

### AAVAS FINANCIERS LIMITED

(Formerly known as Au HOUSING FINANCE LIMITED) (CIN: L65929RJ2011PLC034297)  
 Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur, 302020

#### POSSESSION NOTICE

Whereas, The undersigned being the Authorized Officer of AAVAS FINANCIERS LIMITED (Formerly known as "AU HOUSING FINANCE LIMITED") under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred upon me under section 13(12) read with Rule 9 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice calling upon the borrower to repay the amount mentioned in the respective notice within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, undersigned has taken possession of the properties described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with Rule 9 of the said rules on the dates mentioned as below.

The borrower and Guarantor in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the property will be subject to the charge of the AAVAS FINANCIERS LIMITED (Formerly known as "AU HOUSING FINANCE LIMITED") for an amount mentioned as below and further interest thereon.

Name of the Borrower	Date & Amount of Demand Notice	Description of Property	Date & Type of Possession
KRISHNANINGH SAJUBHA ZALA, Mrs. SHILPABA KUMARINSH ZALA, Mr. KUMARSINH SAJUBHA ZALA (A/C No.) LNBO700617-180060442	7 Dec 22 ₹ 830796/- 5 Dec 22	PROPERTY SITUATED AT PLOT NO. 6, REVENUE SURVEY NO. 693, (A-2, G-2S), BOTAD, GUJARAT Admeasuring 98.70 Sq. Yard	Physical Possession Taken on 2 Oct 23
JODHARAM SAMJIRAM PATEL, Mrs. LAXMIDEVI PATEL, Guarantor : Mr. MANISH RAGHAVBHAI MAKWANA (A/C No.) LNBO703117-180069079	7 Nov 22 ₹ 1221496/- 5 Nov 22	PROPERTY OF PLOT NO.18 PAKKI WEST SIDE BEARING AT BOTAD, REVENUE SURVEY NO.626/1 PAKKI 1 AND 626/2 PAKKI 1 PAKKI 2 SITUATED AT BOTAD, GUJARAT Admeasuring 69.97 Sq. Yard	Physical Possession Taken on 2 Oct 23

Place : Jaipur Date: 05-10-2023 Authorized Officer Aavas Financiers Limited

### CSL Finance Limited

Reg. off.: 410-412, 18/12, 4th Floor, W.E.A. Arya Samaj Road, Karol Bagh, New Delhi-110005, Corp. off.: 716-717, 7th Floor, Tower B, World Trade Tower, Sector 16, Noida, 201301, (U.P.) Ph.: +91 120 4290650/52/53/54/55, Email: info@csfinance.in, Legal@csfinance.in., Web.: www.csfinance.in, CIN: L74899DL1992PLC051462

#### PUBLIC AUCTION NOTICE FOR SALE OF IMMOVABLE PROPERTY UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF THE SECURITY INTEREST ACT 2002 ("SARFAESI ACT 2002")

Notice is hereby given to the public in general that the below mentioned Borrower/Co-Borrower mortgaged the Immovable Property (which is described hereunder) to CSL Finance Limited ("Lender"), and the possession of the said Immovable Property ("Secured Asset/Property") has been taken over by the Authorized Officer of the Lender in accordance of the SARFAESI Act 2002 and rules framed thereto. The Secured Asset will be sold by the Lender through public auction by bidding for realization of the loan dues, along with the applicable interest, fees, charges and costs etc. The Secured Asset is being sold on and the bidding will be held on "AS IS WHERE IS, AS IS WHAT IS, WHATEVER THERE IS AND WITHOUT RECOURSE BASIS" under the rule number 8 & 9 of the Security Interest (Enforcement) Rules (hereinafter referred to as the rules) and on the terms and conditions specified here under:

Borrowers Name & Address	Names of the Co-Borrowers with address	Amount dues as per Demand Notice dated 08.12.2022:
<b>Borrower:</b> Panchal Parth Atulkumar 401, Shreeniketan Apartment, Opp. Mitra Mandal So, Usmanpara, Mitramanada Society, Ahmedabad, Gujarat-380013 <b>Loan Account No.:</b> SMEAHMSAMAL0000005002531	<b>Co-Borrower:</b> 1. Jimisha Gautambhai Borisa 2. Atul Naranbhai Panchal 3. Arunabha Panchal 401, Shreeniketan Apartment, Opp. Mitra Mandal So, Usmanpara, Mitramanada Society, Ahmedabad, Gujarat-380013	<b>Rs. 44,42,427/-</b> (Rupees Forty-Four Lakh Forty-Two Thousand Four Hundred Twenty-Seven Only) as on 17.12.2022 alongwith future interest, fees, costs and charges. <b>Total Amount outstanding as on 30.09.2023:</b> <b>Rs. 48,26,906/-</b> (Rupees Forty-Eight Lakh Twenty-Six Thousand Nine Hundred Six Only) alongwith future interest, fees, costs and charges.

Title Holder Name	Property Description	Place, Date and Time of the Auction of the Secured Asset.	Reserve price/ EMD/Bid Increment
<b>Ms. Arunabha Atulbhai Panchal W/o Atul Naranbhai Panchal</b>	All that piece and parcel of freehold Immovable Residential Property being a Flat No. E/206, admeasuring 54.91 sq. mtrs super built up area on second floor of block No. E with undivided rights in the land admeasuring around 25.52 sq. mtrs of the scheme known as "SWATI RESIDENCY", situated on the land of Survey No 483 (After promulgation new survey No.666) of mouje / village : Chhatrar, Taluka: Kalol and dist. Gandhinagar within the State of Gujarat <b>Boundaries as per Title documents:</b> North - Passage, South- Flat Wall, East - Flat Wall, West- Flat No. E/207.	Date: <b>03-November-2023</b> Time: <b>11:00 AM</b> Place: <b>CSL Finance Limited</b> Office No. SF - 201, City Centre Arcade & Home NR, SRP Campus, Krishnanagar Naroda Highway, Naroda, Ahmedabad - Gujarat-382346	Reserve Price: <b>Rs. 7,79,000/-</b> <b>EMD:</b> Minimum 15% of Reserve Price. I.E., <b>Rs. 1,16,850/-</b>

Last Date and time for submission of the request letter for participation along with KYC Documents/ Proof of EMD etc. : 01-November-2023 at 4:00PM

Date and Time for Inspection of the Secured Assets: From 03/10/2023 to 01/11/2023 between 11:00 AM to 3:00 PM

Details of the Authorized Officer's: Name: Mr. Vijay Rathore; Email ID: Legal@csfinance.in; Mob No. 9979099846

**Terms and Conditions of the Public Auction are as under:** 1. Public Auction is being held on "AS IS WHERE IS, AS IS WHAT IS AND WITHOUT RECOURSE BASIS" and is being sold with all the existing and future encumbrances whether known or unknown to CSL Finance Limited. The bid form, Declaration, General Terms and Conditions of Public Auction can be obtained from office of CSL Finance Limited Office No. SF - 201, City Centre Arcade & Home NR, SRP Campus, Krishnanagar, Naroda Highway, Naroda, Ahmedabad - Gujarat-382346. 2. The Secured asset will not be sold below the Reserve Price. 3. To the best of the knowledge and information of the Authorized Officer, there is no encumbrance on the properties. However, it is necessary that the intending bidders should make their own independent inquiries regarding any claims, charges, dues, encumbrances and should satisfy about the title, extent/measurement of the property prior to submitting their bid. For any discrepancy in the property the participating bidder is solely responsible for all future recourses from the date of submission of bid. 4. The sale is subject to confirmation by the Authorized Officer if the Borrower/guarantor pays the entire outstanding in full before sale, no sale will be conducted. 5. No claim of whatsoever nature regarding the property put up for sale, charges/encumbrances over the property or on any other matter etc. will be entertained after submission of the bid. 6. The Authorized Officer/CSL will not be responsible for any change, lien, encumbrance, property tax dues, electricity dues etc. or any other dues to the Government, local authority or anybody, in respect of the property under sale. 7. The Public Auction notice/advertisement does not constitute and will not be deemed to constitute any offer, commitment or any representation of CSL Finance Limited. The Authorized Officer/CSL shall not be responsible in any way for any third party claims/rights/dues. 8. The Sale shall be subject to the rules/conditions prescribed under the SARFAESI Act 2002 and rules thereto. 9. It shall be the responsibility of the bidders to inspect (a) the title and link documents and (b) the property and satisfy themselves about the secured asset and specification before submitting the bid. Before entering the premises for inspection, it is necessary that the interested purchaser shall provide their identity, address and contact details in the register confirming their entry and exit from property under their signature. 10. The interested bidders shall submit their bids along with EMD, which shall be payable only through DD/RGTS/NEFT in favour of CSL Finance Limited payable at Noida on or before the last day and time mentioned above. 11. The bids along with other documents must be submitted to the Authorized Officer in a sealed envelope mentioning "Offer for Purchase-MR. PANCHAL PARTH ATULKUMAR S/O ATUL NARANBHAI PANCHAL, LAN: SMEAHMSAMAL0000005002531". To reach the Authorized Officer on or before the last date of submission of the Bids. 12. The bidder is supposed to submit the following documents at the time of submission of the bid: i) Proof of EMD paid ii) copy of the Pan Card iii) Proof of identification/Address proof/Aadhaar Card/KYC (self-attested copies) without which the bid is liable to be rejected. 13. The bidder alone can participate in the public auction proceeding and no other person is permitted. 14. The successful Bidder must deposit the 25% of the purchase amount (after adjusting the EMD already paid) immediately upon the acceptance of the offer and declaration of the successful bidder by the Authorized officer, failing which the EMD paid shall be forfeited and cannot be claimed by the bidder from CSL Finance Limited. 15. The balance 75% of the purchase amount must be deposited by the successful bidder within 15 days, failing which the amounts already deposited by the bidder shall stand automatically forfeited without further notice and no request for refunds whatsoever shall be entertained. Further, the property will be put to re-auction and the defaulting bidder shall have no claim/right in respect of the property/amount and will not be eligible to participate in the re-auction, if any. 16. No interest is applicable to EMD or any amount deposited by the bidders/successful bidder in respect of sale of secured asset. 17. The Purchaser/successful bidder shall bear the (a) applicable stamp duty/registration/transfer charges; (b) all the statutory, non-statutory, conversion, electricity, sewage charges, any dues, cess, fees, taxes, rates, assessment charges etc. owing to any person, association or authority shall be borne by the successful Bidder only. 18. Sale certificate shall be issued in the prescribed form in favor of successful bidder only. 19. The successful bidder shall have to arrange for registration etc., and his/her/its cost of the sale certificate as per the provisions of prevailing Stamp and Registration Act. The successful bidder shall bear the charges for conveyance, registration fee, stamp duty, taxes, fee etc. as applicable. 20. In case of sale of property subject to any encumbrances, the successful bidder/purchaser shall deposit money required to discharge the encumbrance including interest, cost, expenses etc. if any to the Authorized officer. 21. In case if the public auction is stopped, stayed, postponed or rescheduled or cancelled, a public notice will be put on the notice board of CSL branch and no personalized/individual communication in this regard will be sent to any of the bidders or otherwise. 22. Submission of bid by the bidders is construed that they have read, understood and accepted the terms and conditions governing the public auction. 23. EMD of unsuccessful bidders shall be returned on the closure of auction proceedings. 24. The Authorized officer is not bound to accept the highest offer/bid and the Authorized officer has absolute right to accept or reject any or all offers) or adjourn/postpone/cancel the public auction without assigning any reason thereof. 25. For more information please contact with Authorized officer: 9979099846.

Date: 04/10/2023  
Place: Ahmedabad  
Sd/- Authorized Officer, CSL Finance Ltd.

### FORM B PUBLIC ANNOUNCEMENT

[Regulation 12 of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016]

#### FOR THE ATTENTION OF THE STAKEHOLDERS OF P.G. SILK MILLS PRIVATE LIMITED

PARTICULARS	DETAILS
1. NAME OF CORPORATE DEBTOR	P.G. SILK MILLS PRIVATE LIMITED
2. Date of Incorporation of Corporate Debtor	03/06/2010
3. Authority under which Corporate Debtor is incorporated/Registered	Registrar of Companies, Ahmedabad
4. Corporate Identity No./ Limited Liability Identification No. of Corporate Debtor	U17120GJ2010PTC060952
5. Address of the registered office & principal office (if any) of Corporate Debtor	Shop No. C- 1004, Gopal Chamber, Salabatpura, Ring Road, Surat, Gujarat - 395006.
6. Date of closure of Insolvency Resolution Process	24/10/2022
7. Liquidation commencement date of Corporate Debtor	27/09/2023 (Copy Of Order Uploaded On Hon'ble NCLT Site On 03/10/2023)
8. Name & Registration Number of Insolvency Professional acting as Liquidator	Mr. Suhas Dinkar Bhattbhatt Regn. No: IBB/PA-002/IP-N00571/2017-2018/11738
9. Address and Email of the liquidator as registered with the Board	520, Grand K-10, Behind Atlantis K-10, Opp. Honest Restaurant, Near Genda Circle, Vadodra, Gujarat, 390007. Email: cssuhasb@gmail.com
10. Address and e-mail to be used for correspondence with the liquidator	520, Grand K-10, Behind Atlantis K-10, Opp. Honest Restaurant, Near Genda Circle, Vadodra, Gujarat, 390007. Email: crp.pgsmp@gmail.com
11. Last date for submission of Claims	27/10/2023

Notice is hereby given that the National Company Law Tribunal Ahmedabad Bench has ordered the commencement of liquidation of the P.G. Silk Mills Private Limited on 27/09/2023. (Copy of Order Uploaded On Hon'ble NCLT Site On 03/10/2023)

The stakeholders of P.G. Silk Mills Private Limited are hereby called upon to submit their claims with proof on or before 27/10/2023 to the liquidator at the address mentioned against item No. 10.

The financial creditors shall submit their claims with proof by electronic means only. All other creditors may submit the claims with the proof in person, by post or by electronic means.

Submission of false or misleading proof of claims shall attract penalties.

In case a stakeholder does not submit its claims during liquidation process, the claims submitted by such a stakeholder during the corporate insolvency resolution process under the IBI (Insolvency Resolution Process for Corporate Persons) Regulations, 2016 shall be deemed to be submitted under section 38.

Date : 05.10.2023  
Place : Vadodra  
Suhas Dinkar Bhattbhatt  
Liquidator, P.G. Silk Mills Private Limited  
Regn. No.: IBB/PA-002/IP-N00571/2017-2018/11738 | AFA Valid upto 02/01/2024

### NOTICE FOR PUBLIC AUCTION OF PLEDGED GOLD JEWELLERY/ORNAMENT/COINS

Recovery Department  
Gandhinagar Zonal Office  
Harji Branch M: 95749,10755

It is hereby brought to the notice of the following gold loan borrower, their legal heirs, persons engaged in business of gold jewelry/ornaments/coins and general public that in spite of repeated reminders/ notices by the Bank, the following borrowers are not repaying their dues to the Bank. Notice is hereby published that if they fail to deposit all their dues in their respective gold loan accounts (including up-to-date interest and all costs charges/expenses) by 18.10.2023, then from 19:00am of 19-10-2023 their Pledged Gold Jewellery /Ornament/Coins will be put for public auction in the Bank of India HARIJ Branch Premises. For this, Bank shall not be held responsible for any inconvenience or damage caused to the concerned borrowers and no allegations or representations will be entertained from any borrowers in this regard.

Persons interested to take part in the bidding should deposit Rs. 500/- (Rupees Five Hundred Only) with the Branch Manager before the scheduled time/date towards earnest money. Persons having taken part in final bidding must be able to deposit full amount to the Bank within 48 hours, failing which their earnest money, deposited with the Bank will be forfeited. Bank reserves the right to cancel the auction without assigning any reasons in case, the bidding price so arrived at, is observed to be low or inadequate. Further, if need be, Bank reserves the right to change the date, time or place of the above scheduled auction or cancel the same without assigning any reasons thereon.

Account No.	Branch	Name of Borrower	Address	Gross weight	Floor Price
22277610001679	HARIJ	SHAILESHKUMAR KANUBHAI PANCHAL	AT AND PO 35 CHINTAN BUNGLOWS, MEHSANA HIGHWAY, HARIJ, TALUKA HARIJ, DISTRICT PATAN 384240	100.10 gms	4,68,997.76/-

Date : 05.10.2023, Place : HARIJ  
Authorized Officer, Bank of India

### PNB Housing Finance Limited

Regd. Office : 9th Floor, Antriksh Bhawan, 22, K.G. Marg, New Delhi-110001, Ph : 011-23357171, 23357172, 23705414, Website : www.pnbhousing.com

#### POSSESSION NOTICE (FOR IMMOVABLE PROPERTIES)

BRANCH OFFICE:- 2nd Floor, Part I, Megha House, Opp. Kotak Bank, Mithakhali Law Garden Road, Ellisbridge, Ahmedabad, Gujarat - 380006

Whereas the undersigned being the Authorized Officer of the PNB Housing Finance Ltd. under the Securitization and Reconstruction of Financial Assets & in compliance of Rule 8(i) of Enforcement of Security Interest Act, 2002, and in exercise of powers conferred under section 13(12) read with Rule 9 of the Security Interest (Enforcement) Rules 2002, issued demand notice(s) on the date mentioned against each account calling upon the respective borrower(s) to repay the amount as mentioned against each account within 60 days from the date of notice(s) / date of receipt of the said notice(s). 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 has taken possession of the properties described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 9 of the said Rules on the dates mentioned against each account.

The borrower(s) in particular and the public in general is hereby cautioned not to deal with the properties and any dealing with the properties will be subject to the charge of PNB Housing Finance Ltd. for the amount and interest thereon as per loan agreement. The borrowers' attention is invited to provisions of Sub-section (b) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

S. No.	Loan Account No.	Name of the Borrower/Co-Borrower/Guarantor	Date of Demand Notice	Amount Outstanding	Date of Possession Taken	Description of the Property Mortgaged
1.	HOU/AHM/0817/421025 B.O. Ahmedabad	Mr. Nirav Somabhai Sutarjiya & Mrs. Jayaben Somabhai Rohit	17-01-2023	Rs. 11,33,735.63 (Rupees Eleven Lakh Thirty Three Thousand Seven Hundred Thirty Five & Sixty Three Paisa Only) as on 17-01-2023	29-09-2023 (Physical)	Bungalow No. 14, G.F. 14, Tuli Aangan, Sr. No. 113-P, Near Karmvir 8, At - Marida, Nadiad, Gujarat - 387001
2.	HOU/AHM/0317/370701 B.O. Ahmedabad	Mr. Sanjay Navalabhai Parmar & Mrs. Sonalben Sanjaybhai Parmar	20-01-2022	Rs. 13,89,944.51 (Rupees Thirteen Lakh Eighty Nine Thousand Nine Hundred Forty Four And Fifty One Paisa Only) as on 20-01-2022	29-09-2023 (Physical)	Block A, G.F. 20, Tuli Aangan, Sr. No. 113-P, Near Karmvir 8, At - Marida, Nadiad, Gujarat - 387001

PLACE:- AHMEDABAD, DATE:- 04-10-2023  
AUTHORIZED OFFICER, PNB HOUSING FINANCE LTD.

### RBL BANK LTD.

Registered Office: 1st Lane, Shahupuri, Kolhapur-416001  
Branch Office at: RBL Bank Ltd. 9th Floor, Techniplex-I, Off Veer Savarkar Flyover, Goregaon (West) Mumbai-400062

#### E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSET CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("SARFAESI ACT") READ WITH RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("RULES")

Notice is hereby given to the public in general and in particular to the Borrower, Guarantor (s) and Mortgagor (s) that the below described immovable properties mortgaged/charged (collectively referred as "Property") to RBL Bank Ltd. ("Secured Creditor/Bank"), the Symbolic Possession of which has been taken by the Authorized Officer of the Bank under section 13(4) & section 14 of the SARFAESI Act read with the Rules, as detailed hereunder, will be sold on "As is where is", "As is what is", "Whatever there is" and "Without Recourse Basis" on 21/11/2023, for recovery of the Bank's outstanding dues plus interest as detailed hereunder under Rules 8 and 9 of the Rules by inviting bids as per below e-auction schedule:

##### Brief Description of Parties, Outstanding dues and Property

Sr. No.	Name of the Borrower & Guarantor (s)	Details of Property(ies) & Mortgagor	Amount as per Demand Notice & Possession Notice under SARFAESI Act	Inspection Date and Time	Reserve Price EMD Bid Increase Amount	Date & Time of E-Auction	Last Date for Receipt of Bids along with documents	Name of Authorised Officer/ Phone No./ Email Id
1.	M/s. Maruti Water Suppliers (Applicant), Mrs. Manjulaben Avinashbhai Ganatra (Deceased Co-Applicant), Mr. Kunal Avinashbhai Ganatra (Co-Applicant & Legal Heirs) and Ms. Hirani Avinashbhai Ganatra (Co-Applicant & Legal Heirs)	Property Owned by :- Mrs. Manjulaben Avinashbhai Ganatra (Deceased Co-Applicant) Residential property bearing Flat No.103, 1st Floor, A-Wing, admeasuring about 152.35 sq. mtrs. In the building known as "Casa Copper", laying and being on Plot No A & B of Final Plot No. 89, T.P.S. No.03, Nana Mava Revenue Survey No.64(P), situated at Maruti Nagar, Opposite Shipan Regalia Apartment, Satya Sai Heart Hospital Road, Behind Atmiya College, Kalawad Road, Rajkot 360005, bounded and surrounded by Towards East Margin space and Common Plot, Towards South Flat No. A-104, Towards West OTS and Flat No. A-102 and Towards North Margin space and Other Property.	Rs.54,35,651.88/- (Rupees Fifty-Four Lacs Thirty-Five Thousand Six Hundred Fifty-One and Eighty Eight Only) due as on 27/06/2023 Demand notice dated 27/06/2023. Date of Symbolic Possession Notice 04/09/2023	18.10.2023 between 11:00 a.m. to 12:00 p.m.	Reserve price: Rs.1,19,00,000/- (Rupees One Crore Nineteen Lakh Only) EMD: 10% of Reserve Price Bid Increase amount: 50,000.00 (Rupees Fifty Thousand Only)	21/11/2023 12:30 PM to 01:30 P.M.	On or before 20/11/2023 upto 5:00 P.M.	Mr. Akshay Shah/ Call No. 9825404697 & 9909913111 Email ID: akshay.shah@rblbank.com

**Terms and Conditions:**

- The E-Auction Sale will be online through e-auction portal. The interested bidders are advised to go through the detailed terms and conditions of auction available on the website of <https://www.bankeuctions.com> & <https://www.rblbank.com/pdf-pages/news> before submitting their bids and taking part in e-auction.
- It shall be the responsibility of the bidders to inspect and satisfy themselves about the Property and specification before submitting the bid.
- The interested bidders shall submit their EMD details and documents through Web Portal: <https://www.bankeuctions.com> (the user ID & Password can be obtained free of cost by registering name with <https://www.bankeuctions.com>) through Login ID & Password. The EMD shall be payable through DD at RBL Bank Ltd. 9th Floor, Techniplex-I, Off Veer Savarkar Flyover, Goregaon (West) Mumbai-400062 before 5:00 PM on or before 21/11/2023.
- Interested bidders may avail support online training on E-Auction from M/s. CT India Pvt Ltd Contact Person: Mr. Hareesh Gowda Mob No: 09594597555, e-mail-id: hareesh.gowda@ctindia.com and for any query in relation to Property, they may contact Mr. Alpesh Shah, Authorised Officer (Mob.No.9825044697, email ID:alpesh.shah@rblbank.com)
- The Authorized Officer of the Bank reserves the right to accept or reject any or all bids, &/or to postpone/cancel the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final and binding.
- The asset shall not be sold below reserve price.
- The EMD shall be refunded only after 02 Working days, without interest, if the bid is not successful.
- Time and manner of payment:
  - Payment of 25% inclusive of 10% of EMD of the sale amount on acceptance of the offer by the Bank on the same day of acceptance of offer or not later than next working day.
  - Balance within 15 days of the confirmation of sale by the Bank.
  - In case of default of payment, all amounts paid shall be forfeited, as per provisions of the SARFAESI Act, 2002 and SARFAESI Rules, as case may be.
- The above sale shall be subject to the final approval of Bank.
- Interested parties are requested to verify/confirm the statutory and other dues like Sales/Property tax, Electricity dues, and society dues, from the respective departments/offices. The Bank does not undertake any responsibility of payment of above dues.
- The particulars in respect of the Secured Assets specified herein above have been stated to the information of the undersigned who however shall not be responsible for any error, misstatement or omission in the said particulars. The prospective purchasers, tenders are therefore requested to check and confirm in their own interest these particulars and other details in respect of the Secured Assets before submitting tenders.
- Sale is strictly subject to the terms and conditions incorporated in this advertisement and in the prescribed tender form.
- The bidders' tenders/ offers shall improve their further offers in multiples of Rs.50,000/- (Rupees Fifty Thousand Only).
- The successful bidder/offeree shall bear all stamp duty, registration fees, and incidental expenses for getting sale certificate registered as applicable as per law.
- The Authorized Officer has the absolute right to accept or reject the bid or adjourn / postpone / cancel the tender without assigning any reason thereof and also to modify any terms and conditions of this sale without any prior notice.

#### STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT

The Borrower, Guarantor(s) and Mortgagor(s) are hereby notified to pay the aforementioned sum along with their interest thereon plus penal and other interest and amounts as per the Transaction Documents before the date of E-Auction failing which, the Property will be auctioned/ sold to recover the outstanding dues.

Date: 05/10/2023  
Place: Rajkot  
Sd/-  
Authorized Officer  
RBL Bank Ltd

### ADITYA BIRLA CAPITAL

PROTECTING INVESTING FINANCING ADVISING

ADITYA BIRLA FINANCE LIMITED  
Registered Office : Indian Rayon Compound, Veraval, Gujarat-362266  
Corporate Office : R-Tech Park, 10 Floor, Nirlon Complex, off Western Expressway, Goregaon East, Mumbai- 400063

#### "APPENDIX-IV-A"

[See rule 8(6) and proviso to rule 9(1) SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY]

E-Auction Sale Notice for Sale of Immovable 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 (54 of 2002).

Notice is hereby given to the public in general and in particular to the Borrower, Co-Borrower (s), Guarantor (s) and Mortgagor (s) that the below described immovable properties mortgaged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of Aditya Birla Finance Limited, the mortgage property will be sold through E-Auction on "As is where is", "As is what is", and "Whatever there is" basis on 26.10.2023 for recovery of Rs. 3,35,55,095.35/- (Rupees Three Crores Thirty-Five Lakhs Fifty-Five Thousand Ninety-Five and Paise Thirty-Five Only) (This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable) as on 07.11.2022 and further interest and other expenses thereon till the date of realization due to the Secured Creditor from Borrowers/Co-Borrowers/ Mortgagors/ Guarantors namely M/S CEL LINK, ASIT CHAMPKAL BHAVSAR and VEERA ASIT BHAVSAR. The details of the reserve price and the earnest money deposit are given below:

Sr. No.	Description of Properties	EMD Amount (In Rs.)	Reserve Price (In Rs.)
1.	Property 1	7,02,065/-	70,20,650/-
2.	Property 2	4,86,000/-	48,60,000/-
<b>Short description of the immovable property:</b>		11,88,065/- 1,18,80,650/-	

**Property 1:** All that piece and parcel of immovable property being Residential premises situated at Flat No. 2, on Ground floor and basement appurtenant thereto consisting total built up area of 1542.90 Sq. Feet (i.e.143.39 Sq. Mtrs.) (G.F. 942.90 Sq. Feet, basement 600 Sq. Feet) having proportional share in land admeasuring 71.71 Sq. Mts. in "Shashwat Flats" situated in land admeasuring total 750 Sq. Mts. in R.S.No. 308, T.P. Scheme No. 15, Final Plot No. 105 of Moje Saiyad Vasna in registration district- Vadodra, Sub-district: Vadodra, butted and bounded as:  
**On the North:** Other Plot, **On the South:** Parking Place  
**On the East:** Adjacent Plot, **On the West:** Flat No. 1  
**Property 2 :** All that piece and parcel of immovable property being Commercial premises situated at Flat No. F-2/102 having 1080 Sq. Feet construction area on first floor in Chetan Apartment constructed on Plot No.15 in Anand Society situated in Revenue Survey No. 552, Hissa No. 7 & 8 in Vadodra Kasba, District- Vadodra, butted and bounded as:  
**On the North:** Flat No. F-2/103  
**On the South:** Stair case/ Common Passage, OTS & Flat No.F-2/101  
**On the East:** 30 ft Road, **On the West:** Plot No. 16

PLACE: Vadodra  
DATE: 05.10.2023  
Authorized Officer (Aditya Birla Finance Limited)

### Bandhan Bank

Regional Office: Netaji Marg, Nr. Mithakhali Six Roads, Ellisbridge, Ahmedabad-6. Phone: +91-79-26421671-75

#### PHYSICAL POSSESSION NOTICE

NOTICE is hereby given under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in the exercise of powers conferred under section 13(12) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002, the Authorized Officer issued demand notice to the borrower(s) on the date mentioned against the account stated hereinafter calling upon them to repay the amount within 60 days from the date of receipt of said notice. The borrower(s), having failed to repay the amount notice is hereby given to the public in general and particular to the borrower(s) that the undersigned has taken physical possession of the property described herein below in exercise of the powers conferred on him under section 13(4) of the said Act read with Rule 8 of the said Rules on the date mentioned against the loan account. The borrower(s) 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 Bank for the amounts, interest, costs and charges thereon. The borrowers' /mortgagors' attention is invited to the provisions of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured asset.

Name of borrower(s) Loan Account No.	Description of the property mortgaged (Secured Asset)	Date of Demand Notice	Date of Physical Possession Notice	Outstanding Amt. as on Date of Demand Notice
Mr. Hadvantram P Suthar Mr. Punamram Suthar Old Loan A/c No. 100/14875 New Loan A/c No. 20001000014875	All that part and parcel of the immovable property situated at Flat No. RJ/512, Umang Lambha I & II, Opp. Mahindra Tractors, Narol-Aslali Road, Lambha, Daskroi and bounded by: North: Passage, East: Passage, West: Open Space, South: Open Space	21.11.2017	02.10.2023	Rs. 5,70,011.83 (as on 21.11.2017) Rs. 11,56,328.65 (as on 02.10.2023)

Place: Daskroi  
Date: 05/10/2023  
Authorized Officer  
Bandhan Bank Limited

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Name of borrower(s) & Loan Account No.	Description of the property mortgaged (Secured Asset)	Date of Demand Notice	Date of Physical Possession Notice	Outstanding Amt. as on Date of Demand Notice
Mr. Kiritkumar Narsangbhai Chaudhari Mrs. Ramlalaben Kiritbhai Chaudhari 101/11543	All that piece and parcel of the immovable property situated at Survey No. 170, Final Plot No. 20 Paiki Land, House No. 102, Sahakaragar, Virampura Road, Nr. Gram Panchayat Office, At- Lakhavad, Mehsana, Gujarat - 384001 and bounded by: North: Society Plot No. 101, East: Society Plot No. 106, West: Internal Road, South: Society Plot No. 103	07.11.2022	01.10.2023	Rs. 3,71,590.99
Mr. Shalamatkhan Jumankhan Pathan Mrs. Serbanu Salamatkhan Pathan 101/12497	All that piece and parcel of the immovable property situated at Survey No. 34, Old S R No. 28, Paiki/ Paiki 1, Final Plot No. 237, House No. 237, Sahil Township, Shobhan Road, Near Rail/way Fatak, At-Heduvva Hanumat, Mehsana, Gujarat - 384001 and bounded by: North: Sub-plot No. 238 B, East: Internal Road, West: Margin Than Railway Line, South: Plot No. 236	07.11.2022	01.10.2023	Rs. 6,54,947.02
Mr. Laxmanbhai Santibhai Darji Mrs. Hetalben Laxmanbhai Darji 101/12641	All that piece and parcel of the immovable property situated at R S No. 154, Old S R No. 478, Final Plot No. 110/C, House No. 110/C, Prathana Residency, Andala road, Nr. Bhavsar Ni Vadi, at-Bechar (Behraj), Mehsana, Gujarat - 38421			