

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, Nirilon Complex, off Western Expressway, Goregaon East, Mumbai- 400063

**"APPENDIX- IV-A" [See proviso to rule 8 (6)]
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 Mortgagee (s) that the below described immovable property 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 20.11.2023 for recovery of Rs.41,65,936 (Rupees Forty One Lakhs Sixty Five Thousand Nine Hundred Thirty Six Only) as on 10.05.2021 and further interest and other expenses thereon till the date of realization due to the Secured Creditor for Loan Account No. ABFLAHLAP000037823 to Aditya Birla Finance Limited from the Borrowers/Co-Borrowers namely M/s Mamta Selection, Wadhvani Kishore S. & Ms. Kamalaben Shyamal Wadhvani. The Reserve Price will be Rs.28,37,000/- (Rupees Twenty-Eighty Lakhs Thirty-Seven Thousand only) and Earnest Money Deposit will be Rs.2,83,700 (Rupees Two Lakhs Eighty-Three Thousand and Seven Hundred Only) for Secured Asset addresses mentioned below.

Short description of the immovable properties:
All that part and parcel of the mortgage property, being "Unit No. 47/1, New G Ward, Opp. Ganga Nagar Society, Kubernagar, Ahmedabad-382475 (In respect of Room No. 47/1, Forming part of C.S. No. 2204, of Mouje-Sardarnagar, Dist.Ahmedabad-342001
And bounded as: On the North: Margin, On the South: CTS 2212
On the East: CTS 2203, On the West: CTS 2205
For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e.
<https://mortgagefinance.adityabirlacapital.com/Pages/Individual/Properties-for-Auction-under-SARFAESI-Act.aspx> or <https://sarfaesi.auctiontntiger.net>
PLACE: Ahmedabad
DATE: 11.10.2023
Authorised Officer
(Aditya Birla Finance Limited)

HERO HOUSING FINANCE LIMITED
Contact Address: 305 Third Floor, Mohai Centre, Near Nishai Circle, Pal Road, Pal Ashra, Surat - 395003
Regd. Office: 09, Community Centre, Bassant Lok, Vasant Vihar, New Delhi - 110057,
Ph: 011 42670000, Toll Free No: 1800 212 8000, Email: customer.care@herohf.com
Website: www.herohousingfinance.com | CIN: U65192DL2016PLC30148

POSSESSION NOTICE (FOR IMMOVABLE 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 the Hero Housing Finance 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 as mentioned below calling upon the Borrowers to repay the amount mentioned in the notice within 60 days from the date of the said notice.

The borrower, having failed to repay the amount, notice is hereby given to the borrower, in particular 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 section 13(4) of the said Act read with rule 8 of the said Rules.

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 the Hero Housing Finance Limited, for an amount referred to below along with interest thereon and penal interest, charges, costs etc. from date mentioned below.

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

Loan Account No.	Name of Obligor(s) / Legal Representative(s)	Date of Demand Notice / Amount as per Demand Notice	Date of Possession (Constructive / Physical)
HFF/IMHOU/2200027809, HFF/IMNPL/2200027810	Mr. Gosal Ashokgar Devgar, Mr. Gosal Ashokgar, Mrs. Gosal Ushaben Ashokgar	28.06.2023, Rs. 17,13,414/- as on date 21/06/2023	07/10/2023 (Symbolic)
HFFRAJHOU/2100014192, HFFRAJPL/2100014197	Mr. Gajendra Singh Rajkumar Singh Rajput, Mrs. Rachna Gajendra Singh Rajput, Mrs. Ramavat Foramben Ashishbhai	27/06/2023, Rs. 10,72,304/- as on date 21/06/2023	05/10/2023 (Symbolic)

Description of Secured Assets/Immovable Properties: All that piece and parcels property Residential Open Plot on Sub Plot No. 176/4 Land area measuring 57.75 Sq. Mts. Situated at Revenue Survey No. 59/ Paiki 1 of Moje Village Dared, Tal. & Dist. Jamnagar in the State of Gujarat - 394130. With Common Amenities Written in Title Document. Property Bounded By: North: Sub Plot No. 176/5, South: Sub Plot No. 176/5, East: Plot No. 146, West: 12'-00MT. Wide Common Road.

Description of Secured Assets/Immovable Properties: All that piece and parcels of property bearing a Residential Flat No B-202 on second floor having built-up area measuring 38.61 Sq. Meters of Unit-B of Building namedly "BALAJI FLATES" Constructed on the NA land area 1019.15 Sq. Meters of Plot no 222 to 233 & 405 to 407 of Revenue Survey No. 129 & 130 Paiki, of Village- Veraval, Sub-Dist. Koida Sangani, Regi. Dist. Of Rajkot which Area known as Shantidham-2 and bounded as: Property Bounded By: North: Passage, then after Flat no B-201, South: Unit-C, East: Road, West: Flat No. B-203

DATE :- 11-10-2023, Sd/- Authorised Officer
PLACE:- JAMNAGAR/RAJKOT FOR HERO HOUSING FINANCE LIMITED

Union Bank of India REGIONAL OFFICE :
2nd Floor, SAN HOUSE, Opp Gandhi Ashram,
Near Dandi Bridge, Ashram Road,
Ahmedabad-380027, Ph: 079-27551340

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
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) / 9(1) 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 Physical/Symbolic 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) & Guarantor(s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder.

DATE AND TIME OF E-AUCTION : 27.10.2023 (FRIDAY) FROM 01:00 P.M. TO 05:00 P.M.

Sr.No.	Branch Name, Address & Contact No.	Name of the Borrower & Guarantor(s)	Amount due	Reserve Price and EMD
1	Union Bank of India, Gandhi Road, Near Khadia Char Rasta, P.B No 270, Khadia, Gandhi Road, Ahmedabad-380001. Contact Person : Mr. Sahil Gupta, Mobile No. 9999012855	Ms. Shilpa Indramohan Mittal (Borrower), Mr. Nileshkumar Indramohan Mittal (Guarantor), Mr. Jigneshbhai Ushakant Maniar (Guarantor)	Rs. 11,57,506.32 (Rupees Eleven Lacs Fifty Seven Thousand Five Hundred Six & Thirty two paise only) as on 31.08.2019 alongwith unrecovered interest as reversed (if any) and further interest at contractual rate & cost from 01.09.2019	Property No. 1 : Reserve Price : Rs. 54,00,000/- (Rupees Fifty-Four Lakh only) EMD : Rs. 5,40,000/- (Rupees Five Lakh Forty Thousand only)
2	Union Bank of India, Dr. SR Marg, Anar Complex, Near Vijay Char Rasta, Drive-in-Road Ahmedabad, Gujarat - 380009 Contact Person : Mr. Deepak Gupta, Mobile No. 9727952962	Mrs. Veer Creation, Proprietor Mrs. Anika V Shah (Borrower), Mrs. Kapilaben Vijaykumar Shah (Co-obligant)	Rs. 15,35,459.00 (Rupees Fifteen Lacs Thirty Five Thousand Four Hundred Fifty Nine only) as on 01.10.2019 and further interest at contractual rate & cost from 02.10.2019	Property No. 2 : Rs. 18,50,000/- (Rupees Eighteen Lakh Fifty Thousand only) EMD : Rs. 1,85,000/- (Rupees One Lakh Eighty Five Thousand only)
3	Union Bank of India, Dhanlaxmi Market Branch at Post Box No. 1070, Railwaypura, Kalupur, Dist. Ahmedabad-380002 Contact Person : Mr. Ashutosh Pandey, Mobile No. 9592296462	Mr. Lal Vishandas Saral (Borrower), Mrs. Komal Lalchand Saral (Co-Borrower)	Rs. 36,05,449.03 (Rupees Thirty Six Lakh Five Thousand Four Hundred Forty Nine and Paise Three only) as on 04.07.2022 and further interest at contractual rate & cost from 05.07.2022	Property No. 3 : Reserve Price : Rs. 73,00,000/- (Rupees Seventy-Three Lakh only) EMD : Rs. 7,30,000/- (Rupees Seven Lakh Thirty Thousand only)
4	Union Bank of India, Rajpur Gate Branch at Ramnivas Building, Opposite Rajpur Gate, Dist. Ahmedabad-380002. Contact Person : Mr. Brij Bihari Chaturvedi, Mobile No. : 9179732698	Mr. Mayur Rajendra Prajapati (Borrower), Mr. Rajendra L Moraniya (Co-Borrower), Ms. Yogni Mayur Prajapati (Co-Borrower)	Rs. 63,25,652.74 (Rupees Sixty-Three Lakh Twenty Five Thousand Six Hundred Fifty Two and Paise Seventy Four only) as on 29.10.2022 and further interest at contractual rate & cost from 30.10.2022	Property No. 4 : Reserve Price : Rs. 60,00,000/- (Rupees Sixty Lakh only) EMD : Rs. 6,00,000/- (Rupees Six Lakh only)
5	Union Bank of India, Maninagar Branch at Shop No 2&3, Modi Arcade, Opp Maninagar Rly Station, Maninagar, Ahmedabad, Contact Person : Mr. Kamal Khanduri : Mobile No. 8627806152	Mrs. Krishna Garments through proprietor Mrs Pratibaben Chandrakantbhai Vyas (Borrower), Mr Chandrakantbhai Ambalal Vyas (Mortgagor), Mr Shantilal Ambalal Makwana (Coobligant)	Rs. 20,33,522.00 (Rupees Twenty Lacs Thirty Three Thousand Five Hundred Twenty Two only) as on 31.08.2019 and further interest at contractual rate & cost from 25.10.2018	Property No. 5 : Rs. 9,48,000/- (Rupees Nine Lakh Forty Eight Thousand only) EMD : Rs. 94,800/- (Rupees Ninety Four Thousand Eight Hundred only)
6	Union Bank of India, Dhanlaxmi Market Branch at Post Box No. 1070, Railwaypura, Kalupur Dist Ahmedabad-380002 Contact Person : Mr. Ashutosh Pandey, Mobile No. 9592296462	Mrs. Neev Garments (Borrower), Mr. Lal Vishandas Saral (Proprietor)	Rs. 47,60,796.24 (Rupees Forty Seven Lakh Sixty Thousand Seven Hundred Ninety Six and Paise Twenty Four only) as on 17.09.2022 and further interest at contractual rate & cost from 17.09.2022	Property No. 6 : Reserve Price : Rs. 32,52,000/- (Rupees Thirty Two Lakh Fifty Two Thousand Only) EMD : Rs. 3,25,200/- (Rupees Three Lakh Twenty Five Thousand Two Hundred Only)
7	Union Bank of India (erstwhile Andhra Bank), Vastrapur II Branch 1st floor, Shop no 1 to 4, Kalyan Towers, Nr. Kalyan Pusthi Temple, Opp. Alpha One Mall, Ahmedabad. Contact person : Mrs Alpna Thakur : Mobile No. : 9909779953	Mr. Kelvin Natvarbhai Ardeshna (Borrower) Mrs. Barot Niruben Pradipbhai	Rs.16,35,596/- (Rupees Sixteen Lakh Thirty Five Thousand Five Hundred Ninety Six only) as on 03.10.2017 and further interest at contractual rate & cost from 04.10.2017.	Property No. 7 : Reserve Price : Rs. 9,72,000/- (Rupees Nine Lakh Seventy Two Thousand only), EMD : Rs. 97,200/- (Rupees Ninety Seven Thousand Two Hundred Only)
8	Union Bank of India (erstwhile Andhra Bank), Vastrapur II Branch 1st floor, Shop no 1 to 4, Kalyan Towers, Nr. Kalyan Pusthi Temple, Opp. Alpha One Mall, Ahmedabad. Contact person : Mrs Alpna Thakur : Mobile No. : 9909779953	Mr. Jaysukhbhai C Borad (Borrower), Mrs Kailashben J Borad, Mrs. Daxaben Karansinh Rathod	Rs.14,78,740/- (Rupees Fourteen Lakh Seventy Eight Thousand Seven Hundred Forty only) as on 03.05.2017 and further interest at contractual rate & cost from 04.05.2017.	Property No. 8 : Reserve Price : Rs. 9,72,000/- (Rupees Nine Lakh Seventy Two Thousand only), EMD : Rs. 97,200/- (Rupees Ninety Seven Thousand Two Hundred Only)
9	Union Bank of India (erstwhile Andhra Bank), Vastrapur II Branch 1st floor, Shop no 1 to 4, Kalyan Towers, Nr. Kalyan Pusthi Temple, Opp. Alpha One Mall, Ahmedabad. Contact person : Mr. Amit Ranjan Kumar, Mobile No. : 8968240501	Mr. Harvilas Jasram Prajapati (Borrower) Mrs. Shakuntla Prajapati, Mr. Panchal Vijay Kishorbhai (Guarantor)	Rs. 14,27,796.12 (Rupees Fourteen Lakh Twenty Seven Thousand Seven Hundred Ninety Six and Paise Twelve only) as on 03.04.2018 and further interest at contractual rate & cost from 04.04.2018.	Property No. 9 : Reserve Price : Rs. 9,72,000/- (Rupees Nine Lakh Seventy Two Thousand only), EMD : Rs. 97,200/- (Rupees Ninety Seven Thousand Two Hundred Only)
10	Union Bank of India, Ellisbridge Branch at Asha Arcade, Opp. Gandhinagar Railway Station, Near Sarkar-1, off Ashram Road, Ellisbridge, Ahmedabad Contact Person : Mr. Amit Ranjan Kumar, Mobile No. : 8968240501	Mrs. Sahajanand Dye Chem (Borrower), Mr. Jagdish G Shah (Borrower), Mr. Snajay G Shah (Guarantor)	Rs. 15,99,553.94 (Rupees Fifteen Lakh Ninety Nine Thousand Five Hundred Fifty Three and Paise Ninety Four only) as on 30.11.2019 and further interest at contractual rate & cost from 31.01.2020	Property No. 10 : Reserve Price : Rs. 15,75,000/- (Rupees Fifteen Lakh Seventy Five Thousand only) EMD : Rs. 1,57,500/- (Rupees One Lakh Fifty Seven Thousand Five Hundred only)

Contact Details : Mr. Anshu Jha, Mobile No. 78000 03597

This may also be treated as statutory 15 days sale notice u/r 8(6) / 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower(s) and guarantor(s) of the above said loan, about the holding of E-Auction Sale on the above mentioned date.

Date and Time of inspection for properties : as per consultation with Branch Manager.

For detailed terms and condition of the sale, please refer to the link provided in <https://www.unionbankofindia.co.in> and <https://ibapi.in> For Registration and Login and Bidding Rules visit <https://www.msctcecommerce.com/auctionhome/ibapi/index.jsp>

Date : 09.10.2023, Place : Ahmedabad Authorised Officer, Union Bank of India