



AAVAS FINANCIERS LIMITED
1000, APRIL, 2000, GURGAON

AAVAS FINANCIERS LIMITED

(Formerly known as Au HOUSING FINANCIALS LIMITED) [CIN: L65922RJ2011PLC034297]

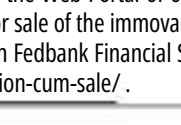
Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020

POSSESSION NOTICE

Whereas, The undersigned being the Authorised Officer of **AAVAS FINANCIERS LIMITED** (Formerly known as "AU HOUSING FINANCIALS LIMITED") under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred upon me under section 13(1) read with Rule 9 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice calling upon the borrowers mentioned herein below 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 me 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 FINANCIALS 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
DINESH MOHAN DODIYA, DODIYA PARISHADJI, DODIYA DINESHINSH, UDHABEN DINESHINSH DODIYA, DODIYA DEVRAJINSH DINESHINSH (A/c No.) LNSUOR00621-20108561	14-Oct-23 ₹ 4005562/- 5-Oct-23	Property No. 165-1, Garden Road, City Survey No. 718/1 Hisia No. 5, Maje, Kasha, Ta. Dharampur, Dist. Valsad. Admeasuring 127.80 Sq Mtr	Symbolic Possession Taken on 23-Dec-23
SURESHKUMAR RANCHODHAI SATHVARA, VISHNUKUMAR RANCHODHAI SATHVARA, UTSAV SURESHKUMAR KADIYA, NAYANABEN SURESHKUMAR KADIYA (A/c No.) LNMHE02220-210147996	14-Oct-23 ₹ 1569561/- 5-Oct-23	Plot no. 32 and 33, new RS no. 6314 (old RS no. 923/2 paiki), Kherala, Mehsana Admeasuring 100 Sq. Mts.	Symbolic Possession Taken on 23-Dec-23
INDRAVADAN VAIKUNTHJI GOSWAMI, MINABEN INDRAVADAN VAIKUNTHJI Goswami Guarantor - ALPESHGIRI GOSWAMI (A/c No.) LNKDIO2222-230281941	14-Oct-23 ₹ 780471/- 5-Oct-23	Gram Panchayat Property No.6/25, Index No. 81. In the area known as Rabari Vas situated at Moji, Khavadi Taluka Kadi, Dist. Mehsana, in registration sub-district Kadi District of Mehsana Admeasuring 59.9303 Sq. Ft.	Symbolic Possession Taken on 23-Dec-23
BHARATBHAI CHAUHAN, RAJUBHAI GOVINDBHAI CHAUHAN, DAXABEN CHAUHAN GUARANTOR - GOPALBHAI LAKHMANBHAI SAMANKA (A/c No.) LNBHV02920-210170848	14-Oct-23 ₹ 524801/- 5-Oct-23	NO. 102, VILLAGE - SONPARI, TALUKA - PALITANA, DIST - BHAVNAGAR Admeasuring 277.137 Sq. Mtr	Symbolic Possession Taken on 23-Dec-23
SUNILBHAI SHIVKUMAR JOSHI, PREMLATABEN SHIVKUMAR JOSHI Guarantor : ANILKUMAR SHIVBHAI JOSHI (A/c No.) LNMHE02620-210159585	14-Oct-23 ₹ 609898/- 5-Oct-23	The Residential Property bearing Flat No. P/0601, on Lig-1, Mehsana, Application No. APA1932, situated at Ahmedabad Admeasuring 45 Sq. Mtrs.	Symbolic Possession Taken on 23-Dec-23
LATE MR. RANGEEET SINNH RAVIBHAIJADAV Now Deceased Through His Legal Heir, Mrs. Jadav Kailash Ben, Ravi Kumar Jadav, RAVIKUMAR JADAV, JADAV	14-Oct-23 ₹ 395521/- 5-Oct-23	Gram Panchayat Property No-503, Sujapura ,Poicha, Ta. Savli, Dist. Vadodara Admeasuring 756 Sq. Ft.	Symbolic Possession Taken on 23-Dec-23

 FEDBANK FINANCIAL SERVICES LIMITED	
Registered Office: A Wing, Unit No.511, Kanakia Wall Street, Andheri – Kurla Road, Andheri East, Mumbai, Maharashtra – 400093	
PUBLIC NOTICE FOR AUCTION CUM SALE	
NOTICE is hereby given to the public in general and in particular to the Borrower / Co-borrower / Guarantor that the below described immovable property mortgaged to the Authorised Officer of FEDBANK FINANCIAL SERVICES LIMITED, the Possession of which has been taken by the Authorised Officer of FEDBANK FINANCIAL SERVICES LIMITED, will be sold on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATSOEVER THERE IS" basis. offers are invited to submit online through the Web Portal of our e-Auction Service Partner M/s. Invention Solutions Pvt. Limited (Invention) i.e. https://auctions.invention.in by the undersigned for sale of the immovable property which particulars are given below and for detailed terms and conditions of the sale, please refer to the link provided for FEDBANK Financial Services Limited (FEDFINA) Secured Creditor's website i.e. www.fedfin.com & Link https://www.fedfin.com/public-notice-for-auction-cum-sale/ .	
Description of Properties	Property No. 1: Shop No. F-11, F-12, F-18, F-19, F-20, F-21, F-22, F-23, F-24, F-25, F-26 & Flat No. C/101, C/102, C/103 on 1st floor, "Gajanan Complex", Situated at Revenue Survey No.472/C, Block No.179 & Revenue Survey No. 473, Block No.178 & Revenue Survey No. 474 + 489, Block No.182 Paiki admeasuring 3300 sq. mts. Of Mouje Village Sachin, City of Surat. Property No. 2: Office Hall No. C/2 on the 1st floor admeasuring 603 sq. feet i.e. 56.05 sq. mts, carpet area & 86.15 sq. mts. Super built up area along with undivided share in the land of "Sal Park", situated at Revenue Survey No.475,476,477 & 478, Block No.177/2/3 of Mouje Village Sachin, City of Surat.
RESERVE PRICE (IN RS.)	Property 1 Rs. 2,86,11,000/- (Rupees Two Crore Eighty Six Lakhs Eleven Thousand Only) Property 2 Rs. 40,72,500/- (Rupees Forty Lakhs Seventy Thousand Two Hundred Fifty Only)
EARNEST MONEY DEPOSIT (IN RS.) THROUGH DD/PO/RTGS IN FAVOR OF 'FEDBANK FINANCIAL SERVICES LIMITED'	Property 1 Rs. 28,61,100/- (Rupees Twenty Eight Lakhs Sixty One Thousand One Hundred Only) Property 2 Rs. 4,07,025/- (Rupees Four Lakhs Seven Thousand Twenty Five Only)
BID INCREMENTAL AMOUNT	Rs.50,000/- (Rupees Fifty Thousand Only) for each property
LAST DATE, TIME AND VENUE FOR SUBMISSION OF BIDS WITH SEALED OFFER/ TENDER WITH EMD	Till 12th January, 2024 latest by 05:00 P.M. at – Fedbank Financial Services Ltd., ITC Building, D212/A, Majura Gate, Ring Road, Surat – 395002
DATE AND TIME FOR OPENING OF BIDS	17th January 2024 from 10 AM to 10:30 AM
INSPECTION OF PROPERTIES	11th January 2024 Before 5 PM
LAST DATE FOR PAYMENT OF 25% OF ACCEPTED HIGHEST BID FOR CONFIRMED SUCCESSFUL BIDDER(INCLUSIVE OF EMD)	The payment should be made latest by next working day from the date of bid confirmation
LAST DATE FOR PAYMENT OF BALANCE 75% OF HIGHEST BID	Within 15 days from the date of bid Confirmation
LOAN DETAILS	Loan Account No. FEDSURLAP0476360 Om Shivam Maternity & Nursing Hospital Pvt. Ltd. (Borrower), Satyendra Bimal Singh (Co-Borrower)
Total Liabilities with further interest and other charges	Rs. 3,29,60,642/- (Rupees Three Crore Twenty Nine Lakhs Sixty Thousand Six Hundred Forty Two Only) as on 13/12/2023
Important Terms & Conditions of Sale: (1) The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may go through the website of our E-Auction Service Provider, M/s. Invention Solutions Pvt. Limited (Invention) i.e. https://auctions.invention.in for bid documents, the details of the secured asset put up for e-Auction and the Bid form which will be submitted online; (2) All the intending purchasers / bidders are required to register their name in the Web Portal mentioned above and https://auctions.invention.in and generate their User ID and Password in view of cost of their own to participate in the e-Auction on the date and time aforesaid; (3) For any enquiry, information, support, procedure and online training on e-Auction, the prospective bidders may contact Client Services Delivery (CSD) Department of our Sales & Marketing and e-Auction Service Partner M/s. Invention Solutions Pvt. Limited, through E-mail ID: csd@invention.net or Authorised Officer of Fedbank Financial Services Limited Mr. Zahid Sultan – 8879735517 & Mr. Manoj Barodiya – 9722878742; (4) To the best of knowledge and information of the Authorised officer, there is no encumbrance in the property /ies. However, the intending bidders may inspect the property and its documents as mentioned above or any other date and time prior appointment and they should make their own independent inquiries regarding the encumbrance, title of property/ies put on e-Auction and claims / right / dues / affecting the property prior to submitting their bid. The e-Auction advertisement does not constitute any commitment or any representation of FEDFINA. The property is being sold with all the existing and future encumbrances whether known or unknown to FEDBANK FINANCIAL SERVICES LIMITED. The Authorised officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues; (5) The successful bidder shall deposit 25% of the bid amount (including 10% deposited before bid) immediately on the sale being knocked down in his favour. Payment to be made only in the form of Banker's Cheque/DD drawn in favour of FEDBANK FINANCIAL SERVICES LIMITED/RTGS in favour of Fedbank Financial Services Ltd., Daily Collection Account No. 13850200015686, IFSC Code - FDR0001099, Branch – FDR, payable at MUMBAI' payable at MUMBAI; (6) The tenders will not be entitled to claim any interest if the refund of EMD is delayed for any reason whatsoever; (7) The secured Asset(s) / property(ies) is / are offered for sale on "As Is Where Is", "As Is What Is", "Whatever There Is" And "No Recourse" Basis. The Fedfina does not undertake any responsibility to procure any permission / license etc. in respect of the secured asset(s)/immovable property (ies) offered for sale or for any dues / charges including outstanding water/service charges, transfer fees, electricity dues, dues of the local authority and /or any other taxes, dues, if any, in respect of the said immovable secured asset(s) / immovable property(ies); (8) If the dues of the FEDFINA together with all costs, charges and expenses incurred by it or part thereof as may be acceptable to the FEDFINA are tendered by or on behalf of the borrower or guarantor(s) at any time before the date fixed for sale or transfer of the secured assets, the secured asset(s) / immovable property (ies) in question shall not be sold or transferred. The tenders will not be entitled to claim any interest on the amount already paid to the FEDFINA; (9) For participating in the e-Auction, intending purchasers/bidders will have to submit / upload in the Web Portal https://auctions.invention.in the details of payment of interest-free refundable Earnest Money Deposit (EMD) of the secured asset as mentioned above by way of Demand Draft in favour of FEDBANK FINANCIAL SERVICES LIMITED payable at Mumbai /RTGS in favour of Fedbank Financial Services Ltd., Daily Collection Account No. 13850200015686, IFSC Code - FDR0001099, Branch – FDR, MUMBAI along with self-attested copies of the PAN Card, Aadhaar Card, Residence Address Proof, Board Resolutions in case of company and Address Proof as specified above. The Borrower (s) / Mortgagee(s) / Guarantor(s) are hereby given STATUTORY 15 DAYS NOTICE UNDER RULE 8 (6) & 9 (1) OF THE SARFAESI ACT to discharge the liability in full and pay the dues as mentioned above along with upto date interest and expenses within 15 days from the date of this notice failing which the Secured Asset will be sold as per the terms and conditions mentioned above. In case there is any discrepancy between the publications of sale notice in English and Vernacular newspaper, then in such case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final copy, thus removing the ambiguity. If the borrower / guarantor(s) mortgages the amount due to FEDFINA, in full before the date of sale, auction is liable to be stopped. – For detailed terms and conditions of the sale, kindly visit our official website & Link www.fedfin.com & https://www.fedfin.com/public-notice-for-auction-cum-sale/ or contact the Authorised Officer Mr. Zahid Sultan – 8879735517, E-mail ID: zahid@fedfina.com & Mr. Manoj Barodiya, Email ID: manoj.barodiya@fedfina.com of Fedbank Financial Services Limited. Special Instruction - e-Auction shall be conducted by our Manoj Barodiya, Email ID: manoj.barodiya@fedfina.com (Invention) on behalf of Fedbank Financial Services Limited (FEDFINA), on pre-specified date, while the bidders shall be quoting from their own home / offices / place of their Bid as per their choice above the Reserve Price. Internet connectivity and other paraphernalia requirements shall have to be ensured by bidders themselves. Please note that failure of internet connectivity (due to any reason whatsoever it may be) shall be sole responsibility of bidders and neither FEDFINA nor M/s. Invention Solutions Pvt. Limited (Invention), shall be responsible for these unforeseen circumstances. In order to ward-off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives whatever required so that they are able to circumvent such situation and still be able to participate in the e-Auction successfully. However, it is requested to the Bidder(s) not to wait till the last moment to quote/improve his / her Bid to avoid any such complex situations.	
Date: 27/12/2023. Place: Surat	
Gd.L. Authorized Officer, Fedbank Financial Services Limited	

POSSESSION NOTICE (for immovable property)	
Whereas,	
The undersigned being the Authorized Officer of INDIABULLS COMMERCIAL CREDIT LIMITED (CIN:U65932DL2006PLC150632) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated 07.06.2021 calling upon the Borrower(s) DAXABEN RAJENDRAKUMAR PATEL PROPRIETOR OF M/S. GOGILA TEXTILES, LAXMANBHAI DURGADAS PATEL, LAXMANBHAI DUNGARIDAS (HUF) THROUGH KARTA LAXMANBHAI DUNGARIDAS PATEL, SHANTABEN LAXMANBHAI PATEL, RAJENDRABHAI LAXMANBHAI PATEL AND RAJENDRABHAI LAXMANBHAI (HUF) THROUGH KARTA RAJENDRABHAI LAXMANBHAI PATEL to repay the amount mentioned in the Notice being Rs. 3,39,29,433.34 (Rupees Three Crore Thirty Nine Lakhs Twenty Nine Thousand Four Hundred Thirty Three and Paise Thirty Four Only) against Loan Account No. HLLASUA00335211 as on 05.06.2021 and interest thereon 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 has taken possession of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 23.12.2023. 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 INDIABULLS COMMERCIAL CREDIT LIMITED for an amount of Rs. 3,39,29,433.34 (Rupees Three Crore Thirty Nine Lakhs Twenty Nine Thousand Four Hundred Thirty Three and Paise Thirty Four Only) as on 05.06.2021 and interest thereon. The Borrowers' 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 IMMOVABLE PROPERTY	
ALL THAT PIECE AND PARCEL OF IMMOVABLE PROPERTY OF PLOT NO. 6, ADMEASURING 207.30.33 SQUARE METERS (AS PER SANCTIONED PLAN ADMEASURING 178.28 SQ. METERS), OF THE SOCIETY KNOW AS "SHIVASHAKTI NAGAR", SITUATED ALTHAN BEARING OLD VENUE SURVEY NOS. 57/1 AND 57/2/1, NEW BLOCK NO. 69 AND 70 OF VILLAGE ALTHAN, TALUKA SURAT CITY DISTRICT SURAT TOTAL ACCOMMODATION: GROUND FLOOR- PARKING-BEDROOM, FIRST FLOOR- 2BKHD, SECOND FLOOR-3 BEDROOM, THIRD FLOOR-HALL +3 BEDROOM BOUNDARIES:	
EAST : ROAD	WEST : PLOT NO. 7
NORTH : PLOT NO.5	SOUTH : ROAD
Date : 23.12.2023 Place: SURAT	
Authorized Officer INDIABULLS COMMERCIAL CREDIT LIMITED	

HERO HOUSING FINANCE LIMITED				
Regd. Office: 409, Community Centre, Basant Lok, Vasant Vihar, New Delhi - 110057 Phone: 011 49257000, Toll Free Number: 1800 121 8800, Email: customer.care@herohtf.com Website: www.herohousingfinance.com CIN: U65192DL2016PLC30148 Contact Address: 309, Third Floor, Nishal Centre, Near Nishal Circle, Pal Road, Pal, Adajan, Surat - 395009				
POSSESSION NOTICE (FOR IMMovable PROPERTY)				
(As per Appendix IV read with rule 8(i) 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 notices 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 Heir(s)/Legal Representative(s)	Date of Demand Notice/Amount as per Demand Notice	Date of Possession (Constructive/ Physical)	
HFFA/HMHOU 2000009609	Dhruvhar Ranachodhrai Rajput, Rajput Dhruvhar Ranachodhrai, Rajput Latebhar Dhruvhar	02/12/2021, Rs. 32,46,649/- as on date 01/12/2021	23/12/2023 (Physical)	
Description of Secured Assets/Immovable Properties: All the piece and parcels of Residential Flat/Apartment Bearing Flat No. Situated at 4th Floor, having area Measuring 110 Sq. Yards. i.e. 91.97 Sq. Mtr. alongwith penthouse area measuring 29.26 Sq. Mtr. Situated at Prayag Apartment Owner Association, Scheme Known as "PRAYAG APARTMENT" situated at Plot No 33 of Town Planning Scheme No-22 of Moje Village Palali Taluka Sabarmati, District Ahmedabad, Gujarat - 380007. With common amenities written in Title Document.				
HFFJ/MNHOU20000025859 & HFFJ/MNHPL20000025862	Legal Heirs of Late Mr. Chavda Anil Bhimashankar, Chavda Shwings Anilbhai	14/06/2023 Rs. 19, 79,286/- as on date 14/06/2023	23/12/2023 (Physical)	
Description of Secured Assets/Immovable Properties: All that Piece and Parcel of Residential property Comprise Residential Plot on Sub Plot No. 15017, Land Area measuring 77-55 Sq. Mtr. Situated at Revenue Survey No. 220 & 221 Paki and 223/1, Bansi Banglowr, Avadh Nagar, Near Bhardwaj Samaj & Churni Dada temple, Naghed Road, Village Lakhnabai, Taluka and District Jammagar in the State of Gujarat-361006, with common amenities written in Title Document. Bounded By: North- 6:10 M Road; East: Sub Plot No. 15016; South: Sub Plot No. 15016; West: 7-62 M. Wide Road;				
HFFJ/MNHOU22000027809 & HFFJ/MNHPL220000027810	Gosai Ashokraj Devgar, Gosai Ashokraj, Gosai Ushabhai Ashokraj	28/06/2023 Rs. 17,13,414/- as on date 21/06/2023	23/12/2023 (Physical)	
Description of Secured Assets/Immovable Properties: All that piece and parcels property Residential Open Plot on Sub Plot No. 17614 Land area measuring 57.75 Sq. Mtr., Situate at Revenue Survey No. 59/Paki 1 of Moje Village Dared, Tal. & Dist. Jammagar in the State of Gujarat-394130. With Common Amenities Written in Title Document. Property Bounded By: North: Sub Plot No 17693, South: Sub Plot No 17695, East: Plot No. 146, West: 12:00 Mtr. Wide Common Road				
HFFJ/MNHPL 21000014426	Safiya Majid Manebubhai, Safiya Lubtha Majid, Safiya Saimbhai Alarakbhai	22/08/2023 Rs. 10,68,063/- as on date 22/08/2023	23/12/2023 (Symbolic)	
Description of Secured Assets/Immovable Properties: All that piece and parcels of Residential Tenement on Sub Plot No 55/1 in land area measuring 42.25 Sq. Mtr. with Construction as per plan situated at area known as "RADHAKRISHNA PARK" near Reliance Petroleum, off Gulabnagar Road, situate at R.S. No. 55/Paki, Ward No 1 Sth in 199 City Survey No 2149/103, Moje Village: Vibhagar: District: Jammagar in the State of Gujarat as Property Bounded By: North: Sub No 59; South: 8.00 Mtr. Wide Road; East: Sub Plot No 55/2; West: Plot No 56 & 57				
HFFJ/MNHOU21000017282 & HFFJ/MNHPL21000017285	Manojkumar Jitram Chaudhrai, Jitram Hariprasad Chaudhrai, Deepabhai Jitram Chaudhrai	19/09/2023, Rs. 11,33,517/- as on date 19/09/2023	23/12/2023 (Symbolic)	
Description of Secured Assets/Immovable Properties: All that piece and parcels of Residential Plot on Sub Plot No 13 Adm. 45-92. Situated at Area Known as "OGESHWAR NAGAR-2", R.S. No. 406, T.P. No. 1, F.P. No 541/1 542, Tal. & Dist. Jammagar in the State of Gujarat With Common Amenities Written in Title Document. Property Bounded By: North: Sub Plot No 1/2, South: Sub Plot No 14, East: Land Off P. No. 53, West: 7-50 Mtr. Common Road.				
Date: 27-12-2023			Sd/- Authorised Officer For Hero Housing Finance Limited	

