

**E-AUCTION SALE NOTICE**  
E-Auction notice for Sale under the Insolvency and Bankruptcy Code, 2016  
Bharat NRE Coke Limited - In Liquidation (Corporate Debtor)  
CIN: U23109WB2003PLC097375

Regd. Office: 22 Camac Street, Block C, 5th Floor, Kolkata, Kolkata- 700016 India  
Date & Time of E-Auction: 9th August, 2023 from 10:30 AM to 4:30 PM IST (with unlimited extension of 5 min each)

**Date of Inspection of the unit: Any day after declaration as Qualified Bidder till 31st July, 2023**  
Notice is hereby given to the public in general for Sale of the properties/assets of the Corporate Debtor - Bharat NRE Coke Limited - In Liquidation forming part of Liquidation Estate formed by the Liquidator, appointed by the Hon'ble National Company Law Tribunal, Kolkata Bench vide order dated 24th November, 2022 to be sold on **"AS IS WHERE IS, AS IS WHAT IS, WHATEVER THERE IS AND WITHOUT REOURSE BASIS"**. The sale will be done by the undersigned through the e-auction platform https://eauction.ipssupport.in

Basic Description of Assets and Properties for sale:

Sr. No.	Details of Assets of Corporate Debtor	Location	Reserve Price (Amount in Rs.)	EMD Amount (Reserve Price) (Amount in Rs.)
1.	Entire Land component measuring 16.107 Acres	VII-Luvva, Taluka Bhachau, Dist Kutch, Gujarat, India	3,00,00,000	15,00,000

**NOTE:**  
Any interested buyer can submit a bid after due diligence.  
The EMD (Refundable) shall be payable by interested bidder through NEFT/RTGS/Demand Draft/Bank Guarantee on or before 30.06.2023 in account of "Bharat NRE Coke Limited in Liquidation" having account number 00060534031 and IFSC Code: ICIC0000006.

For detailed terms and condition of E-auction service, refer Sale Notice available on https://ipssupport. For any query regarding E-auction, contact to IP Support on 08826875426, E-mail: help@ipssupport.in

Sd/-  
Varsha Bagri (Liquidator)  
Bharat NRE Coke Limited - In Liquidation  
IBBI Regn. No.: IBBI/PA-001/IP-P01812/2019-2020/12783  
Date: 10-07-2023  
Address: P-273, Manikanta Main Road, CIT, Scheme - VI/M, Kolkata - 700054  
bha5701@rediffmail.com, varsha\_bagri@yahoo.com

**Bank of Baroda**  
Vidhan Sabha Branch : Gh-4, Nr. Udyog Bhavan, Sector-11, Dist. Gandhinagar - 382011.  
Ph. 079-23226079, Email : vidhan@bankofbaroda.com

**ANNEXURE 3 - POSSESSION NOTICE - FOR IMMovable PROPERTY**

Whereas, the undersigned being the Authorized Officer of the Bank of Baroda under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (Second) 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 17.04.2023 calling upon the Borrower M/s. Shivam Traders, A/3 F 1, Om Shivalay Society, Opp. Ami Krupa Society, Nr. Vastrapur Railway Station, Ahmedabad to repay the amount mentioned in the notice being Rs. 1,04,56,501.36/- PLUS Unapplied Interest as on date & Other Charges (Rupees One Crore Four Lakh Fifty Six Thousand Five Hundred One & Paise Thirty Six only PLUS Unapplied Interest as on date & Other Charges) 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 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 sub section (4) of Section 13 of the said Act read with Rule 8 of the Security Interest (Enforcement) Rules 2002 on this 06th day of July of the year 2023.

The Borrower / Guarantor / Mortgagees 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 Bank of Baroda for an amount of Rs. 1,04,56,501.36/- PLUS Unapplied Interest as on date & Other Charges (Rupees One Crore Four Lakh Fifty Six Thousand Five Hundred One & Paise Thirty Six only PLUS Unapplied Interest as on date & Other Charges) and interest thereon at the contractual rate plus cost, charges and expenses till date of payment.

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 THE IMMOVABLE PROPERTY**  
**PRIMARY SECURITY:** Hypothecation of entire Plant & Machinery lying at Plot No. 57, Ajanta Industrial Estate, Vasna Iyava Road, Sanand, Ahmedabad.

**COLLATERAL SECURITY:** Industrial Unit having Plot No. 57 (Account No. 1048), admeasuring 1500 sq. mtrs. in "Ajanta Industrial Estate", lying being and situated on the Non agricultural land bearing amalgamated Survey Nos. 177 PLUS 182 PLUS 183A Paiki (amalgamated Survey Nos. 177 PLUS 182 PLUS 183A Paiki 57) of Mouje Village : Vasna - Iyava, Taluka : Sanand in the Registration District Ahmedabad and Sub District of Sanand. BOUNDARIES BY : East : Sub Plot No. 48; West : 7.5 sq. mtrs. Road; North : Private Road of Industrial Estate; South : Sub Plot No. 58.

Date : 06.07.2023  
Place : Gandhinagar

Authorized Officer,  
Bank of Baroda

**UCO BANK**  
UCO BANK, JAMNAGAR MAIN BRANCH, JAMNAGAR

Whereas, The undersigned being the authorized officer of the UCO Bank under the 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) Rule, 2002 issued demand notice dated 27<sup>th</sup> October, 2022 calling upon the borrower Mr. Mahendrasinh Ratansinh Vala to repay the amount mentioned in the notice being Rs. 6,88,426.34 (In words Rupees Six Lac Eighty Eight Thousand Four Hundred Twenty Six and thirty Four Paise only) as on 15.06.2022 inclusive of interest up to 14.03.2022 with further up to date interest, expenses & other charges etc thereon 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 and the public in general that the undersigned has taken possession of the property described herein below in exercise of power conferred on him under sub-section (4) of section 13 of act read with rule 8 of the Security Interest (Enforcement) Rule, 2002 on this 06<sup>th</sup> day of July of the year 2023.

The Borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of the UCO Bank for an amount of Rs. 2,18,468.34 as on 30.06.2023 inclusive of interest up to 31.05.2023 with further interest w.e.f. 01.06.2023 and charges thereon less recovery if any.

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 IMMOVABLE PROPERTY**  
All the piece and parcel of Plot No. 7, 8, 12, 13, 15, 17 at Nagarjun Petrol Pump, Khambaliya Road, Moti Khavdi, The-Lalpur, Dist. Jamnagar - 2276 having Sale Deed 2276 dated 24.06.2006, 4772 dated 20.06.2007, 4729 dated 29.04.2008, 5883 dated 30.07.2007, 5884 dated 30.07.2007 and Bounded as under:-

a). Plot No. 7 North : Rs No.143/Paiki South : Plot No. 8 East : Road West : Common Plot	b) Plot No. 8 North : Plot No. 7 South : Road East : Road West : Common plot	c) Plot No. 12 North : Plot No. 15 South : Road East : Road West : Plot No. 13
d) Plot No. 13 North : Plot no. 14 South : Road East : Plot no.12 West : Road	e) Plot No. 15 North : Plot No. 17 South : Plot No. 12 East : Road West : Plot No. 14	f) Plot No. 17 North : Road South : Plot No. 15 East : Road West : Plot No. 16

Date : 06.07.2023, Place : Jamnagar Sd/-, Authorised Officer, UCO Bank

**UCO BANK**  
UCO BANK, JAMNAGAR MAIN BRANCH, JAMNAGAR

Whereas, The undersigned being the authorized officer of the UCO Bank under the 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) Rule, 2002 issued demand notice dated 27<sup>th</sup> October, 2022 calling upon the borrower Mr. Mahendrasinh Ratansinh Vala to repay the amount mentioned in the notice being Rs. 6,88,426.34 (In words Rupees Six Lac Eighty Eight Thousand Four Hundred Twenty Six and thirty Four Paise only) as on 15.06.2022 inclusive of interest up to 14.03.2022 with further up to date interest, expenses & other charges etc thereon 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 and the public in general that the undersigned has taken possession of the property described herein below in exercise of power conferred on him under sub-section (4) of section 13 of act read with rule 8 of the Security Interest (Enforcement) Rule, 2002 on this 06<sup>th</sup> day of July of the year 2023.

The Borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of the UCO Bank for an amount of Rs. 2,18,468.34 as on 30.06.2023 inclusive of interest up to 31.05.2023 with further interest w.e.f. 01.06.2023 and charges thereon less recovery if any.

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 IMMOVABLE PROPERTY**  
All the piece and parcel of Plot No. 7, 8, 12, 13, 15, 17 at Nagarjun Petrol Pump, Khambaliya Road, Moti Khavdi, The-Lalpur, Dist. Jamnagar - 2276 having Sale Deed 2276 dated 24.06.2006, 4772 dated 20.06.2007, 4729 dated 29.04.2008, 5883 dated 30.07.2007, 5884 dated 30.07.2007 and Bounded as under:-

a). Plot No. 7 North : Rs No.143/Paiki South : Plot No. 8 East : Road West : Common Plot	b) Plot No. 8 North : Plot No. 7 South : Road East : Road West : Common plot	c) Plot No. 12 North : Plot No. 15 South : Road East : Road West : Plot No. 13
d) Plot No. 13 North : Plot no. 14 South : Road East : Plot no.12 West : Road	e) Plot No. 15 North : Plot No. 17 South : Plot No. 12 East : Road West : Plot No. 14	f) Plot No. 17 North : Road South : Plot No. 15 East : Road West : Plot No. 16

Date : 06.07.2023, Place : Jamnagar Sd/-, Authorised Officer, UCO Bank

**Union Bank of India**  
ASSET RECOVERY BRANCH, 1st Floor, Rangoli Complex, Opp: V.S.Hospital, Ellisbridge, Ahmedabad.  
Email: arbahmedabad@unionbankofindia.bank

**APPENDIX-IV [Rule-8(1)] POSSESSION NOTICE (For Immoveable property)**

Whereas The undersigned being the authorized officer of the Union Bank of India under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 30.08.2022 calling upon the borrower M/s. Dharamraj Jewellers, Shri Rajesh Harshadbhai Zinzuwadia (Soni) (Partner), Shri Harshad Kasturchand Zinzuwadia (Partner), Smt. Rakshabhai Rajeshkumar Zinzuwadia (Soni) (Guarantor), Smt. Harshadaben Harshadbhai Zinzuwadia (Soni) (Guarantor), Shri Dhamesh Harshadbhai Zinzuwadia (Guarantor) and Smt. Chetnaben Dhameshbhai Zinzuwadia (Guarantor) to repay the amount mentioned in the notice being Rs. 22,29,93,132.99 (In words Rupees Twenty Two Crore Twenty Nine Lacs Ninety Three Thousand One Hundred Thirty Two and Ninety Nine Paise only) with interest as mentioned in notice, within 60 days from the date of receipt of the said Notice.

The Borrowers/Guarantors having failed to repay the amount, notice is hereby given to them and the public in general that the Court Commissioner has is compliance with the order dated 27.03.2023 issued by the Hon'ble Additional Chief Metropolitan Magistrate Court No. 23 at Ahmedabad, has taken Physical possession of the properties described herein below in exercise of powers conferred on him/her under Sub Section (4) of Section 13 of Act read with Rule 8 of the Security Interest Enforcement Rules, 2002 and handed over the possession to the authorized officer of the bank on this 09th day of July of the year 2023.

The borrowers/Guarantors in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of the Union Bank of India for an amount Rs. 22,29,93,132.99 (In words Rupees Twenty Two Crore Twenty Nine Lacs Ninety Three Thousand One Hundred Thirty Two and Ninety Nine Paise only) as on 28.08.2022 and interest thereon plus other charges.

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

**DESCRIPTION OF IMMOVABLE PROPERTIES**

i) Residential Flat No. G/403, 4th Floor, Vishwas City 5, Near Gota Cross Road, Gota, Ahmedabad, admeasuring 90.30 Sq. Mtrs in name of Shri Rajeshbhai H. Zinzuwadia and bounded by :- East : Flat No. G/404, South : Lift No. : Margin Space then Block No. H, West : Flat No. G/402

ii) Flat No. H/403, 4th Floor, Vishwas City 5, Near Gota Cross Road, Gota, Ahmedabad, admeasuring 90.33 Sq. Mtrs. in name of Smt. Rakshaben R. Zinzuwadia and bounded by :- East : Flat No. H/402, South : Margin Space then Block No. G, North : Lift and Stair, West : Flat No. H/404

iii) Flat No. H/501, 5th Floor, Vishwas City 5, Near Gota Cross Road, Gota, Ahmedabad, admeasuring 100.33 Sq. Mtrs in name of Smt. Harshadaben H. Zinzuwadia and bounded by :- East : Margin Space then Block D, South : Flat No. H/502, North : Compound Wall, West : Stair

Date : 09.07.2023  
Place : Ahmedabad

Authorized Officer  
Union Bank of India

**POONAWALLA HOUSING FINANCE LIMITED**  
(FORMERLY, MAGMA HOUSING FINANCE LIMITED)  
Registered Office: 602, 6th Floor, Zero One IT Park, Sr. No. 79/1, Ghorpadi, Mundhwa Road, Pune - 411036

**APPENDIX IV (See rule 8(1)) POSSESSION NOTICE (For Immoveable Property)**

Whereas, the undersigned being the Authorized Officer of Poonawalla Housing Finance Limited (Formerly known as Magma Housing Finance Limited) of the above Corporate/ Register office under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred as the "said Act") and in exercise of the powers conferred under Section 13 (12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice below dated calling upon the below Borrowers to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the 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/her under Section 13 (4) of the said Act read with Rule 8 of the said rules of the Security Interest Enforcement Rules 2002 on this 7th day of July of the year 2023.

The borrowers 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 Poonawalla Housing Finance Limited (Formerly known as Magma Housing Finance Limited) the amount and interest thereon. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. Details of Property taken in possession are herein below.

Sr. No.	Name of Borrowers	Description of Property	Possession taken Date	Date of statutory Demand Notice	Amount in Demand Notice (Rs.)
1.	PANDIT PRIYASH GANESH BHAI ANJALI PRAHALD BHAI SHARMA	All that piece and parcel of immovable property being Residential Flat No. E-602, admeasuring around 46.73 Sq. Mtrs. Built up area with undivided land admeasuring around 22.74 Sq. Mtrs. on 6th floor of the Scheme known as "Svastik Platinum", situated on the land of Survey No. 554/3 of Mouje: Vatva, more specific on the land of Final Plot No. 38/2 of TPS No. 58 of mouje: Vatva, Sub-Dist. & Dist. Ahmedabad. And Boundaries of the Tenement East- Flat No: E-603 West- Block D North- Block B South-Flat No. E-601	07/07/2023	15/02/2023	Loan No: HF/0104H/20/100214 Rs. 1553897.90/- (Rupees Fifteen Lacs Fifty Three Thousand Eight Hundred Ninety Seven and Ninety Paises Only) payable as on 15/02/2023 along with interest @ 10.80 p.a. till the realization.

Sd/- Authorised Officer  
Poonawalla Housing Finance Limited  
(Formerly known as Magma Housing Finance Limited)

**INDOSTAR CAPITAL FINANCE LIMITED**  
Regd. Office:- Unit No. 505, 5th Floor, Wing 2/E, Corporate Avenue, Andheri-Ghatkopar Link Road, Chakala, Andheri (East), Mumbai - 400 093, Maharashtra, India

**Rule 8(1) POSSESSION NOTICE (For Immoveable Property)**

Whereas, The Authorized Officer of the Secured Creditor mentioned herein, 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 3) of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 27-09-2022 calling upon the borrower(s) to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrower(s) having failed to repay the amount, notice is hereby given to the borrower(s) and the public in general that the undersigned being the Authorized Officer of IndoStar Capital Finance Limited has taken 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 the date mentioned against each property. 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 the IndoStar Capital Finance Limited for the amount mentioned below and interest thereon.

Loan Account Number	Borrower(s) (Co-Borrower(s)) Details	Amount & Date of Demand Notice	Date of Possession	Possession Status
LSSUR05117-180001364 & LSSUR13921-220005384	1. M/S SHIVA CREATIONS 2. MR. SHRICHAND HASHMATRAI KHATRI 3. MRS. NAINA SHRICHAND KHATRI 4. MRS. PALAK B KHATRI 5. MR. BUNTY S KHATRI 6. MR. NUTIN S KHATRI	Rs.1,60,93,158/- As on 22nd September 2022 (Rupees One Crore Sixty Six Lakhs Ninety Three Thousand One Hundred and Fifty Eight Only) & Rs. 17,43,301/- As on 22nd September 2022 (Seventeen Lakhs Fourty Three Thousand Three Hundred and One) Date:- 27-09-2022	09-07-2023	Physical Possession

Property Description:- All that "HALL NO. 401, 4TH FLOOR, MAPLE-9 R.S. NO 19/2, BLOCK NO. 29/ B. T. P. S. NO. 9F. P. NO. 92 NR. NAKSHATRA PLATINUM PALAPPORE, SURAT 395009" Boundaries Details:- North: OPEN SPACE South: COMMON PASSAGE East: OPEN SPACE West: OPEN SPACE

Sd/- Authorised Officer  
M/s. IndoStar Capital Finance Limited

**Chola CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED**  
Corporate office: 1st Floor, 'Dare House', No. 2, N.S.C. Bose Road, Chennai- 600 001.

**Possession Notice [(Appendix IV) Under Rule 8 (1)]**

WHEREAS the undersigned being the Authorized Officer of M/s. Cholamandalam Investment and Finance Company Limited, under the 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 Rules 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notices dated mentioned below under Section 13(2) of the said Act calling upon by 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 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) Section 13 of the said Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002. The borrowers mentioned here in above in particular and the public in general are hereby cautioned not to deal with said property and dealings with the property will be subject to the charge of M/s. Cholamandalam Investment and Finance Company Limited for an amount as mentioned herein under and interest thereon. The borrower's attention is invited to provisions of sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

NAME AND ADDRESS OF BORROWER/S & LOAN/AC NO.	DT OF DEMAND NOTICE	O/S. AMT.	DESCRIPTION OF THE PROPERTY POSSESSED	DATE OF POSSESSION
Loan A/c No. X0HLMES00002194709 1. VEENABEN BHARATBAIKANSARA (Known Legal heir and Wife of BHARATKUMAR PURSHOTTAMDAS KANSARA) 2. MAYANKKUMAR BHARATBAIKANSARA (Known Legal heir and Son of BHARATKUMAR PURSHOTTAMDAS KANSARA Represented by his Mother) 3. PARTHKUMAR BHARATBAIKANSARA (Known Legal heir and Son of BHARATKUMAR PURSHOTTAMDAS KANSARA Represented by his Mother) All are residing at: Gayatri Krupa Society, Nr. State Bank Road, Harji-384240, Gujarat	22-02-2023	Rs. 3320762/- (Rupees Thirty-Three Lakhs Twenty Thousand Seven-Hundred and Sixty-Two Only) as on 22-02-2023	All the piece an parcel of the property and thereon constructed building in, (Annuat/Vard) Plot No. 19, Survey No. 663/P1, City Survey No. 2771, Sheet No. 78, Taluka - Harji Dist-Patan. Admeasuring 208.80 Sq.Mtr. North - Wide Internal Road, South - Compound Wall, Margin Land & Survey No. 671, East - Plot No. 18/A, West - Compound Wall, Margin Land & Survey No. 674.	07-07-2023 (POSSESSION)

Place: Ahmedabad  
Date: 07-07-2023

For CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED.  
SD/- AUTHORISED OFFICER

**Capri Global Housing Finance Limited**  
Registered & Corporate Office : 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai-400013.  
Office Address : 9th Floor, BBC Tower, Opposite Law Garden, Near Axis Bank, Ahmedabad-380006.

**POSSESSION NOTICE (for Immoveable Properties)**

Whereas the undersigned being the Authorized Officer of Capri Global Housing Finance Limited (CGHFL) under the Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rule, 2002, Demand Notice(s) issued by the Authorized Officer of the company to the Borrower(s) / Guarantor(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) / Guarantor(s) 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 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 provision of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets." 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 "CGHFL" for an amount as mentioned herein under with interest thereon.

Sr. No.	Name of the Borrower/ Guarantor	Description of Secured Asset (Immoveable Properties)	Demand Notice Date & Amount	Date of Possession
1.	(Loan Account No. LNHLSUR0000044225, Surat Branch), Mr. Govindbhai Rameshbhai Patel, Mrs. Jagrutiben Govindbhai Patel	All that piece and parcel of Flat No. 406, admeasuring 31.50 sq. mtrs. 4 <sup>th</sup> Floor, Shree Hari Residency, Plot No. 369 to 373, in Jolva Residency, R. S. 182, Block 223, Super built-up Admeasuring 58.44 sq. Mtr. area Village - Jolva, Tehsil - Palasana, District - Surat, Gujarat - 394310. Bounded by :- East : Open Land, West : Open Entry & Passage, North : Flat No. 405, South : Flat No. 407.	09.12.2022 Rs. 8,73,347/-	09.07.2023
2.	(Loan Account No. LNCGHABH0000000609, Ahmedabad Branch), Mr. Hemendra Kaishavali Mehta C/o Jayem Warehousing Pvt. Ltd. Mrs. Usha Meena	All that Piece and Parcel of Property being Flat No. 503, having Super Built-up area of 720 Sq. Ft., i.e., 66.88 Sq. Mts., located on the 5 <sup>th</sup> Floor Block - J, in the project known as Aagam 99 Residency, together with undivided proportionate share admeasuring 45.72 Sq. Yds., i.e., 38.23 Sq. Mts., in the non-agricultural land admeasuring 9819 Sq. Mts., bearing amalgamated revenue Survey No. 949 P2, situated, lying and being at Moje Sachana, Taluka Viramgam, Sanand Viramgam Highway, in the Registration Sub-District Viramgam and District Ahmedabad, Gujarat - 382150, alongwith rights to use the common amenities and facilities in the said project developed on the larger land bearing Survey No. 949/1 and 949/2. Bounded by :- East : Road and Open Land, West : Flat No. 27D- 404, North : Flat No. J-502, South : Road and Block No. 27D.	17.11.2022 Rs. 7,82,335/-	09.07.2023
3.	(Loan Account No. LNHLSUR0000006204, Surat Branch), Mr. Pravin Narendra Rathod C/o M/s Ruh Step Up Dance & Fitness Mr. Nilesh Narendra Rathod, Mrs. Tulsiaben Narendra Rathod	All Piece and Parcel of Flat No. 101, (Area admeasuring 765 Sq. Ft.), on the 1 <sup>st</sup> Floor, Building - B, Karambhum Complex (Karamdhani), constructed on land bearing Revenue Survey No. 32/1 Paiki, Block No. 60, T P Scheme No. 8 (Palanpore), Final Plot Nos. 29 paiki, Private Plot No. 4 paiki western side of Village Palanpore, UGAT Canal Road, Palanpore, Surat, Gujarat - 395009 and Bounded by :- East : Common Road, West : Flat No. 104, North : Flat No. 102, South : Common Space.	19.11.2021 Rs. 19,52,986/-	09.07.2023
4.	(Loan Account No. LNCGHABH0000000420, Ahmedabad Branch), Mr. Shankarlal K Prajapati C/o Nirmal Enterprises Mrs. Gitaben Shankarlal Prajapati, Mrs. Kantaben Ajaybhai Chauhan	All that piece and parcel of Flat No. 403, 4 <sup>th</sup> Floor, area 720 sq ft, Block No. 27 D, Together with undivided proportionate share admeasuring 45.72 sq mtrs Project Aagam 99 Residency, Moje Sachana Taluka Viramgam, District Ahmedabad, Gujarat - 382150. Bounded by :- East : Road and Open Land, West : Flat No. 27D- 404, North : Flat No. 27D- 402, South : Road and Block No. 27E.	09.12.2022 Rs. 10,99,545/-	09.07.2023
5.	(Loan Account No. LNHLSUR0000031642, Surat Branch), Mr. Tunatun Dayanand Ray, S/o Sh. Dayanand, C/o M/s Tuntun Ray, Mrs. Shobha Devi Tuntun Ray	All that piece and parcel of Flat No. 101, (Area admeasuring 765 Sq. Ft.), on the 1 <sup>st</sup> Floor, Building - B, Karambhum Complex (Karamdhani), constructed on land bearing Revenue Survey No. 32/1 Paiki, Block No. 60, T P Scheme No. 8 (Palanpore), Final Plot Nos. 29 paiki, Private Plot No. 4 paiki western side of Village Palanpore, UGAT Canal Road, Palanpore, Surat, Gujarat - 395009 and Bounded by :- East : Society's Internal Road, West : Plot No. 37, North : Plot No. 7, South : Plot No. 5.	09.11.2022 Rs. 11,81,853/-	09.07.2023
6.	(Loan Account No. LNCGHABH0000000499, Ahmedabad Branch), Mr. Pragnesh V. Shah C/o M/s Rajlaxmi Sarees, Mrs. Khushbu Yogeshbhai Purohi	All that piece and parcel of Block No. D, Flat No. 202, Adm. 66.88 M <sup>2</sup> , Second Floor, Aagam 99 Residency, undivided proportionate share admeasuring 45.72 Sq Yard , Sachana Town, Sanand - Viramgam Road, Ahmedabad, Gujarat - 382150. Bounded by :- East : Road and Block - L, West : Flat NO. D-201, North : Road and Block - E, South : Flat No. D-203.	12.01.2023 Rs. 8,72,685/-	09.07.2023

Date : 12.07.2023, Place : Gujarat Sd/- (Authorized Officer), For, Capri Global Housing Finance Limited

**INDOSTAR CAPITAL FINANCE LIMITED**  
Regd. Office:- Unit No. 505, 5th Floor, Wing 2/E, Corporate Avenue Andheri- Ghatkopar Link Road, Chakala, Mumbai, Mumbai City, MH -400093, India. Email:- contact@indostarcapital.com.  
CIN Number:- L65100MH2009PLC268160. Contact No.: Mr. Sirajshun Nurulhusen Saiyad - 9974704805

**APPENDIX-IV-A See Rule 8(6) [Sale Notice For Sale of Immoveable Properties]**

E-Auction Sale Notice for Sale of Immoveable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower(s) that pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of INDOSTAR CAPITAL FINANCE LIMITED (hereinafter referred to as "Secured Creditor") under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the recovery of amount due from borrower(s), offers are invited to be submitted online on the Web Portal of our Sales & Marketing and e-Auction Service Partner, M/s. Invent ON Solutions Pvt. Limited (Invent ON) i.e. https://auctions.inventon.in by the undersigned for purchase of the immovable property, as described hereunder. 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 said property is in the Physical Possession on "As Is Where Is Basis", "As Is What Is Basis" and "Whatever There Is Basis" and "No Recourse Basis", the particulars of which are hereunder:

Borrower(s) Details	Date & Amount of 13(2) Demand Notice	Description of Property	Reserve Price EMD Bid Increase Amount	Date & Time of eAuction
LAN-LSAHD03018-190002762, LSAHD03018-190002765 & LSAHD13920-210004264 Branch: Ahmedabad Borrower: AMAR MANVANTBHAI PATEL Co-Borrower: 1) MRS. URMILABEN PATEL 2) M/S KINJAL DIGITAL IMAGING SOLUTIONS PVT LTD 3) M/S KINJAL INNOVATIONS	Date:- 08 July 2022 Rs. 2,24,62,839/- (Rupees Two Crore Twenty-Four Lakh Sixty-Two Thousand Eight Hundred Thirty-Nine Only) along with further interest and charges until payment.	Property Bearing:- All that BUNGLOW No. 10/B, CHANDRA COLONY, NR. SAMARPAN FLAT, NAVRANGPURA, GULBAI TEKRA, AHMEDABAD- 380009 Four Boundaries:- North: OTHER COMPLEX SOUTH: INTERNAL ROAD East: OTHER COMPLEX West: BUNGLOW No. 10/A	Rs. 2,40,89,850/- Rs. 24,08,985/- Rs. 10,000/-	29th July 2023 Time: 10.30 AM to 11.30 AM with unlimited extension of 5 minutes

Terms and Conditions of E-Auction: 1) For Detailed Terms and Conditions of the Sale Please Refer To The Link Provided On https://www.indostarcapital.com/Andwebsite of our Sales & Marketing and e-Auction Service Provider, https://auctions.inventon.in Secured Creditors Website.  
2) The Same Have Been Published on Our Portal Under The Link https://www.indostarcapital.com/Auction-Terms-and-Conditions  
3) For any enquiry, information & inspection of the property, support, procedure and online training on eAuction, the prospective bidders may contact the Client Service Delivery (CSD) Department of our Sales & Marketing and e-Auction Service Partner M/s. InventON Solutions Pvt. Limited, through Tel. No. :- +91 9833478748/0929086321 & E-mail ID: care@inventon.net or manoj.das@inventon.net or the Authorized Officer, Mr. Sirajshun Nurulhusen Saiyad - 9974704805

Sd/- Authorised Officer  
M/s. IndoStar Capital Finance Limited  
Date : 12.07.2023.

**KOTAK MAHINDRA BANK LIMITED**  
Registered Office : 27BKC, C-27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 4000051.  
Corporate Office : Kotak Infinity, Zone-II, 4th Floor, Bldg. No. 21, Infinity Park, Goregaon, Mumbai - 400097.  
Regional Office : Kotak Mahindra Bank Ltd., 223-228, Siddhivinayak Complex, Shivrajnagar, Satellite, Ahmedabad - 380015.

**POSSESSION NOTICE (For Immoveable property) (AS PER APPENDIX IV READ WITH RULE 8 (1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002)**

WHEREAS, The undersigned being the Authorized Officer of KOTAK MAHINDRA BANK LIMITED, a banking company within the meaning of the Banking Regulation Act, 1949 having its Registered Office at 27BKC, C-27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400051 and branch office situated at Rajkot, 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 9 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice, to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The Details of the Parties along with Mortgaged Property Possession taken by the Bank, is given below:-

Name of Customer (Borrower/s) / Co-Borrower(s) and Guarantor(s)	Date of Demand Notice u/s 13(2) read with rule 9 of SARFAESI Act, Along with Amount in Rs.	Description of Immoveable Property taken in to Possession (As per Appendix IV read with Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002)	Date of Possession
1) Dhanaxmi			