

IDFC FIRST Bank Limited

(erstwhile Capital First Limited and amalgamated with IDFC Bank Limited)
CIN : L65110TN2014PLC097792
Registered Office: KRM Towers, 8th Floor, Harrington Road, Chetpet, Chennai-600031. TEL: +91 44 4564 4000 | FAX: +91 44 4564 4022.

**APPENDIX IV (Rule 8(1))****POSSESSION NOTICE (For immovable property)**

Whereas The Undersigned Being The Authorized Officer Of The IDFC First Bank Limited (erstwhile Capital First Limited And Amalgamated With IDFC Bank 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 23.11.2024 Calling Upon The Borrower, Co-borrowers And Guarantors 1, Khenshaileshbhai Chhaganbhai, 2, Ankataben Shaileshbhai Khenshaileshbhai Chhaganbhai, To Repay The Amount Mentioned In The Notice Being Rs. 30,83,811.31/- (Rupees Thirty Lac Eighty Three Thousand Eight Hundred Eleven And Thirty One Paise Only) As On 23.11.2024 Within 60 Days From The Date Of Receipt Of The Said Demand Notice.

The Borrowers Having Failed To Repay The Amount, Notice Is Hereby Given To The Borrower And The Public In General That The Undersigned Has Taken Symbolic Possession Of The Property Described Herein Below In Exercise Of Powers Conferred On Him Under Sub – Section (4) Of Section 13 Of Act Read With Rule 8 Of The Security Interest (enforcement) Rules, 2002 On This 04th Day Of Mar 2025.

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 The IDFC First Bank Limited (erstwhile Capital First Limited And Amalgamated With IDFC Bank Limited) For An Amount Of Rs. 30,83,811.31/- (Rupees Thirty Lac Eighty Three Thousand Eight Hundred Eleven And Thirty One Paise Only) And Interest Thereon. The Borrower's Attention Is Invited To Provisions Of Sub – Section (8) Of Section 13 Of The Act, In Respect Of Time Available, To Redeem The Secured Assets.

Description of the Immoveable properties

All That Piece And Parcel Of The Property Bearing Plot No. 227 (as Per K.J.P New Block No. 289/227) Admeasuring 72.34 Sq. Mtr, Along With 39.99 Sq. Mts. Undivided Share In The Land Of Road & Csp, In Amrutvillage Part-1, Situate At Revenue Survey No. 306, Block No. 289, Of Moje Village: Kamrej, Ta.: Kamrej, District: Surat, Gujarat-395006, And Bounded As: East : Adj. Soc. Road, West : Plot No. 194, North : Plot No. 226, South : Plot No. 228

Date : 04-03-2025
Place : Gujarat
Loan Account No : 105813388

Sd/-
Authorised Officer
IDFC First Bank Limited
(erstwhile Capital First Limited and amalgamated with IDFC Bank Limited)

Motilal Oswal Home Finance Limited

Corporate Office : Motilal Oswal Tower, Rahmtulal Sayani Road, Opposite ST Depot, Prabhadevi, Mumbai-400025. Email : hqrcy@motilaloaswal.com. CIN Number : U65923MH2013PLC248741

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY/IES)

(Under Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002)

Whereas the undersigned being the authorized officer of Motilal Oswal Home Finance Limited, (Formerly known as Aspire Home Finance Corporation Ltd), under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002), and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated mentioned hereunder calling upon the following borrowers to repay the amount mentioned in the notice being also mentioned hereunder within 60 days from the date of receipt of the said notice.

Sr. No.	Loan Agreement No. / Name of the Borrower/Co-Borrowers/ Guarantors	Date of Demand Notice & Outstanding	Date of Possession Taken	Description of the Immoveable Property All that part and parcel of property consisting of
1	LXMOJUNAGA220-210509247 Borrower: Sanjaybhai Baraiya Co-Borrower: Poonamben Sanjaybhai Baraiya	09.09.2024 For Rs. 7,58,880/-	02.03.2025	Sub Plot No 105+106+107+108/6 Kalapi Nagar Shreearaj Residency Opp Rto Office Nr Nandanvan School Off Junagadh Bypass Road Khamdrol Dist. : Junagadh 0 0 Nr. Nandanvan School 362001 Junagadh Gujarat.
2	LXMOR00117-180067135 Borrower: Mahendrasinh Dilubhai Jadeja Co-Borrower: Hetalba Mahendrasinh Jadeja	18.06.2024 For Rs. 5,67,099/-	03.03.2025	Plot No 17/p+18/p Off Ram Siddhi Society S No 2/11&12/12&21/3&2/2 Dharm 8a National Highway Jambudiya Morbi 0 0 363642 Rajkot Gujarat.

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 Motilal Oswal Home Finance Limited for an amount mentioned herein above and interest thereon.

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

Place : Gujarat
Date : 08.03.2025

Sd/-
Authorised Officer
Motilal Oswal Home Finance Limited



CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED
Corporate Office: Chola Crest, Super B, C54 & C55A, Thiru Vi Ka Industrial Estate, Guindy, Chennai-600 032

APPENDIX IV [See rule 8 (1)] POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

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

NAME AND ADDRESS OF BORROWERS & LOAN ACCOUNT NUMBER	DATE OF DEMAND NOTICE	OUTSTANDING AMOUNT	DESCRIPTION OF THE PROPERTY POSSESSED	DATE OF POSSESSION
Loan Account No.: HL03BAO000010633 Shardul Natvarbhai Vasava (alias) Shardul N Vasava, Shobhaben Shardulbhai Vasava Both Are Residing At : 131, Vaikunth Township-1, Waghadia Road, Behind Shree Ambe School, Vadodara, 390019. Also At : A-30, Near Patel Park Society, KK Nagar Road, Warasiya Vadodara 390006	16-06-2024	Rs. 2042845/- (Rupees Twenty Lakhs Forty Two Thousand Eight Hundred Forty Five Only) as on 14-08-2024	R.S. NO. 822/1, SHEET NO.210, CHALTA NO. 19/2, C.S. NO. 162/1/B ADMEASURING AREA 10097.00 SQ.MT., PAIKEE 5320.00 SQ.MT. IN WHICH IT IS CONSTRUCTED IN THE NAME AND STYLE OF 'SHIV DHARA FLATS' PAIKEE TOWER-A, THIRD FLOOR FLAT NO.A/30 SUPER BUILT-UP ADMEASURING AREA 535.00 SQ.FT. AND OTHER COMMON AREA 355.77 SQ.MT. OF MOJE VADODARA KASBA TA. AND DIST.VADODARA. BOUNDARIES: EAST: O.T.S. STAIRS, COMMON PASSAGE AND FLAT NO. A-21, WEST: MARGIN OPEN LAND., NORTH: SOCIETY INTERNAL ROAD., SOUTH: FLAT NO. A-29.	02-03-2025 Possession
AUTHORISED OFFICER, M/s. Cholamandalam Investment and Finance Company Limited				



Union Bank of India, ARB Surat Branch : Shop No. 432-439, 4th Floor, Prime Shoppers, Udhna Magdalla Road, Vesu, Surat - 395007.

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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)/(9) of the Security Interest (Enforcement) Rule, 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 / charged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of Union Bank of India (Secured Creditor), will be sold on "As is where is", "As is what is" and "Whatever there is" on the date mentioned below, for recovery of dues as mentioned hereunder to Union Bank of India from the below-mentioned Borrower(s) and Guarantor(s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder:

DATE AND TIME OF E-AUCTION : 27.03.2025 (THURSDAY) from 12:00 PM to 05:00 PM

Branch Name, Address & Contact No.	Union Bank of India, ARB Surat Branch : Shop No. 432-439, 4 th Floor, Prime Shoppers, Udhna Magdalla Road, Vesu, Surat - 395007. Authorised Officer : Mr. Sandeep Vijay Kashyap. (M) : 8830715653 & Branch Contact : 9949540052 / 7016965509.
Name of the Borrower & Guarantor/s :- M/s. Amar Agencies (A Proprietorship Firm) (Borrower), Mr. Nirmalbhai Shivrambhai Wanwani (Prop. of Amar Agencies) & Mr. Govind Mohanlal Katwani (Guarantor)	Amount due :- Rs. 27,00,970.28 as per demand notice dated 31.12.2021 with further interest, cost & expenses.
Property No. 1 :- All piece or parcels of the immovable property bearing Basement floor, admeasuring about 102.1 Sq. Mtrs. and its Built up area admeasuring about 122.528 sq.mtrs. with proportionate undivided income share in Undermath Land of Chintamani Residency/Apartment situated and constructed on the land bearing City Survey North No. 1325 and 1326 of Ward No. 10 situated at Gopipura, Subhash Chowk area Surat belonging in the name of Mr. Nirmalkumar Shivram Wanwani.	● Type of Possession – Symbolic Possession ● Details of encumbrances over the property, as known to the secured creditor, if any: None
● Reserve Price - Rs. 14,85,000/-	● Earnest money to be deposited - Rs. 1,48,500/-
Name of the Borrower & Guarantor/s :- Mr. Hirenkumar Rajeshbhai Hirpara, Mrs. Arunaben Rajeshbhai Hirpara & Mr. Alpeshbhai Dhirubhai Timbadiya	Amount due :- Rs. 28,80,038/- as on 04.04.2018 with further interest, cost & expenses
Property No. 2 :- All the piece and parcel of the immovable property i.e. Plot No. 07, admeasuring 70.76 sq.meter together with undivided proportionate share admeasuring 34.24 sq.mtrs. in the common road and COP (aggregating admeasuring 105.00 sq.mtrs.) of the society known and named as "KAVYA RESIDENCY VIBHAG-B" situated on the land bearing Revenue Block No. 302/B (Old Survey No. 232/1, 232/2, 233/1, 233/2, 234/1 and 234/2) of Moje Village Mulad, Taluka - Olpad, District - Surat in the name of Mr. Hirenkumar Rajeshbhai Hirpara. ● Type of Possession – Physical Possession ● Details of encumbrances over the property, as known to the secured creditor, if any: None	● Reserve Price - Rs. 6,70,000/- ● Earnest money to be deposited - Rs. 67,000/-
Name of the Borrower & Guarantor/s :- M/s. Gopinathji Fashion (Borrower), Mr. Dharmesh Hakubhai Patel, (Prop. of M/s. Gopinathji Fashion), Mr. Bhaveshkumar Lalitbhai Thakkar (Guarantor)	Rs 59,44,229/- as on 28.02.2021 with further interest, cost & expenses.
Property No. 3 :- All that piece and parcel of Simple mortgage of immovable property bearing Unit No. J-849 & J-850, admeasuring Super Built-up area 2 x 258.00 sq ft in the name of Mr. Dharmesh Hakubhai Patel. (Property description as specified in the (Unit No J-849, 1176/2014 dated 11-02-2014 & Unit No J-850: 1174/2014 Deed dated 11-02-2014). On the North : By part of Niranjan Mill, On the South : By part of Niranjan Mill, On the East : By ring Road, On the West : By part of Niranjan Mill.	● Type of Possession – Physical Possession ● Details of encumbrances over the property, as known to the secured creditor, if any: None
● Reserve Price - Rs. 12,41,000/-	● Earnest money to be deposited - Rs. 1,24,100/-
Name of the Borrower & Guarantor/s :- P AND T TEX FEB	Amount due :- Rs. 14,13,77,050/- as on 30-09-2021 with further interest, cost & expenses
Property No. 4 :- All that piece and parcels of the open land bearing Rev.S.No.24, Block No.28 admeasuring about 6302 sq.mtrs. of Village: Kareli, Sub Dist: Palsana Dist: Surat, (owned by Manojkumar K Navapariya).	● Type of Possession – Physical Possession ● Details of encumbrances over the property, as known to the secured creditor, if any: None
● Reserve Price - Rs. 1,62,00,000/-	● Earnest money to be deposited - Rs. 16,20,000/-
Name of the Borrower & Guarantor/s :- Mr. Sardhara Vajubhai Samjibhai, Mrs. Sardhara Ranjanben Vajubhai & Mr. Amit Panchabhai Vadi	Amount due :- Rs. 30,75,462/- as on 10.01.2018 with further interest, cost & expenses
Property No. 5 :- All the piece and parcel of the immovable property i.e. Plot No. 08, admeasuring 70.76 sq.mtrs together with undivided proportionate share admeasuring 34.24 sq.mtrs. (aggregating admeasuring 105.00 sq.mtrs.) of the society known and named as "KAVYA RESIDENCY VIBHAG-B" situated on the land bearing Revenue Block No. 302/B (Old Survey No. 232/1, 232/2, 233/1, 233/2, 234/1 and 234/2 of Moje Village, Mulad - Taluka - Olpad, District - Surat in the name of Mr. Yujubhai Samjibhai Sardhara.	● Type of Possession – Physical Possession ● Details of encumbrances over the property, as known to the secured creditor, if any: None
● Reserve Price - Rs. 6,70,000/-	● Earnest money to be deposited - Rs. 67,000/-
Name of the Borrower & Guarantor/s :- M/s. K. D. Star Private Limited, Mr. Mohammad Yunus Abdulrahim Moriswala Mr. Mahmadiyas Abdulrahim Moriswala, Mrs. Anishabibi Mohamdiyas Moriswala, Mrs. Halimabibi Yunus Moriswala	Amount due :- Rs. 42,25,452.07 as per demand notice dated 11.07.2022 with further interest, cost & expenses.
Property No. 6 :- All that piece and parcel of the immovable property bearing Plot and Survey No. 3321/A/1 and 3556, Admeasuring 303 Sq. Feet, in the Building which is known as "Super Yarn Market" situated on the land bearing Survey Nos. 3321/A/1 and 3556, Block No. 93/A, 93/B & 93/C (before K.V.P. Block No. 93, Admeasuring 28429.00 sq. mtrs.) (paikie Block No. 93/C, admeasuring 17503.00 sq.mtrs. T.P. Scheme No. 69 (Godadara-Dindoli), Original Plot No. 24, Final Plot No. 24, admeasuring 11377.00 sq.mtrs. of Village - Godadara, Sub-District - Udhna, District - Surat.	● Type of Possession – Symbolic Possession ● Details of encumbrances over the property, as known to the secured creditor, if any: None
● Reserve Price - Rs. 19,13,000/-	● Earnest money to be deposited - Rs. 1,91,300/-
Name of the Borrower & Guarantor/s :- M/s. R.J. Robbin (A Sole Proprietorship Concern of Mr. Parashbhai Bhavanbhai Jasolia), Mr. Parashbhai Bhavanbhai Jasolia, Mrs. Amishaben Jigneshbhai Jasolia, Mr. Jigneshbhai Bhavanbhai Jasolia, Mrs. Shobhaben Hirenbhai Ranpriya, (widow and legal heir of late Mr. Hirenbhai Jamanbhai Ranpriya) Master Riyani Hirenbhai Ranpriya, (minor son and legal heir of late Mr. Hirenbhai Jamanbhai Ranpriya), Kumari Mahi Hirenbhai Ranpriya, (minor daughter and legal heir of late Mr. Hirenbhai Jamanbhai Ranpriya) through her mother and natural guardian Mrs. Shobhaben Hirenbhai Ranpriya	Amount due :- Rs. 1,98,60,144.97 as per demand notice dated 24.05.2022 with further interest, cost & expenses.
Property No. 7 :- All that piece and parcel of the land and building bearing Plot No. 3, adm. about 763.04 sq. mtrs. of "ROYAL VILLA" which is forming part of the non-agricultural land bearing Revenue Survey No. 272, 435/2 + 3 + 4, i.e. New Revenue Survey No. 208 of Block No. 238 of Village - Morthana, Taluka - Kamrej, District - Surat. Together with all building and structures which may be erected/ constructed thereon in the name of Mr. Parashbhai Bhavanbhai Jasolia. Bounded by :- North : Adj Internal Road of Society, South : Block No. 238, East : Block No. 243, West : Plot No. 4.	● Type of Possession – Physical Possession ● Details of encumbrances over the property, as known to the secured creditor, if any: None
● Reserve Price - Rs. 81,00,000/-	● Earnest money to be deposited - Rs. 8,10,000/-
Name of the Borrower & Guarantor/s :- M/s. Shreenath Villa (A Partnership firm), Mr. Arpitkumar Bhagvanbhai Saliya, Mr. Hardik Maheshbhai Parakhiya, Vishalbhai D Merulia, Ravi Chandubhai Monapara, Vijay Labhubhai Navadga, Mayuriben Bhaveshbhai Saliya, Maheshkumar Mohanbhai Parakhiya	Amount due :- Rs. 3,28,70,379.14 as per demand notice dated 11.05.2021 with further interest, cost & expenses.
Property No. 8 :- All that piece and parcel of immovable property Land bearing R.S.No.41,64/2, Block No.57,admeasuring Hecter-Are-1-59-85 sq.mtrs paikli 4856 sq.mtrs (as per Village From No. 7/12 Block/Survey no. 572, admeasuring 4856 sq.mtrs.) with all appurtenances pertaining thereto, lying, being & situated at, Village - Kanbhi, Taluka - Olpad, District - Surat, Sub-Dist:Olpad belonging to Shreenath Villa - a partnership firm.	● Type of Possession – Physical Possession ● Details of encumbrances over the property, as known to the secured creditor, if any: None
● Reserve Price - Rs. 1,27,00,000/-	● Earnest money to be deposited - Rs. 12,70,000/-
Property No. 9 :- All that piece and parcel of the property Known land bearing, R.S.No 10/2-B paikli and 10/2-A paikli, Block No. 51, Admeasuring-5564 sq.mtrs with all appurtenances pertaining thereto, lying, being & Situated at, Village- Tankarna, Taluka- Olpad, Dist -Surat, Sub-Dist -Olpad, belonging to Maheshkumar Mohanbhai Parakhiya.	● Type of Possession – Physical Possession ● Details of encumbrances over the property, as known to the secured creditor, if any: None
● Reserve Price - Rs. 1,70,00,000/-	● Earnest money to be deposited - Rs. 17,00,000/-
Name of the Borrower & Guarantor/s :- M/s. R.J. Technical Fiber, a partnership concern of (1) Mr. Jigneshbhai Bhavanbhai Jasolia, (2) Mr. Hirenbhai Bhavanbhai Ranpriya, Mr. Jigneshbhai Bhavanbhai Jasoliya, Mrs. Amishaben Jigneshbhai Jasoliya, Mrs. Hirabhai Gordhanbhai Kakdiya, Mrs. Shobhaben Hirenbhai Ranpriya (widow and legal heir of late Mr. Hirenbhai Jamanbhai Ranpriya), Master Riyani Hirenbhai Ranpriya, (minor son and legal heir of late Mr. Hirenbhai Jamanbhai Ranpriya) through his mother and natural guardian Mrs. Shobhaben Hirenbhai Ranpriya) Kumari Mahi Hirenbhai Ranpriya, (minor daughter and legal heir of late Mr. Hirenbhai Jamanbhai Ranpriya) through her mother and natural guardian Mrs. Shobhaben Hirenbhai Ranpriya	Amount due :- Rs. 1,44,05,975.96 as per demand notice dated 29.08.2022 with further interest, cost & expenses.
Property No. 10 :- All that piece and parcel of the land bearing Plot No. 116, admeasuring about 688.76 sq.yrds. i.e. 571.70 sq. mtrs. of 'Gokulam Farm & Resort' situated at land bearing Revenue Survey No. 937/2/8 i.e. Block No.1493 of Village - Mota, Taluka - Bardoli, District - Surat, together with all building and structures constructed thereon together with the building and structures which may hereafter be erected/constructed thereon in the name of Mr. Jigneshbhai Bhavanbhai Jasolia. Bounded by :- North : Adj C.O.P, South : Adj Plot No. 117, East: Adj Block No. 1465 & West : Adj. Road of Society.	● Type of Possession – Physical Possession ● Details of encumbrances over the property, as known to the secured creditor, if any: None
● Reserve Price - Rs. 27,60,000/-	● Earnest money to be deposited - Rs. 2,76,000/-
Property No. 11 :- All that piece and parcel of the land bearing Plot No. 117, admeasuring about 586.84 sq.yrds. i.e. 490.67 sq. mtrs. of 'Gokulam Farm & Resort' situated at land bearing Revenue Survey No. 937/2/8 i.e. Block No.1493 of village Mota, Taluka Bardoli, District Surat, together with all building and structures constructed thereon together with the building and structures which may hereafter be erected/constructed thereon in the name of Mrs. Amishaben Jigneshbhai Jasolia. Bounded by :- North : Adj Plot No. 116, South : Adj Plot No. 118, East : Adj Block No. 1465 & West : Adj. Road of Society.	● Type of Possession – Physical Possession ● Details of encumbrances over the property, as known to the secured creditor, if any: None
● Reserve Price - Rs. 23,50,000/-	● Earnest money to be deposited - Rs. 2,35,000/-
Property No. 12 :- All that piece and parcel of the land bearing Plot No. 114, adm. about 783.58 sq.yrds. i.e. 655.17 sq. mtrs. of 'Gokulam Farm & Resort' situated at land bearing Revenue Survey No. 937/2/8 i.e. Block No.1493 of village Mota, Taluka Bardoli, District Surat, together with all building and structures constructed thereon together with the building and structures which may hereafter be erected/constructed thereon in the name of Mr. Hirabhai Gordhanbhai Kakdiya. Bounded by :- North : Adj Plot No. 115, South : Adj Plot No. 113, East : Adj Road of Society & West: Adj. Block No. 1492. ● Type of Possession – Physical Possession ● Details of encumbrances over the property, as known to the secured creditor, if any: None	● Reserve Price - Rs. 31,60,000/-
● Earnest money to be deposited - Rs. 3,16,000/-	
Name of the Borrower & Guarantor/s :- Mr. Virani Bipinbhai Devshibhai, Mrs. Manisha Bipinbhai Virani & Mr. Ramani Kishor Dhirubhai	Amount due :- Rs. 27,12,710/- as on 05.01.2018 with further interest, cost & expenses.
Property No. 13 :- All that right and title and interest in the residential house type property at Moje - Antroli bearing R.S. No. 83/Paiki, Block No. 92, Amrut Residency, Vibhag - 3, Type - B, Plot No. 28, Nr. Sukhdarshan Row House, Antroli - Velanja Road, Taluka - Kamrej, Dist. Surat - 394150, Gujarat, owned by Mr. Virani Bipinbhai Devshibhai.	● Type of Possession – Physical Possession ● Details of encumbrances over the property, as known to the secured creditor, if any: None
● Reserve Price - Rs. 9,00,000/-	● Earnest money to be deposited - Rs. 90,000/-
Name of the Borrower & Guarantor/s :- M/s. Greenway Plastic (Proprietor Mr. Dilipbhai Jagabhai Karathiya), Mr. Bharatbhai Jagabhai Karathiya & Mr. Ganeshbhai Ramjibhai Dodaariya	Amount due :- Rs. 36,77,336.94 as per demand notice dated 04.07.2019 with further interest, cost & expenses.
Property No. 14 :- Residential open plots at Moje Navi Pardi bearing R S No 372/2 and 383, Block no 47 Sub plot no 02 "Suryoday Residency", Plot no 74,75,76,77 near Relief Hotel N H no 48 Navi Pardi Taluka Kamrej Dist. Surat 394150 in the name of Mr. Bharatbhai Jagabhai Karathiya (Plot No. 74) & Mr. Bharatbhai Jagabhai Karathiya (Plot No. 75,76 & 77).	● Type of Possession – Physical Possession ● Details of encumbrances over the property, as known to the secured creditor, if any: None
● Reserve Price - Rs. 24,50,000/-	● Earnest money to be deposited - Rs. 2,45,000/-

Name of the Borrower & Guarantor/s :- M/s. Friends Developer (A Partnership Firm of Mr. Dhavalkumar Mahendrabhai Jariwala, Mr. Amitkumar Chandrakant Mali & Ms. Khyati Snehal Boghawala), Mr. Amitkumar Chandrakant Mali (Partner), Mr. Dhavalkumar M Jariwala (Partner), Mrs. Khyati Snehalbhai Boghawala (Partner), Mr. Snehal Vasantlal Boghawala, Ms. Jigisha Amitkumar Mali, Ms. Shubmen Dhavalkumar Jariwala, Ms. Renubhen Mahendrabhai Jariwala		Amount due :- Rs. 3,24,26,640.83 as on 29.08.2023 with further interest, cost & expenses.
Property No. 15 :- All that right, title & interest in the Office No. F-16, adm. about 17.68 sq. mtrs. built-up on 2 nd Floor of building known as Veon Plaza together with undivided proportionate land underneath the said building constructed on the land bearing revenue Survey No. 156/2 of Village Rander Taluka Adajan District – Surat and FP No. 63 of TP Scheme No. 29 (Rander) & All right, title & interest in the Office No. F-17 admeasuring about 17.42 sq.mtrs. built-up on 2 nd Floor of building known as Veon Plaza together with undivided proportionate land underneath the said building constructed on the land bearing Revenue Survey No. 156/2, TP Scheme No. 29 (Rander), Final Plot No. 63 admeasuring 905.00 sq.mtrs. of Village: Rander, Sub-District -Adajan, District – Surat & All right, title & interest in the Office No. F-18 admeasuring about 49.84 sq.mtrs. built-up on 2 nd Floor of building known as Veon Plaza together with undivided proportionate land underneath the said building constructed on the land bearing Revenue Survey No. 156/2, TP Scheme No. 29 (Rander), Final Plot No. 63 admeasuring 905.00 sq.mtrs. of Village: Rander, Sub-District -Adajan, District – Surat. ● Type of Possession – Symbolic Possession ● Details of encumbrances over the property, as known to the secured creditor, if any: None		
● Reserve Price - Rs. 70,00,000/-		● Earnest money to be deposited - Rs. 7,00,000/-
Property No. 16 :- All right, title and interest in the immovable property bearing Office No. S-2 built up admeasuring 82.29 sq.mtrs. on 3 rd Floor (as per SMC Plan) of the building known as "Veon Plaza" along-with undivided proportionate share in the land underneath the said building situated on the land bearing Revenue Survey No. 156/2, TP Scheme No. 29 (Rander), Final Plot No. 63 admeasuring 905.00 sq. mtrs. of Village – Rander, Sub-District – Adajan, District – Surat		
● Type of Possession – Symbolic Possession ● Details of encumbrances over the property, as known to the secured creditor, if any: None		
● Reserve Price - Rs. 60,00,000/-		● Earnest money to be deposited - Rs. 6,00,000/-
Property No. 17 :- All that right, title and interest in the Office No. T-2, adm. 82.29 sq.mtrs. built-up on 4 th Floor (As per SMC Plan) of building known as Veon Plaza together with undivided proportionate land underneath the said building constructed on the land bearing Revenue Survey No. 156/2 of Village Rander Taluka Adajan District – Surat and FP No. 63 of TP Scheme No. 29 (Rander) & All that right, title and interest in the Office No. T-3, adm. 82.29 sq.mtrs. built-up on 4 th Floor (As per SMC Plan) of building known as Veon Plaza together with undivided proportionate land underneath the said building constructed on the land bearing Revenue Survey No. 156/2 of Village Rander Taluka Adajan District – Surat and FP No. 63 of TP Scheme No. 29 (Rander) ● Type of Possession – Symbolic Possession ● Details of encumbrances over the property, as known to the secured creditor, if any: None		
● Reserve Price - Rs. 1,15,00,000/-		● Earnest money to be deposited - Rs. 11,50,000/-
Property No. 18 :- All right, title and interest in the immovable property bearing Office No. S-1 built up admeasuring 64.53 sq.mtrs. on 3 rd Floor (as per SMC Plan) of the building known as "Veon Plaza" along-with undivided proportionate share in the land underneath the said building situated on the land bearing Revenue Survey No. 156/2, TP Scheme No. 29 (Rander), Final Plot No. 63 admeasuring 905.00 sq.mtrs. of Village – Rander, Sub-District – Adajan, District – Surat.		
● Type of Possession – Symbolic Possession ● Details of encumbrances over the property, as known to the secured creditor, if any: None		
● Reserve Price - Rs. 46,00,000/-		● Earnest money to be deposited - Rs. 4,60,000/-
Name of the Borrower & Guarantor/s :- M/s. Soham Chem Care (A sole proprietorship firm), Mrs. Hemali Priyankbhai Barvaliya		Amount due :- Rs. 46,98,944.40 as per demand notice dated 28.02.2023 with further interest, cost & expenses.
Property No. 19 :- All those pieces and parcel of the immovable property being (1) "A" type Plot no-28 (As per KJP, Block no-535/28) Admeasuring area 69.68 square metres (as per sanctioned plan 54.60 square metres) alongwith undivided proportionate share admeasuring 40.25 square metres in the common roads and COP (2) "A" type Plot no-29 (As per KJP, Block no-535/29) Admeasuring area 69.68 square metres (as per sanctioned plan 54.60 square metres) alongwith undivided proportionate share admeasuring 40.25 square metres in the common roads and COP, (3) "A" type Plot no-30 (As per KJP, Block no-535/30) Admeasuring area 69.68 square metres (as per sanctioned plan 54.60 square metres) alongwith undivided proportionate share admeasuring 40.25 sq. metres in the common roads and COP, (4) , "A" type Plot no- 31 (As per KJP, Block no-535/31) Admeasuring area 69.68 square metres (as per sanctioned plan 54.60 square metres) alongwith undivided proportionate share admeasuring 40.25 square metres in the common roads and COP, (5) , "A" type Plot no-32 (As per KJP, Block no-535/28) Adm. area 99.76 sq. metres (as per sanctioned plan 97.20 square metres) alongwith undivided proportionate share admeasuring 74.11 square metres in the common roads and COP All of "Swamibhumi" of the said society of the land bearing Block no-535 of moje- Village- Kamrej, Taluka- Kamrej, District- Surat in the name of Mrs. Hemali Priyankbhai Barvaliya. ● Type of Possession – Physical Possession ● Details of encumbrances over the property, as known to the secured creditor, if any: None		
● Reserve Price - Rs. 63,00,000/-		● Earnest money to be deposited - Rs. 6,30,000/-
Name of the Borrower & Guarantor/s :- M/s. Siccio Creation (Borrower), Mr. Mehul Bharatbhai Balar & Alpeshbhai Nathabhai Ghevariya		Amount due :- Rs. 1,23,35,516.44 as per demand notice dated 07.03.2017 with further interest, cost & expenses.
Property No. 20 :- New Plot No. 98 (Old Plot no 113) (City Survey No 2708/113 of Chalta No. 1; Sheet no 54), admeasuring area 96.02 sq mtr i.e. equivalent to 114.84 sq. yards along with undivided proportionate share admeasuring 19.00 sq mtr in the common roads and COP (Aggregating admeasuring 115.02 sq. meter) of the society known as Sai Drashti Residency; situated on the land bearing Revenue Survey no 173; its Block no 227 of moje village Olpad; Taluka Olpad; District Surat.		
● Type of Possession – Physical Possession ● Details of encumbrances over the property, as known to the secured creditor, if any: None		
● Reserve Price - Rs. 7,03,000/-		● Earnest money to be deposited - Rs. 70,000/-
Property No. 21 :- New Plot no 204 (Old Plot no 205) (City Survey No 2708/205 of Chalta No. 1; Sheet no 54), admeasuring area 117.06 sq mtr i.e. equivalent to 140 sq. yards along with undivided proportionate share admeasuring 19.00 sq mtr in the common roads and COP (Aggregating admeasuring 136.06 sq. meter) of the society known as Sai Drashti Residency; situated on the land bearing Revenue Survey no 173; its Block no 227 of moje village Olpad; Taluka Olpad; District Surat.		
● Type of Possession – Physical Possession ● Details of encumbrances over the property, as known to the secured creditor, if any: None		
● Reserve Price - Rs. 8,57,000/-		● Earnest money to be deposited - Rs. 85,700/-
Name of the Borrower & Guarantor/s :- M/s. Feni Ceramics, Proprietor Mr. Paritosh Dilipbhai Patel (Borrower) & Mrs. Sukeshi D Patel (Guarantor)		Amount due :- Rs. 41,32,098.79 as on 29.11.2023 with further interest, cost & expenses.
Property No. 22 :- All That Piece and Parcel of the Immovable Property known as Residential Flat Type property bearing Flat No. B/701, 7th Floor, Wing - B in "Shakuntala Complex" at Moje - Adajan bearing R. S. No. 539, TP No. 10 (Adajan), F.P. No. 89/Pakl, Sub Plot No. A, B, Singshvi Tower, Adajan - 395009, Taluka - Surat City District - Surat.		
● Type of Possession – Physical Possession ● Details of encumbrances over the property, as known to the secured creditor, if any: None		
● Reserve Price - Rs. 31,50,000/-		● Earnest money to be deposited - Rs. 3,15,000/-
Name of the Borrower & Guarantor/s :- M/s. Axon Non Woven (Partnership Firm), Mr. Chirag Bhuvra (Partner), Mr. Dhavalkumar Natubhai Patel (Partner), Mr. Kamleshkumar Maganbhai Patel (Partner), Mrs. Priyankaben Chetanakumar Bhutani (Partner), Mr. Sanjay Chhotabhai Patel, Mrs. Bhavnaben Bhariben Natubhai Patel, Mrs. Ramaben Mukundbhai Bhuvra		Amount due :- Rs. 1,79,19,380.30 as on 10.06.2022 with further interest, cost & expenses.
Property No. 23 :- Chhavanbhai (2) Bhartiben Natubhai Patel, situated at Shop No. (a) 4, 5 & 6, First Floor, C. K. Complex, Jay Shri Yojigi Co-Op. Housing Society Ltd., Off. Andala, Taluka: Ankleshwar, District: Bharuch, owned by Mrs. Bhavnaben (2) Bhartiben Natubhai Patel.		
● Type of Possession – Physical Possession ● Details of encumbrances over the property, as known to the secured creditor, if any: None		
● Reserve Price - Rs. 30,30,000/-		● Earnest money to be deposited - Rs. 3,03,000/-
● Reserve Price - Rs. 8,56,000/-		● Earnest money to be deposited - Rs. 85,600/-
Property No. 24 :- Residential Unit situated at Flat No. A/103, First Floor, Aaradhana Vo-Op Housing Society Ltd., New Colony, Opp. Gattu School, GIDC, Ankleshwar, District: Bharuch, owned by Mrs. Ramaben Mukundbhai Bhuvra.		
● Type of Possession – Physical Possession ● Details of encumbrances over the property, as known to the secured creditor, if any: None		
● Reserve Price - Rs. 14,60,000/-		● Earnest money to be deposited - Rs. 1,46,000/-
Name of the Borrower & Guarantor/s :- M/s. Ashish Trading Co. (Borrower), Mr. Mulchand B Sharma (Proprietor) - M/s. Ashish Trading Co., Mrs. Sumita M Sharma (Guarantor) & Mr. Mahaveer M Rajapat (Guarantor)		Amount due :- Rs. 23,95,208.65 as on 24.05.2024 with further interest, cost & expenses
Property No. 25 :- All that piece and parcel of Shop No. F-107, admeasuring about 15.33 Sq. Mtrs. On the lower ground floor of "Shiv Krupa Textile Market", together with undivided proportionate land admeasuring about 5.11 Sq. Mtrs. Underneath the said building constructed on the land bearing Revenue Survey No. 97/Pakl, City Survey Nondh No. 1511/Pakl, 1512, 1513/Pakl and Final Plot No. 3/Pakl, 4, 5/Pakl, 6 & 7 of T.P Scheme No. 7 (Anjana) of Village- Umravada, Sub-Dist City Surat.		
● Type of Possession – Symbolic Possession ● Details of encumbrances over the property, as known to the secured creditor, if any: None		
● Reserve Price - Rs. 20,81,000/-		● Earnest money to be deposited - Rs. 2,08,100/-
Name of the Borrower & Guarantor/s :- Mr. Pravinbhai D Patel, Mr. Ashwinbhai D Patel & Mrs. Hansabehn H Vasoiia		Amount due :- Rs. 26,01,536/- as on 01.11.2018 with further interest, cost & expenses
Property No. 26 :- All the piece and parcel of immovable property bearing Plot No. 66 as per sanction plan admeasuring 107.05 sq.mtrs. equivalent to 128.00 sq.yards together with undivided proportionate share in road and COP at 'Sonai Park' situated on the land bearing Block No. 35 (Rev. S. No. 56/a/A) admeasuring 10421.00 sq.mtrs. situated at Village Atodara, Sub-District – Olpad, District – Surat stands in the name of Mr. Pravinbhai D Patel & Ashwinbhai D Patel.		
● Type of Possession – Physical Possession ● Details of encumbrances over the property, as known to the secured creditor, if any: None		
● Reserve Price - Rs. 13,55,000/-		● Earnest money to be deposited - Rs. 1,35,500/-
Name of the Borrower & Guarantor/s :- SINGER IMPEX		Amount due :- Rs 17,18,34,648.30 as on 30.09.2021 with further interest, cost & expenses (Subject to subsequent recovery)
Property No. 27 :- All that right, title and interest in Unit/Shop No. J/108 admeasuring Super Built-up area 599.00 sq. ft. i.e 55.66 sq.mtrs. and Carpet area 26.01 sq.mts. on the 1st floor alongwith undivided share of the land admeasuring about 6.50 sq.mts. in underneath land of building known as Japan Market of Silver Plaza Complex, constructed and situated on the land bearing City Survey Nondh No. 4824/A of Ward No. 7 at opp. Linear Bus stand, Delhi Gate, City Surat, Taluka City (Choryasi), Dist. Surat, owned by Mrs. Rekha Ankur Narang.		
● Type of Possession – Physical Possession ● Details of encumbrances over the property, as known to the secured creditor, if any: None		
● Reserve Price - Rs. 21,20,000/-		● Earnest money to be deposited - Rs. 2,12,000/-
Property No. 28 :- All that right, title and interest in Unit/Shop No. J/107 admeasuring Super Built-up area 655.00 sq. ft. i.e 60.87 sq.mtrs. and Carpet area 26.01 sq.mts. on the 1st floor alongwith undivided share of the land admeasuring about 7.11 sq.mts. in underneath land of building known as Japan Market of Silver Plaza Complex, constructed and situated on the land bearing City Survey Nondh No. 4824/A of Ward No. 7 at opp. Linear Bus stand, Delhi Gate, City Surat, Taluka City (Choryasi), Dist. Surat, owned by Mrs. Rekha Ankur Narang.		
● Type of Possession – Physical Possession ● Details of encumbrances over the property, as known to the secured creditor, if any: None		
● Reserve Price - Rs. 23,20,000/-		● Earnest money to be deposited - Rs. 2,32,000/-
Property No. 29 :- All that right, title and interest in Unit/Shop No. J/109 admeasuring Super Built-up area 1104.00 sq. ft. i.e 102.60 sq.mtrs. and Carpet area 751.00 sq. ft. i.e. 69.79 sq.mts. on the 1st floor alongwith undivided share of the land admeasuring about 12.00 sq.mts. in underneath land of building known as Japan Market of Silver Plaza Complex, constructed and situated on the land bearing City Survey Nondh No. 4824/A of Ward No. 7 at opp. Linear Bus stand, Delhi Gate, City Surat, Taluka City (Choryasi), Dist. Surat, owned by Mrs. Neeru Deepak Narang.		
● Type of Possession – Physical Possession ● Details of encumbrances over the property, as known to the secured creditor, if any: None		
● Reserve Price - Rs. 39,10,000/-		● Earnest money to be deposited - Rs. 3,91,000/-
Property No. 30 :- All that right, title and interest in Unit/Shop No. J/109 admeasuring Super Built-up area 738.00 sq. ft. i.e 68.58 sq.mts. on the 1st floor alongwith undivided share of the land admeasuring about 8.00 sq.mts. in underneath land of building known as Japan Market of Silver Plaza Complex, constructed and situated on the land bearing City Survey Nondh No. 4824/A of Ward No. 7 at opp. Linear Bus stand, Delhi Gate, City Surat, Taluka City (Choryasi), Dist. Surat, owned by Mrs. Rekha Ankur Narang.		
● Type of Possession – Physical Possession ● Details of encumbrances over the property, as known to the secured creditor, if any: None		
● Reserve Price - Rs. 26,10,000/-		● Earnest money to be deposited - Rs. 2,61,000/-