SALE UNDER RULES 38, 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS AND BANKRUPTCY ACT, 1993.

Indusind Bank Limited, Andheri (East) Branch] **]... Certificate Holders**
]...(Org. Applicants)

V/s

M/s Nummer Eins Motors(India) Pvt. Ltd & Ors **]...Certificate Debtors**

CD - 1: M/s Nummer Eins Motors (India Pvt. Ltd. Jani Compound, Vithal Vadi Lane, Off W.T. Patil Marg, Ghatla, Chembur, Mumbai - 400 071.

CD-2: Mr. Jogendra Singh I Vijan, Bungalow No 12, Basant Vihar Co-op Housing Society, Plot No I, Dr C.G. Road, Chembur, Mumbai 400 071.

CD -3: Mr Harvinder Singh I Vijan, Bungalow No 12, Basant Vihar Co-op Housing Society, Plot No I, Dr C.G. Road, Chembur, Mumbai 400 071.

CD -4: Mrs Simrat Kaur H Vijan, Bungalow No 12, Basant Vihar Co-op Housing Society, Plot No I, Dr C.G. Road, Chembur, Mumbai 400 071.

CD - 5: Mrs Janak Kaur H Vijan, Bungalow No 12, Basant Vihar Co-op Housing Society, Plot No I, Dr C.G. Road, Chembur, Mumbai 400 071.

Whereas Hon'ble Presiding Officer, Debts Recovery Tribunal No. III Mumbai has drawn up the Recovery Certificate in Original Application No **159/2009** for recovery of **Rs.58,34,398.87** with interest and costs from the Certificate Debtors and a sum of **Rs.1,51,59,741.81** is recoverable together with further interest, costs and charges as per the Recovery Certificate/Decree.

And whereas the undersigned has ordered the sale of property mentioned in the schedule below in satisfaction of the said certificate.

And whereas a sum of **Rs. 58,34,398.87** along with pendent-lite and further interest @ 10% from the date of filing of application till payment and / or realization from CDs.

Notice is hereby given that in absence of any order of postponement, the property shall be sold on **14.11.2025 between 02:00 PM to 03:00 P.M.** (with auto extension clause in case of bid in last 5 minutes before closing, if required) by open public e-auction and bidding shall take place through **"Online Electronic Bidding" through the website (https://drt.auctiontiger.net) of M/s. e-Procurement Technologies Ltd, having address at B-704, Wall Street -II, Opp Orient Club, Near Gujarat College, Ellis Bridge, Ahmedabad 380 006, Gujarat (India) Phone Nos. 079-68136841/55/51, 079-68136800. Contact Person: Mr. Praveen Kumar Thevar (Mobile +91 9722778828),** email: **praveen.thevar@auctiontiger.net** or **support@auctiontiger.net.** The intending bidders should register themselves on the website of the aforesaid e -auction agency well in advance and get user ID and Password for uploading of requisite documents and / or for participating in the open public e-auction.

The sale will be of the property of the C.Ds above named as mentioned in the schedule below and the liabilities and claims attached to the said property, so far as they have been ascertained, are those specified in the schedule against each lot /property.

The property will be put up for the sale in the lots specified in the schedule. If the amount to be realized is satisfied by the sale of a portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale also be stopped if, before any lot is knocked down, the arrears mentioned in the said certificate, interest costs (including cost of the sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate, interest and costs have been paid to the undersigned.

The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, mis-statement or mission in this proclamation.

No officer or other person, having any duty to perform in connection with sale, either directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold.

The sale shall be subject to the conditions prescribed in Second Schedule of the Income Tax act, 1961 and the rules made there under and to the following conditions:-

1. The property shall be e-auctioned LOT-WISE as per the following details.

Sr. No.	Description of the Property	Date of Insp.	Reserve Price	EMD Amount	Incremental Bid
1.	**Shop No. 202 admeasuring 1550 sq.ft. Windsor Plaza, R.c. Dutta Road, Alkapuri within the limits of Vadoddara Municipal Corporation, Vadodara City.**	07.11.25	30,25,000/-	3,10,000/-	30,000/-
2.	**Shop No. 206 admeasuring 1550 Sq.ft, Windsor Plaza, R.C. Dutta Road, Alkapuri within the limits of Vadoddara Municipal Corporation, Vadoddara City.**	07.11.25	30,25,000/-	3,10,000/-	30,000/-

2. The amount by which the bid is to be increased shall be as per Lots. However, the decisionin this regard of the undersigned shall be final and binding on the parties concerned. In the event of any dispute arising as to the amount of bid, or as to the bidder, the lot shall at once be again put up to auction.

3. The highest bidder shall be declared to be the purchaser of that respective lot. It shall be in the discretion of the undersigned to decline/accept the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so or for reasons otherwise.

4. The public at large is hereby invited to bid in the said E-Auction. The online offers along with **EMD amounting as per Lots,** is payable by way of **RTGS/NEFT in the Account No.:00013564604005 IFSC Code No: INDB0000001, Bank and Branch Name - Indusind House, 425 Dadasaheb Bhadkamkar Marg, Mumbai 400 004.**

5. The offers in a sealed envelope (addressed to the Recovery Officer, DRT-II, Mumbai superscribing **T.R.P.No.118 of 2023** only containing duly filled in and blue ink signed prescribed bid form giving complete details of the bidder(s) including e-mail ID, Mobile Number etc., alongwith self attested copies of PAN / TAN Card, Address Proof, Photo Identify Proof of the bidder(s) and RTGS / NEFT details towards **EMD Amount as per lots** should be deposited with the undersigned not later than by **4:00 P.M. on 11.11.2025.**

6. The bidder (s) shall also declare if they are bidding on their own behalf or on behalf of their principals and sign declaration accordingly. In the latter case, they shall be required to deposit with the bid documents their original authority duly ink signed by their principal together with complete KYC of the said principal duly attested by the said principal together with complete KYC of the authorized person. In case of the company, authenticated copy of resolution passed by the board members of the company or any other authenticated documents confirming representation / attorney of the company together with complete KYC of the said principal company and complete KYC of the authorized person shall also be submitted alongwith the bid documents. In case of failure, bid shall not be considered.

7. The bidder(s) shall also upload online on the website of the aforesaid e -auction agency, after registering themselves on the website of the aforesaid e-auction agency, copy of the duly filled in prescribed bid form alongwith photocopies of the documents as stated in **para 5 & 6** here in above. The last date for submission of online bid is **11.11.2025 by 4:00 P.M.**

the physical inspection of the properties may be taken between **10:00 A.M. and 5:00 P.M. on 07.11.2025 at the property site.**

For further details contact: **Mr. Vipin Jagawat,** Senior Vice President
Telephone:- (022) 23857474 9494 23859913

8. Once the bid is submitted it is mandatory for the bidder (s) to participate in the bidding process of the e-auction by logging in on the e-auction agency portal, failing which the EMD shall be forfeited to the Government, if the undersigned thinks fit.

9. the successful bidder shall have to deposit 25% of his final bid amount after adjustment of EMD by next bank working day i.e. by 4:00 P.M. in the said account as per details mentioned in para 4 above.

10. the successful highest bidder shall also deposit the balance 75% of final bid amount on or before 15th day from the date of auction sale of the property. if the 15th day is Sunday or other Holiday, then on the first bank working day after the 15th day by prescribed mode as stated in para 4 above.

11. In addition to the above, the successful highest bidder shall also deposit poundage fee with Recovery Officer - II, DRT - II @ 2% upto Rs. 1,000/- and @ 1% of the excess of said amount of Rs. 1,000/- through DD in favour of Registrar, DRT - II Mumbai, within 15 days from the date of auction sale of the property.

12. In case of default of payment within the prescribed period, the deposit, after defraying the expenses of the sale, if the undersigned thinks fit, be forfeited to the Government and the defaulting successful highest bidder shall forfeit all claims to the property or the amount deposited. The property shall be resold, after the issue of fresh proclamation of sale. Further, the purchaser shall also be liable to make good of any shortfall or difference between his final bid amount and the price for which it is subsequently sold.

13. The property is being sold on **"AS IS WHERE IS BASIS" AND "AS IS WHAT IS BASIS".**

14. The undersigned reserves the right to accept or reject any or all bids if found unreasonable or postpone the auction at any time without assigning any reason.

SCHEDULE

No. of lots	Description of the property to be sold with the names of the co-owners where the property belongs to defaulter and any other person as co-owners.	Revenue assessed upon the property or any part thereof.	Details of any other encumbrance to which property is liable	Claims, if any which have been put forward to the property, and any other known particulars bearing on its nature and value.
1.	2.	3.	4.	5.
1.	Shop.No. 202 admeasuring 1550 Sq.ft, Windsor Plaza, R.C. Dutta Road, Alkapuri within the limits of vadodara Municipal Corporation, Vadodara City.	Not Available	Identified property	Property Tax for the year 2024 Rs. 1,43,323/-
2.	Shop No. 206, admeasuring 1550 Sq.ft, Windsor Plaza, R.C.Dutta Road, Alkapuri within the limits of Vadodara Municipal Corporation, Vadodara City.	Not Available	Identified property	Property Tax for the year 2024 Rs. 13,94,979/-

Given under my hand and seal on this 15th day of September 2025

S.K. Sharma,
Recovery Officer DRT-II, Mumbai

FORM C PUBLIC NOTICE

[Under rule 9(1) of the Insolvency and Bankruptcy (Application to Adjudicating Authority for Bankruptcy Process for Personal Guarantors to Corporate Debtors) Rules, 2019]

FOR THE ATTENTION OF THE CREDITORS OF SMT. KAUSHALIYA OMPRAKASH AGARWAL PERSONAL GUARANTOR OF KOSAS EXPORTS LIMITED

Notice is hereby given that the National Company Law Tribunal, Mumbai Bench- I, under section 121 (1) of the Code has ordered the commencement of a bankruptcy process against the **Smt. Kaushaliya Omprakash Agarwal, Personal Guarantor of Kosas Exports Limited** residing at 304, Raj Complex, Bhatar Rood, Surat 395017 on 13.08.2025. (Certified Copy of the order was received on 18.09.2025).

The creditors of **Smt. Kaushaliya Omprakash Agarwal, Personal Guarantor of Kosas Exports Limited** are hereby called upon to submit their claims with proof on or before 27.09.2025 to the bankruptcy trustee at 9-B, Vardan Complex, Near Vimal House, Lakhudi Circle, Navrangpura, Ahmadabad, Gujarat, 380014.

The last date for submission of claims of creditors shall be 27.09.2025. The creditors may submit their claims through electronic means at **Email id:** kaushaliyaagarwal.btprocess@gmail.com, or by hand or registered post or speed post or courier.

Additional details of the bankruptcy trustee:	**Name:** Mr. Iqbal Singh Gandhi **Reg. No.** IBBI/IPA-001/IP-P-02365/2021-2022/13524 **Address:** 9-B, Vardan Complex, Near Vimal House, Lakhudi Circle, Navrangpura, Ahmadabad, Gujarat, 380014 **Email-** iqbalsingh2659@yahoo.co.in

Note: Submission of false or misleading claims with proof shall attract penalties or imprisonment in accordance with the provisions of the Insolvency and Bankruptcy Code, 2016 and any other applicable laws.

Date: 20.09.2025 **Sd/-**
Place: Ahmedabad **Mr. Iqbal Singh Gandhi**
Bankruptcy Trustee
Reg. No. IBBI/IPA-001/IP-P-02365/2021-2022/13524
AFA Valid till: 30.06.2026

BAJAJ FINANCE LIMITED

Registered Office: Bajaj Finance Limited, Off Pune-Ahmednagar Road, Viman Nagar, Pune – 411014
Branch Office: Bajaj Finance Ltd Near Seva Sadan, Opp Vikas Ground, Bhanvad Gujarat

POSSESSION NOTICE

Ref No: P415PSI9607845/Aug'25 **Post Possession Intimation to Borrower/Mortgagor/Guarantors [Under Rule 8(1) of Security Interest (Enforcement) Rules, 2002]** Date: 20-08-2025

Whereas, the undersigned being the Authorized Officer of Bajaj Finance Limited (BFL). under the provisions of the Securitisation and Reconstruction of Financials Assets and Enforcement of Security Interest Act,2002 and in exercise of powers conferred under Sec.13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued demand by registered post ("Notice") calling upon the Borrowers/Co-borrowers mentioned hereunder to repay the amount mentioned in the notice U/s.13(2) of the said Act within a period of 60 days from the date of receipt of the said notice.

The Borrowers/Mortgagors/Guarantors named below having failed to repay the said amount, notice is hereby given to the Borrowers/ Mortgagors/ Guarantors and public in general that the undersigned has taken Symbolic Possession of the property described herein below in exercise of powers conferred on me under Sec.13(4) of the said Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002.

The borrowers in particular and public in general are hereby cautioned not to deal with the said property and any dealing with this property will be subject to the charge of the Bajaj Finance Limited. for the amount mentioned hereinbelow along with interest thereon at contracted rate.

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.

Loan Account No./Name of the Borrower(s) Mortgagor(s)Guarantor(s)	Description of Secured Immovable Property	Date of Notice U/s.13(2) and U/s.13(2) Notice Amount and Demand Notice
Branch :P58LPFB14527625 **1.Sanjaykumar Manilal Radia thr. Its Prop.Sanjaykumar Radia** R/o. Verad Gate Bhanvad Jamnagar Gujarat Gar Gujarat Jamnagar 360510 Contact-9978040004 Email id-radiasanjay59@gmail.com **at,R/o. Veradnaka South Side Bhavnad Balva Road** Revenue Survey No. 257/paiki 2 Plot No. 19 to 22 C.S.No. 3257/2/19 to 3257/2/22 New C.S.No 3257/2/19 Sub Plotting C S No.3257/2/19-B Rajdeepnagar (Vrajbhumi-2) MoujeBhanvadTal. & Dist. Devbhumi Dwarka 360510 **2.AlkabenSanjaybhai Radiya** R/o. Bhanvad Devbhumi Dwarka Gujarat Jamnagar 360510 Contact-9510930430 Email id-radiasanjay59@gmail.com **3. Sanjaykumar Radia** S/o Manilal Muljibhai RadiaR/o. VrajbhumiSosaityBhanvad Jamnagar Gujarat 360510 Contact-9978040004 Email id-radiasanjay59@gmail.com	**All the piece and parcel of** Veradnaka South Side Bhavnad Balva Road Revenue Survey No. 257/paiki 2 Plot No. 19 to 22 C.S.No. 3257/2/19 to 3257/2/22 New C.S.No 3257/2/19 Sub Plotting C S No.3257/2/19-B Rajdeepnagar (Vrajbhumi-2) MoujeBhanvad Tal. & Dist. Devbhumi Dwarka 360510 **along with proportionate share in common areas (Area adm. 725 Sq.Ft) Boundaries: As per legal docs:East-** Property of City Survey No. 3258/2/258/1 ;**West-** Road;**North-** Property of City Survey No. 3257/2/19/A;**South-** Property of City Survey No. 3257/2/19/C **As per site visit:East-** Property of City Survey No. 3258/2/258/1 ;**West-** Road; **North-** Property of City Survey No. 3257/2/19/A; **South-** Property of City Survey No. 3257/2/19/K	**12-06-2025** **Rs. 21,82,384** **Symbolic Possession Date** **18.09.2025 at 5 AM to 6 PM**

Date:19.09.2025
Place: GUJARAT

Sd/- Authorised Officer,
Bajaj Finance Limited.

BAJAJ HOUSING FINANCE LIMITED

Corporate office: Cerebrum IT Park B2 Building 5th floor, Kalyani Nagar, Pune, Maharashtra 411014 **Branch Address.:** Office no 402, 4th floor, Aastha Corporate Capital, VIP road, Bharthana Surat 395007, **Branch Address.:** 1st Floor, Rajkamal City Mall, Ahmedabad - Palanpur Highway, above Canara Bank, Sagar Society, Mehsana, Gujarat 384001

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-to, on their last known addresses, however the same have been returned un-served/undelivered, as such the Borrower(s)/Co-Borrower(s) are hereby intimated/informed by way of this publication notice to clear their outstanding dues under the loan facilities availed by 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 & Amount
Branch : SURAT LAN No. H428HLT1364785 and H428HHL1363358 **1. Naresh Gordhanlal Shaktawat (Borrower)** **2. Pooja Naresh Shaktawat (Co- Borrower)** **Both At** C/4 401 Anajani Nandan Residency, Saniya Kanade, Chorasi, Surat, Gujarat-394210	All that piece and parcel of the Non-agricultural Property described as: All That Pieces and Parcel of Property Bearing Flat No 401 on 4th Floor Building No C4 in The Scheme Known As Anjani Nandan Residency Situated At Block No 99, Revenue Survey No 98 of Village Saniya Kande of District Surat	05th Sep 2025 & Rs.15,86,869/- (Rupees Fifteen Lakh Eighty Six Thousand Eight Hundred Sixty Nine Only)
Branch : KADI LAN No. H4W2RLP0452267 **1. Vinodbhai Prabhubhai Kanazariya (Borrower)** **2. Dakshaben Vinodbhai Kanzariya (Co-Borrower)** **Both At** 0, Axarnagar, Opp Dr Dilipbhai Hospital, Viramgam, Kadi, Gujarat-382715	All that piece and parcel of the Non-agricultural Property described as: All That Pieces And Parcel Of Property Bearing Shop No 1 Known As " Jay Adhyashkti Trading Company " On The Ground Floor Situated At Survey No 51/9 Paiki, Opp Dinesh Farsan House, Gol Pitha, Moje Viramgam, Dist Ahmedabad, East :- Open Space, West :- Property of Hardikbhai, North :- Open Space, South :- Shop of Subhashbhai Kevalram	05th Sep 2025 & Rs. 4,52,295/- (Rupees Four Lakh Fifty Two Thousand Two Hundred Ninety Five Only)

This step is being taken for substituted service of notice. The above Borrowers and/or Co-Borrowers Guarantors) are advised to make the payments of outstanding along with future interest within 60 days from the date of publication of this notice failing which (without prejudice to any other right remedy available with Bajaj Housing Finance Limited) further steps for taking possession of the Secured Assets/ mortgaged property will be initiated as per the provisions of Sec. 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act,2002. The parties named above are also advised not to alienate, create third party interest in the above mentioned properties. On which Bajaj Housing Finance Limited has the charge.

Place: Gujarat Date: 20.09.2025 **Sd/- Authorized Officer, Bajaj Housing Finance Limited**

LIC Housing Finance Limited

Ahmedabad Back Office: Shop No. 207-210, Span Trade Center, II Floor, Paldi, Ahmedabad - 380006, Gujarat

POSSESSION NOTICE (For immovable property)

WHEREAS, The undersigned being the Authorized Officer of LIC Housing Finance Ltd. (LICHFL) 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 demand notice to the Borrower(s) Guarantors(s) mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower (s) and Guarantor(s) and the public in general that the undersigned has taken **Symbolic Possession** of the property described herein below in exercise of powers conferred under Sub-Section (4) of the Section 13 of the said Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002.

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(s)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 LIC Housing Finance Ltd. (LICHFL) for an amount as mentioned herein under with interest thereon.

Sr. No	Name of Borrower/s & Loan A/c No.	Description of Secured Asset (Immovable Property)	Demand Notice Date and Amount	Date of Possession
1	**Mr. Hareshbhai Muljibhai Maththar (Borrower), Loan Account No. 611400002383**	All That Part And Parcel Of The Property Consisting Of Flat No. 101. First Floor, Murlidhar Complex, Survey No. 1408 paiki, Amalgamated Plot No. 1, Near Udhyog Nagar Octroi Gate, M.E.S. Road, Moje-Jamnagar, Dist.-Jamnagar–361004.	30/09/2024 Rs. 16,60,138.46	16.09.2025
2	**Mr. Ankit Chauhan (Borrower) And Mrs. Sarojben Jitendrabhai Chauhan (Bo-borrower) Loan Account No. 612600001033**	All That Part And Parcel Of The Property Consisting Of Flat No. C-103, Parijat Upavan, Mahalaxmi Talav Road, SR No. 1222/1, 1223, 1234/3, TPS No. 84, Fp No. 53/3, 53/5, Moje/taluka : Vatva, Ahmedabad, Gujarat 382440.	17/05/2025 Rs. 14,21,120.11	17.09.2025
3	**Mr. Danbahadur Sitaram Chauhan (Borrower) and Mrs. Kamla Danabahadur Chauhan (Co-Borrower) Loan Account No.612600001404 & 6003260000210**	All That Part And Parcel Of The Property Consisting Of Unit No. 5, Kesar Shaligram, Amalgamated Survey No. 327/2, Old Survey No. 327/2, 328/2, 328/3 & 328/2/paiki/1, Moje - Moraiya, Taluka - Sanand, Dist. - Ahmedabad – 382213.	21/04/2025 Rs. 23,12,308.96 Rs. 9,83,138.50	15.09.2025
4	**Mr Dhavalsinh Chauhan (Borrower) Loan Account No. 6003140000881**	All That Part And Parcel Of The Property Consisting Of Plot No. 223/6, Green City, Rs 1221, Lalpur Road, Ward No 15, Jamnagar, Gujarat 361001.	21/05/2025 Rs. 87,06,164.25	16.09.2025
5	**Mr. Priteshkumar Pravinsinh Chavda (Borrower) And Mrs. Jignashaben Chauhan (Co-borrower) Loan Account No. 6003160000228**	All That Part And Parcel Of The Property Consisting of A2/206, 2nd Floor A2 Building, Yagyapurush Residency, Nr Vedant Eligance Sunshine, Moje - Kalali, R.s. No. 279, Survey No. 325, Vadodara, Gujarat - 390012.	17/05/2025 Rs. 29,50,854.56	17.09.2025

Date :20/09/2025
Place : Gujarat

Sd/- Authorized Officer
LIC Housing Finance Limited

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pnb Housing Finance Limited — Ghar Ki Baat

APPENDIX -IV-A - E-AUCTION-PUBLIC SALE NOTICE of IMMOVABLE PROPERTY/IES

E-AUCTION-SALE NOTICE FOR SALE OF IMMOVEABLE ASSETS UNDER THE SECURITISATION 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)

Reg. Off.:- 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Phones:-011-23357171, 23357172, 23705414, Web:-www.pnbhousing.com

B.O. RAJKOT:305,3rdFloor,R.K.WorldTower,Nr.SheetalParkBusStop,150FeetRingRoad,Rajkot-360005,
B.O.SURAT:1110-1111-1112,11thFloor,VasupujyaRioEmpire,Opp.PalRTO,AdajanHajraRoad,Adajan,Surat,Gujarat-394510

Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-D mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken (as described in Column no-C) by the authorized Officer of **M/s PNB Housing Finance Limited**/Secured Creditor, will be sold on **"AS IS WHERE IS, AS IS WHAT IS and WHATEVER THERE IS BASIS"** as per the details mentioned below. Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrowers/ mortgagor(s)(since deceased) as the case may be indicated in Column no-A under Rule-8(6) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date. For detailed terms and conditions of the sale, please refer to the link provided in **M/s PNB Housing Finance Limited/secured creditor's website i.e. www.pnbhousing.com.**

Loan No. Name of the Borrower/ Co- Borrower/Guarantor/Legal heirs(A)	Demanded Amount & Date (B)	Nature of possession (C)	Description of the Properties mortgaged (D)	Reserve Price (RP) (E)	EMD (10% of RP) (F)	Last Date of Submission of Bid (G)	Bid Incremental Rate (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Known Encumbrances/Court Case if any (K)
HOU/RSRT/0623/1123655 Bipinkumar Mahto / Rushan Kumari, B.O. : ROSHNI_SURAT	**Rs. 7,99,187 & 15-07-24**	Physical Possession	Plot No 25 26 27, Parekh Estate, Flat No 201, 2nd Floor Bhoomi Palace, Opp Sai Vatika Palace Nr Sahyog Hotel Nr Parekh Industrial Estate, At Tantithaiya, Ta Palsana, Surat, Gujarat - 394305 India.	**Rs. 621000**	**Rs. 62100**	06-10-2025	**Rs. 10000**	23-09-2025 12:00pm to 04:00pm	07-10-2025 2PM to 03:00PM	NOT KNOWN
HOU/RSRT/0623/1127353 Muniram Bhadani / Anjali Muniram, B.O. : ROSHNI_RAJKOT	**Rs. 9,29,199.90 & 14-09-2024**	Physical Possession	Flat No 202,2nd Floor Wing B/1,Shree Laxmi Residency, B/S Mahalaxmi Society Nr CNG Pump Kadodara, Canal Road At Kadodara, Ta Palsana, Surat, Gujarat - 394327, Surat, India.	**Rs. 571000**	**Rs. 57100**	06-10-2025	**Rs. 10000**	25-09-2025 12:00pm to 04:00pm	07-10-2025 2PM to 03:00PM	NOT KNOWN
HOU/RSRT/0123/1069976 Tapan Koley / Jhuma Koley, B.O. : ROSHNI_SURAT	**Rs. 9,29,480 & 12-09-2024**	Physical Possession	A205, 2nd Floor Wing A Tirupati Residency, B/H Sargam Complex, Opp Sanjivni Hospital, Kadodara, Nr Kadodara Char Rasta, Surat, Gujarat - 394327, Surat, India.	**Rs. 584000**	**Rs. 58400**	06-10-2025	**Rs. 10000**	27-09-2025 12:00pm to 04:00pm	07-10-2025 2PM to 03:00PM	NOT KNOWN
HOU/RRJK/0223/1084968 Nimesh Bharatbhai Dattani / Rupaben Bharatbhai Datani, B.O. : ROSHNI_RAJKOT	**Rs. 10,28,697 & 03-06-24**	Physical Possession	Flat No 206, 2nd Floor, Shree Ambe Villa, Railnagar Nr Gulmahor Plaza, Nr Lokmanya Tilaktownship, Off Sadhuvasvani Kunj Road, Rajkot, Gujarat - 360001.	**Rs. 801000**	**Rs. 80100**	06-10-2025	**Rs. 10000**	22-09-2025 12:00pm to 04:00pm	07-10-2025 2PM to 03:00PM	NOT KNOWN

***Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof. ** To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/ claims in respect of above mentioned immovable/secured assets except what is disclosed in the Column No.-K. Further such encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances. (1.)** As on date, there is no order restraining and/or court injunction PNBHFL/the authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/secured assets and status is mentioned in column no-K **(2.)** The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/orders passed etc. if any, stated in column no-K. Including but not limited to the title of the documents of the title pertaining thereto available with the PNBHFL and satisfy themselves in all respects prior to submitting tender/bid application form or making Offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form. **(3.)** Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s)/the purchaser is legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money) on the same day or not later than next working day. The sale may be confirmed in favour of (bidder(s) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the s sale consideration amount has to be deposited by the purchaser within 15 days' from the date of acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry of mandatory period of 15 days mentioned in the sale confirmation letter and the property/secured asset shall be resold as per the provisions of Sarfaesi Act. **(4.) M/s C1 India Private Limited would be assisting the Authorised officer in conducting sale through an e-Auction having its Corporate office at Plot No. 68, 3rd Floor, Sector 44, Gurgaon, Haryana 122003 Website - www.bankeauctions.com For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with Vijay Katrodiya Toll Free No. - 1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNBHFL or refer to www.pnbhousing.com.**

PLACE :- GUJARAT **DATE :- 19.09.2025** **SD/-AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED**

ITI HOUSING FINANCE LIMITED

(Formerly known as Fasttrack Housing Finance Limited) CIN No. : U65993MH2005PLC158168
Registered Office: ITI House, 36 Dr. R. K. Shirodkar Marg, Parel, Mumbai- 400 012
E-mail id: compliance@fasttrackhfc.com **Website :** www.itihousing.com

POSSESSION NOTICE

Whereas the undersigned being the Authorised officer of the **M/s. ITI Housing Finance Limited,** (Formerly known as **Fasttrack Housing Finance Limited**) 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 rule 8 of the Security Interest (Enforcement). Rules 2002, issued below mentioned Demand Notice dated calling upon the borrowers to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The Borrower having failed to repay the amount, notice is hereby given to the Borrower/ Guarantor and the public in general that the undersigned has taken **Possession** of the property described here in 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 below mentioned date. The Borrower/Guarantor 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 M/s. ITI Housing Finance Limited, (Formerly known as Fasttrack Housing Finance Limited)

Sr. No.	NAME OF THE BORROWERS	MORTGAGE PROPERTY ADDRESS	Demand Notice Date & 13(2) Amount	Date of Possession
1.	**Yashvantkumar