

Date: 7<sup>TH</sup> MAY, 2024

To,  
Gen. Manager (DCS)  
BSE Limited.  
P J Towers, Dalal Street,  
Fort, Mumbai-400001

**SUB: Submission of Newspaper Advertisement – Intimation of Record Date**

**REF: M/S. VIKRAM THERMO (INDIA) LIMITED (COMPANY CODE BSE: 530477)**

Dear Sir/ Madam,

Pursuant to the provisions of Regulation 30 read with Regulation 47 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed herewith copies of newspaper clipping of intimation of record date for purpose of Scheme of Arrangement Vikram Thermo (India) Limited (“Demerged Company”) and Vikram Aroma Limited (“Resulting Company”) Limited as published **today on 7<sup>th</sup> May, 2024 in Financial Express in Gujarati and English edition, Ahmedabad.**

This is for your information and records.

You are requested to kindly take the abovementioned on record and oblige.

Yours sincerely,  
FOR, VIKRAM THERMO (INDIA) LIMITED

DHIRAJLAL  
KARSANBHAI PATEL

Digitally signed by DHIRAJLAL  
KARSANBHAI PATEL  
Date: 2024.05.07 15:47:01 +05'30'

**MR. DHIRAJLAL K PATEL**  
**CHAIRMAN & MANAGING DIRECTOR**  
**(DIN: 00044350)**

**RELIGARE HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED**  
 CIN No.: U74899DL1993PLC054259  
 Regd. Office: 1407, 14th Floor Chiranjiv Tower, 43, Nehru Place, New Delhi-110019  
 Corporate Office: 8th Floor, Max House, Block A, Dr. Jh. Marg, Okhla Phase 3, Okhla Industrial Estate, New Delhi - 110029. Website: www.religarehomo.com

**POSSESSION NOTICE APPENDIX IV** (See rule 8 (1)) (For Immovable property)

Whereas the undersigned being the Authorized Officer of Religare Housing Development Finance Corporation Limited (RHDFCL), a Housing Finance Company registered with National Housing Bank (fully owned by Reserve Bank of India) under the provision of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act, 2002) (hereinafter referred to as "RHDFCL") and in exercise of the powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated 29.12.2023 calling upon ANILBHAI VALJUBHAI KAWA S/O VALJUBHAI CHHAGANBHAI KAWA AND CHHAYABEN ANILBHAI KAWA W/O ANILBHAI VALJUBHAI KAWA & VALJUBHAI CHHAGANBHAI KAWA ALL R/O FLAT NO.303, LORD KRISHNA RESIDENCY, KAMREJ, SURAT, GUJARAT-394185 ALSO AT 204 SAHJANAND APARTMENT SATYANARAYAN SOCIETY PUNAGAM, SURAT, GUJARAT-395010 AND AT 3RD FLOOR, 72 GHANSYAM NAGAR SOC. STREET NO.4 L H ROAD, VARACHHA SURYA, GUJARAT-395006 ("The Borrower") & (The Co-Borrower) to repay the amount mentioned in the notice being Rs.91,765,931/- (Rupees Six Lakhs Ninety One Thousand Seven Hundred Sixty Five And Paise Ninety Three Only) along with interest from 27.12.2023 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 under sub-section (4) of section 13 of the Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 02<sup>nd</sup> day of May 2024.

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 "RHDFCL" for an amount of Rs. 91,765,931/- (Rupees Six Lakhs Ninety One Thousand Seven Hundred Sixty Five And Paise Ninety Three Only) and interest other charges thereon 27.12.2023.

"The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, if the borrower clears the dues of the "RHDFCL" together with all costs, charges and expenses incurred, at any time before the date fixed for sale or transfer, the secured assets shall not be sold or transferred by "RHDFCL" and no further step shall be taken by "RHDFCL" for transfer or sale of the secured assets."

**DESCRIPTION OF IMMOVABLE PROPERTIES IS AS UNDER:-**

**SCHEDULE OF PROPERTY: ALL THAT PIECE AND PARCEL OF PROPERTY BEARING FLAT NO.303 ON THE 3RD FLOOR ADMEASURING 689 SQ. FEET I.E. 68.38 SQ. MTS. BUILT UP AREA & 877 SQ. FEET SUPER BUILT UP AREA, ALONG WITH 7.46 SQ. MTS. UNDIVIDED SHARE IN THE LAND OF "LORD KRISHNA RESIDENCY", SITUATE AT REVENUE SURVEY NO. 361 BLOCK NO. 348 PAKI PLOT NO. D-11, 12, 13, 127, 128 & 129, OF MOJE VILLAGE KAMREJ, CITY OF SURAT.**  
 Date: 02.05.2024 (Authorized Officer)  
 Place: KAMREJ, SURAT Religare Housing Development Finance Corporation Limited

**Vikram**  
 THERMO (INDIA) LTD  
 Regd. Off.: A/704 - 714, THE CAPITAL, Science City Road, Ahmedabad-380060, Gujarat, India. Phone: +91-79-48481010/11/12  
 E-mail: exports@vikramthermo.com Web: www.vikramthermo.com

**NOTICE OF RECORD DATE**

Pursuant to Scheme of Arrangement between Vikram Thermo (India) Limited ("VTIL"/"Demerged Company") and Vikram Aroma Limited ("VAL"/"Resulting Company") notice is hereby given that **Thursday, 16<sup>th</sup> May, 2024** has been fixed as the "RECORD DATE" for determining the entitlement of the equity shareholders of Vikram Thermo (India) Limited to receive, pursuant to the Scheme, fully paid up equity shares of Vikram Aroma Limited in the ratio of 10:1 (1 (one) equity share of Rs. 10/-each credited as fully paid up in Vikram Aroma Limited for every 10 (Ten) equity shares of the Face value of Rs. 10/- each held by them Vikram Thermo (India) Limited).

**Note:** The New Shares, to be issued by Vikram Aroma Limited as mentioned above shall be issued and allotted to all the members of Vikram Thermo (India) Limited in Demat form i.e. dematerialized shares into the account in which shares of VTIL are held or such other account as intimated in writing by the shareholders to Vikram Thermo (India) Limited and/ or its registrar provided such intimation has been received by Vikram Thermo (India) Limited and/ or its registrar. All those shareholders who hold shares of Vikram Thermo (India) Limited in physical form shall also receive the equity shares to be issued by Vikram Aroma Limited, in dematerialized form provided the details of their account with the depository participant are intimated in writing to Vikram Thermo (India) Limited and/ or its registrar. If no such intimation is received from any shareholder who holds shares of Vikram Thermo (India) Limited in physical form, or if the details furnished by any shareholder do not permit electronic credit of the shares of Vikram Aroma Limited, then such shares shall be kept in **Separate Account** which shall be operated by the escrow account to be operated by the Vikram Aroma Limited for the benefit of such shareholders or shall be dealt with as provided under the Applicable Law and will be credited to the respective depository participant accounts of such shareholders as and when the details of such shareholder's account with the depository participant are intimated in writing to VAL or its Registrar, if permitted under Applicable Law.

**For Vikram Thermo (India) Ltd. Sd/- (Dhirajal K. Patel) Chairman & Managing Director (DIN NO - 00044350)**

**Place: Ahmedabad Date : 06<sup>th</sup> May, 2024**

**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 proviso to rule 9(1) of the Security Interest (Enforcement) Rules, 2002]**  
**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 9(1) 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) and Mortgagor (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 28.05.2024 for recovery of Rs.41,65,936 (Rupees Forty One Lakhs Sixty Five Thousand Nine Hundred Thirteen 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. ABLFANM0000037823 to Aditya Birla Finance Limited from the Borrowers/Co-Borrowers/Mortgagors namely M/s Mamta Selection, Wadhwanji Kishore S. & Ms. Kamlaben Shyamal Wadhwanji.

The Reserve Price will be **Rs. 20,68,173/- (Rupees Twenty Lakhs Sixty Eight Thousand One Hundred Seventy-Three only)** and Earnest Money Deposit Amount for the secured Asset is **Rs. 2,06,817.30/- (Rupees Two Lakhs Six Thousand Eight Hundred Seventeen and Paise Thirty Only)** for Secured Asset addresses mentioned below.

**Description of the immovable property**

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.auctiontiger.net>

**PLACE: Ahmedabad DATE: 07.05.2024** Authorised Officer (Aditya Birla Finance Limited)

**BAJAJ HOUSING FINANCE LIMITED**  
 Corporate Office: Cerebrum II Park B2 Building, 5th Floor, Kalyani Nagar, Pune, Maharashtra-411014, Branch Office 4th Floor, Aarav Avenue, Opp: Mayer Bungalow, Nr- Lawgarden, Elsbidge, Ahmedabad - 380006  
 Authorized Officer's Details: Name: KUNAL SHAH, Email ID: kunal.shah@bajajhfi.com, Mob No. 8669189048 & 958606406

**PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF THE SECURITY INTEREST ACT 2002 (Act)**

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 Bajaj Housing Finance Limited (BHFL) and the possession of the said immovable property (secured asset/property) has been taken over by the Authorized Officer in accordance of the SARFAESI Act 2002 and rules there to. The secured asset will be sold through public auction by bidding for realization of the loan dues, applicable interest, charges and costs etc., payable to BHFL as detailed below. The secured asset is being sold on 23/05/2024 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:-

**LOAN ACCOUNT DETAILS / BORROWERS & GUARANTOR'S NAME & ADDRESS**

**1. DATE & TIME OF E-AUCTION 2. LAST DATE OF SUBMISSION OF EMD 3. DATE & TIME OF THE PROPERTY INSPECTION 4. PROPERTY DESCRIPTION**

**1. E-AUCTION DATE :- 23/05/2024 BETWEEN 11:00 AM TO 12:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES**  
**2. LAST DATE OF SUBMISSION OF EMD WITH KYC IS :- 22/05/2024 UP TO 5:00 P.M. (IST)**  
**3. DATE OF INSPECTION :- 07/05/2024 TO 20/05/2024 BETWEEN 11:00 AM TO 4:00 PM (IST)**  
**4. Description Of The Immovable Property:** All That Piece And Parcel Of The Bungalow, Pralhadnagar, Ahmedabad-380005 (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

**TOTAL OUTSTANDING: Rs. 2,54,15,653/- (Rupees Two Crores Fifty Four Lakhs Fifteen Thousand Six Hundred Fifty Three Only)** Along with future interest and charges accrued w.e.f. 02/05/2024

**Property No. 2** Shop No F-2, Third Floor (1st Floor As Per Sale Deed ) Shiv Kartik Enclave, Opp. Agam Orchid, Near Shyam Palace And Sharunagar Residency, Vip Road, Village Vesu, Sub Dist. Majura (surat City), Dist Surat - 395007, Butted & Bounded On East : Open Space, West : Open Space North : Open Space South : Shop No F-2

**Property No. 3** Shop No F-3, Third Floor (1st Floor As Per Sale Deed ) Shiv Kartik Enclave, Opp. Agam Orchid, Near Shyam Palace And Sharunagar Residency, Vip Road, Village Vesu, Sub Dist. Majura, (surat City), Dist Surat - 395007, Butted & Bounded On East : Shop No F-2, West : Adj Stair, North : Shop F-4, South : Open Space

**1. RESERVE PRICE 2. EMD OF THE PROPERTY 3. BID INCREMENT**

**Reserve Price:** The reserve price for **property no. 1** is fixed at Rs. 73,66,968/- (Rupees Seventy Three Lakhs Sixty Six Thousand Nine Hundred Sixty Eight Only)  
**EMD** for property no. 1 is fixed at Rs. 7,36,696/- (Rupees Seven Lakhs Thirty Six Thousand Six Hundred Ninety Six Only) 10% of Reserve Price.  
**BID INCREMENT** - Rs.50,000/- (Rupees Fifty Thousand Only) & In Such Multiples.  
 The reserve price for **property no. 2** is fixed at Rs. 38,25,620/- (Rupees Thirty Eight Lakhs Twenty Five Thousand Three Hundred Sixty Only)  
**EMD** for property no. 2 is fixed at Rs. 3,82,562/- (Rupees Three Lakhs Eighty Two Thousand Five Hundred Thirty Six Only)  
**BID INCREMENT** - Rs.25,000/- (Rupees Twenty Five Thousand Only) & In Such Multiples.  
 The reserve price for **property no. 3** is fixed at Rs. 42,42,672/- (Rupees Forty Two Lakhs Forty Two Thousand Six Hundred Seventy Two Only)  
**EMD** for property no. 3 is fixed at Rs. 4,24,267/- (Rupees Four Lakhs Twenty Four Thousand Two Hundred Sixty Seven Only)  
**BID INCREMENT** -Rs.25,000/- (Rupees Twenty Five Thousand Only) & In Such Multiples.

**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 Bajaj Housing Finance Limited. 2. The Secured asset will not be sold below the Reserve price. 3. The Auction Sale will be online through e-auction portal. 4. The E-auction will take place through portal <https://bankauctions.in>, on 23rd May, 2024 from 11:00 AM to 12:00 PM to onwards with unlimited auto extension of 5 minutes each. 5. For detailed terms and conditions please refer company website URL <https://www.bajajhousingfinance.in/auction-notices> or for any clarification please connect with Authorized officer.

**Date: 07-May-2024 Place:- AHMEDABAD Authorized Officer (KUNAL SHAH) Bajaj Housing Finance Limited**

**HDFC BANK**  
 HDFC Bank Ltd., 1st Floor, Aakash Building, 10-Vijay Plot Corner, Nr. Suryamukhi Hanuman Temple, Gondal Road, Rajkot - 360001. Mob. 9909516546

**POSSESSION NOTICE**  
 (FOR IMMOVABLE PROPERTY)

Whereas, The undersigned being the Authorized Officer of the HDFC Bank Ltd., 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 9 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice dated 20.10.2023 calling upon the Borrowers (1) **Gujweld Biotech Private Limited (2) Manojhai Gopalbhai Makwana (3) Chintankumar Dilipkumar Rajani (4) Tanakshi Gopalbhai Makwana (5) Subramanian Ashokan** to repay the amount mentioned in the notice being on 01.10.2023 of Rs. 1,56,62,180 (Rupees One Crore Fifty Six Lakhs Sixty Three Thousand One Hundred Eighty Only) within 60 days from the date of Receipt on this 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 under Section 13(4) of the said Act read with Rule 9 of the said Rule on this Dated **03.05.2024**.

The Borrowers Mortgagor 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 **HDFC Bank Limited** for an amount of Rs. 1,56,62,180 (Rupees One Crore Fifty Six Lakhs Sixty Three Thousand One Hundred Eighty Only) as on 01.04.2024 in loan account number and interest & other charges are given here under.

**DESCRIPTION OF IMMOVABLE PROPERTY**

1. Immovable Residential Property Admeasuring 22.475 Sq.Mts. of City Survey Ward No. 2, City Survey No. 1464 P Property on the western side inside bedinaka, naklank street Rajkot. East: Others Property, West: Others Property, North: Road, South: Naklank Temple Property.

2. Immovable Residential Property Admeasuring 87.1-108 Sq.Mts. of City Survey Ward No. 2, City Survey No. 1463 P Property on the western side inside bedinaka, Naklank street Rajkot. East: Others Property, West: Naklank Temple Property, North: Chawt than Other Property, South: Naklank Temple Property.

3. Immovable Commercial Property Admeasuring 10.46 Sq. Mts. Being of City Survey Ward No. 10 p T.P. No. 8 F.P. No. 261 & 262P Sub Plot No. A P Office No. 306 on third floor of Parul Complex Santkar Road Rajkot. East: Office No. 307, West: Office No. 305, North: Passage, South: Road.

4. Immovable Commercial Property Admeasuring 10.17 Sq. Mts. Being of City Survey Ward No. 10 p T.P. No. 8 F.P. No. 261 & 262P Sub Plot No. A P Office No. 305 of third floor of Parul Complex Santkar Road Rajkot. East: Office No. 306, West: Office No. 304, North: Passage, South: Road.

**Sd/- Authorised Officer, HDFC Bank Ltd.**  
**Date : 03.05.2024, Place: Rajkot**

**AXIS BANK LIMITED (CIN: L65100G1993PLC020769)**  
 Structured Assets Group, Corporate Office, "Axis House", C-2, 7th Floor, Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai - 400025.  
 Mob.- 8451832131, www.axisbank.com Registered Office: "Trishul", 3rd Floor, Opp. Samartheshwari Temple, Near Law Garden, Elsbidge, Ahmedabad - 380006

**PUBLIC NOTICE FOR SALE/AUCTION**

As per Appendix IV-A read with rule 8(6) of the Security Interest (Enforcement) Rules, 2002 E-Auction Sale Notice for Sale of the Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act 2002) read with the Security Interest (Enforcement) Rules, 2002 (SARFAESI Rules).

Notice is hereby given to the public in general and in particular to the Borrower i.e. **Ananyaa Fabrics Pvt. Ltd and Guarantor(s)** (Mortgagor(s)) i.e. Mr. Ajitkumar Harilal Shah and Mr. Bhavik Ajitkumar Shah that the below described immovable properties Sr No 1 & 2 mortgaged/charged to Axis Bank Ltd. i.e. the Secured Creditor, the physical possession of which have been taken by respected Court Commissioner, in accordance with order dated 4th September, 2023 passed by the Hon'ble Chief Metropolitan Magistrate, Ahmedabad on application filed under section 14 of the SARFAESI Act by Axis Bank Ltd. and thereafter the physical possession of the mortgaged property described herein below is handed over by respected Court Commissioner on the same day i.e. 10th March, 2024 to the Authorized Officer of Axis Bank Limited to the Authorized Officer of Axis Bank Limited (Secured Creditor), will be sold on "As is Where is Basis", "As is What is Basis", "Whatever There is Basis" and "No recourse Basis" on 06/11/2024, between 4:00PM. to 5:00 PM for recovery of Rs. 4,98,43,338.08/- (Rupees Four Crore Ninety Eight Lakh Four Thousand Three Hundred Thirty Eight and Eight Paise only) being the amount due as on 28th February 2023, with further interest from 01st March, 2023 till the date of payment at contractual rate payable/compounded at monthly rates, there till the date of payment, incidental expenses, other charges, costs etc., less any recovery made till date due to the Secured Creditor from the Borrower / Guarantor(s) / Mortgagor(s) mentioned hereinbelow for various facilities enjoyed by the Borrower. The details of Reserve Price and Earnest Money Deposit of the immovable property are given below.

DESCRIPTION OF PROPERTY	RESERVE PRICE (IN RS.)	EARNEST MONEY DEPOSIT (EMD)
1.All that piece and parcel of land at Corporate House No. V/2 (Corporate House No.1 as per approved plan of AMC) admeasuring about 351.2 sq.mts consisting of Ground Floor and Four Upper Floors and terrace in the scheme known as "SAMET BUSINESS PARK" situated on the land bearing City Survey No.525, Sheet No.15 & Private Sub Plot No.4 of Sub Plot No.2 of Final Plot No.31 part of Town Planning Scheme No.7 situate, lying and being at MOUJE: MITHIPUR WARD, Taluka: Maninagar (Old Taluka : Ahmedabad City East), in the Registration District of Ahmedabad and Sub District of Ahmedabad-7 (Odhav) together with all the buildings and structures thereon, fixtures, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future in name of Mr. Ajitkumar Harilal Shah.	Rs. 1,89,00,000/- (Rs. One crore Taluka: Maninagar (Old Taluka : Ahmedabad City East), in the Registration District of Ahmedabad and Sub District of Ahmedabad-7 (Odhav) together with all the buildings and structures thereon, fixtures, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future in name of Mr. Ajitkumar Harilal Shah.	Rs. 18,90,000/- (Rs. Eighteen lakh and ninety thousand only)
2.All that piece and parcel of land at Corporate House No. V/3 (Corporate House No.1 as per approved plan of AMC) admeasuring about 330.29 sq.mts consisting of Ground Floor and Four Upper Floors and terrace in the scheme known as "SAMET BUSINESS PARK" situated on the land bearing City Survey No.525, Sheet No.15 & Private Sub Plot No.4 of Sub Plot No.2 of Final Plot No.31 part of Town Planning Scheme No.7 situate, lying and being at MOUJE: MITHIPUR WARD, Taluka: Maninagar (Old Taluka : Ahmedabad City East), in the Registration District of Ahmedabad and Sub District of Ahmedabad-7 (Odhav) together with all the buildings and structures thereon, fixtures, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future in name of ANANYAA FABRICS PRIVATE LIMITED.	Rs. 1,78,00,000/- (Rs. One crore Taluka: Maninagar (Old Taluka : Ahmedabad City East), in the Registration District of Ahmedabad and Sub District of Ahmedabad-7 (Odhav) together with all the buildings and structures thereon, fixtures, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future in name of ANANYAA FABRICS PRIVATE LIMITED.	Rs. 17,80,000/- (Seventeen lakh and eighty thousand only)

**Auction ID** For property 1 mentioned above - 299223 & For property 2 mentioned above - 299224

**Last date for submission of bid and EMD Remittance** Demanded Draft/Pay Order in the favour of "Axis Bank Ltd." payable at Mumbai, to be submitted on or before **June 10, 2024 by 5.00 p.m.** at the following address: Mr. Rahul Phonde, Axis Bank Ltd., 7th Floor, "Axis House", Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai - 400 025. Land line No.: Mob.: +91 8451832131

**Inspection of Property** With prior permission of the Authorized Officer on **May 16, 2024 between 12.00 noon to 1.00 pm**

**Date and time of e-auction** **June 11, 2024, between 4.00 P.M. to 5.00 p.m.**, with auto-extension of five minutes each in the event of bids placed in the last five minutes.

**Bid Increment Amount** Rs.5,00,000/- (Rupees Five lakh Only)

Encumbrance Notice to the Secured Creditor: No known encumbrances The Borrower/Guarantor(s)/Mortgagor(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. This notice should be considered as notice to the Borrowers / Guarantors / Mortgagors under Rule 8 & 9 of the Security Interest (Enforcement) Rules, 2002. For detailed terms and conditions of the sale, please refer to the link provided in <https://www.axisbank.com/auction-notices/> and/or <https://axisbank.auctiontiger.net>.

**Date - May 07, 2024, Place - Mumbai Sd/- Authorized officer, Axis Bank Ltd.**

**VASTU HOUSING FINANCE CORPORATION LTD**  
 Unit 203 & 204, 2nd Floor, "A" Wing, Navbharat Estate, Zakaria Bunder Road, Sewri (West), Mumbai 400015, Maharashtra.  
 CIN No.: U65922MH2005PLC272501

**POSSESSION NOTICE**

Whereas, The undersigned being the Authorized Officer of Vastu Housing Finance Corporation Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred to him under section 13 (12) 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 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 property 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 date mentioned below. The borrower and guarantor 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 Vastu Housing Finance Corporation Limited Branch for an amount mentioned as below and interest thereon, costs etc.

S N	Name of Borrower, Co-Borrower and LAN No.	Date & Amount of Demand Notice	Description of Property	Date & Type of Possession
1	Sunil Ratanlal Dhoji, Sunitaben Dhoji HL0000000016774	17-Feb-24 Rs. 1297184 as on 14-Feb-24	Plot no 52 rahi Township Vibhag - 3 Bth Primary Health Centre Moje Kareli Palasana Surat Gujarat 394310 admeasuring, 0-97 Are 42 sq. mts. i.e. 9742 sq. mts	Symbolic Possession Taken on 03-May-24
2	Vishal N Dantani, Ushaben V Dantani HL0000000012228	17-Feb-24 Rs. 410259 as on 14-Feb-24	Flat No 104 1st Floor, Gokulam Residency, Nr Tanthiyaya Railway Fatk, Tanthiyaya T3 Palasana Gujarat 394310 admeasuring about 38.40 sq.mt built up and 661.00 sq.ft.super built up	Symbolic Possession Taken on 03-May-23

**Date : 07.05.2024 Place : Surat** Authorised officer Vastu Housing Finance Corporation Ltd

**SURYODAY**  
 A BANK OF SMILES  
**Suryoday Small Finance Bank Limited**  
 Regd. & Corp. office : 1101, Sharda Terraces, Plot 65, Sector - 11, CBD Belapur, Navi Mumbai - 400614. CIN: L65923MH2008PLC261472.

**e-AUCTION SALE NOTICE**

**PUBLIC NOTICE E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES**  
 E-Auction Sale Notice of 15 days for sale of immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8 & 9 of the security interest (Enforcement) Rules, 2002. In exercise of powers contained in the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, the Authorized Officer of the Suryoday Small Finance Bank Ltd., (hereinafter referred to as the "Company") has taken the possession of under mentioned properties (hereinafter referred to as "Secured Asset") and held a security in respect of Home Loan / Loan Against Property facilities granted to below mentioned customers (hereinafter referred to as "Borrowers") and further it has been decided to sell the Secured Asset on "as is where is", "as is what is", "whatever there is" and "no recourse" basis/conditions by inviting sealed tenders from public in respect of the secured debt amounting to amount in below with further interest and expenses thereon till final payment of the overdue from Borrowers.

SR. NO	Name of Borrower/s & LAN	Possession Type & Date	13(2) Demand Notice Date & Amount	Reserve Price	EMD
1	LAN No.: 217040003339 1. MAHESHKUMAR J GAUDANI 2. ANKITABEN M GAUDANI	Physical Possession 10-12-2023	29/11/2022 & Rs.50,28,101.79/-	Rs. 3136100/-	Rs. 313610/-
2	LAN No.: 227040000166 1. PATIL GAUTAM S 2. PATIL ANITABEN GAUTAMBHAI	Physical Possession 24-12-2023	29-11-2022 & Rs. 65,28,642.80/-	Rs. 4941000/-	Rs. 494100/-

**Property Details:** The Property Bearing Plot No. 23, (AS PER K.P.J. BLOCK NO. 228/B/23), Admeasuring 227.69 SQ. MTRS., along With 36.56 Sq.Mtrs undivided share in the land of C.O.P. & 63.86 sq.mtrs undivided share in the land of road, TOTAL Admeasuring 328.12 SQ. MTRS., in "GREEN HEAVEN", Situated At Revenue Survey No. 411, BLOCK NO. 228/B, Admeasuring Hc. Are. 1-63-90 SQ. MTRS., OF MOJE VILLAGE MULDAD, TAL OLPAD, DIST:- SURAT, GUJARAT. Bounded As: East- ADJ. PLOT NO. 22, West- ADJ. PLOT NO. 24, North- ADJ. SOCIETY INTERNAL ROAD, South- ADJ. PLOT NO. 18.

**Property Details:** SHOP NO. D-105, ON THE 1ST FLOOR, ADMEASURING 2025 SQ.FT. SUPER BUILT UP AREA & 118.38 SQ. MTS BUILT UP AREA & 113.35 SQ. MTS. CARPET AREA ALONG WITH THE UNDIVIDED SHARE IN LAND OF "MARK POINT, BUILDING NO. D." SITUATED AT REVENUE SURVEY NO. 128/1, BLOCK NO.204, T.P. SCHEME NO. 69 (GODHARA - DINDOLI) FINAL PLOT NO. 173 OF MOJE DINDOLI CITY OF SURAT BOUNDED AS EAST: SHOP NO. 104 & PASSAGE, ON THE WEST: SHOP NO. 106 & PARKING, ON THE NORTH: OPEN SPACE, ON THE SOUTH: SHOP NO. 108.

**Inspection Date & Time: 16-MAY-2024 & 18-MAY-2024 at 10.00 AM to 05.00 PM**  
**Auction Date: 27-MAY-2024, 10.00 AM to 03.00 PM & Last date for Submission of Bid: 24-MAY-2024**  
**Place of Sale: Online**

**Terms & Conditions of public auction:** - 1. The properties will be sold by e-Auction through the Bank's approved service provider M/s.C1 India (P) Ltd., under the supervision of the Bank. 2. E-Auction Tender Document containing online e-Auction bid form, declaration, general terms and conditions of online auction sale are available on website [www.bankauctions.com](http://www.bankauctions.com). 3. Bids in the prescribed formats given in the Tender Document shall be submitted "online" through the portal <https://www.bankauctions.com>. Bids submitted otherwise shall not be eligible for reconsideration. 4. The EMD and other deposits shall be remitted through EFT/NET/RTGS to the bank account as specified above. 5. Bid form without EMD shall be rejected summarily. 6. The Bid increment / multiplier shall be at Rs.10,000/-. 7. The online auction sale will start automatically on and at the time as mentioned above. Auction / bidding time will initially be for a period of one hour with auto time extension of five minutes each till the sale is conducted. 8. Auction / bidding will be only online bidding through the portal provided by M/s.C1 India (P) Ltd., Demo E-Auction process will be conducted by M/s.C1 India (P) Ltd., for familiarization and allocation of user Name / password to eligible prospective bidders for access to the e-Auction at the specified date and time. 10. The properties shall be sold to the highest bidder. The successful bidder shall deposit 25% of the bid amount (less the EMD) immediately on the sale being confirmed in his/her favour and the balance money within 15 days from the date of auction sale. 11. The sale certificate will be issued in the name of the successful bidder(s) / Applicant(s) only, after payment of the entire bid amount and other charges, if any. 12. The successful bidder should bear the charges/fee payable for conveyance such as registration fee, stamp duty, etc. as applicable as per law. 13. The Authorized Officer has the absolute right to accept or reject the bid or postpone or cancel the sale, as the case may be. 14. The properties are generally sold on "as is where is basis" and "as is what is basis" condition. The purchasers should make their own enquiries regarding any statutory liabilities, arrears of property tax, electricity dues, etc. of the borrower by themselves before participating in the auction. 15. EMD of the unsuccessful bidders will be returned through EFT/NET/RTGS to the bank account details provided by them in the bid form and intimated via their email id. 16. The prospective bidders can inspect the properties on the date and time mentioned above. 17. The intending purchaser / bidder is required to submit amount of EMD and register their name at <https://www.bankauctions.com> and get user ID and password and get training on E-Auction from M/s. C1 India (P) Ltd. Haryana (+91-7291981124 /25 /26) Bidders are required for participating in the E-Auction to hold digital signature certificate and also to furnish the details in the auction application form available on the site. For further details regarding other conditions of sale, the intending bidders may contact The Authorized Officer, Suryoday Small Finance Bank Ltd., CBD Belapur, Mobile: Mr. Ajay Shiksh - 9373350501 or the Bank's approved service provider M/s. C1 India (P) Ltd, Phone/ Mobile No. +91-7418281709, (or) through email [support@bankauctions.com](mailto:support@bankauctions.com) | [tc@clindia.com](mailto:tc@clindia.com).

**Place : SURAT, GUJARAT, Date : 07-05-2024 Sd/- Authorised Officer, For Suryoday Small Finance Bank Limited**

**POSSESSION NOTICE**  
 (for immovable property)

Whereas, The undersigned being the Authorized Officer of **INDIABULLS HOUSING FINANCE LIMITED (CIN:L65922DL2005PLC136629)** 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 05.02.2024 calling upon the Borrower(s) **GANESHKUMAR SAROJ PROPRIETOR SHYAM LIGHT DECORATION AND RAMCHANDRA GANESH SAROJ** to repay the amount mentioned in the Notice being Rs. 41,77,375.91 (Rupees Forty One Lakhs Seventy Seven Thousand Three Hundred Seventy Five and Paise Ninety One Only) against Loan Account No. HHLRSM00527969 as on 27.01.2024 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 **Symbolic 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 02.05.2024.

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 HOUSING FINANCE LIMITED** for an amount of **Rs.41,77,375.91 (Rupees Forty One Lakhs Seventy Seven Thousand Three Hundred Seventy Five and Paise Ninety One Only)** as on 27.01.2024 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 THE PROPERTY BEING PLOT NO. 81, ADMEASURING 71.40 SQ. MTS. AND AREA OF ROAD AND COP ADMEASURING 29.14 SQ. MTS. TOTALLING TO 100.54 SQ. MTS. ON LAND BEARING REVENUE SURVEY NO. 72+75+1 + 73, BLOCK NO. 78, TOTAL ADMEASURING 26519.00 SQ. MTS. OF NON AGRICULTURAL LAND AND SCHEME DEVELOPED THEREON AND KNOWN AS "DHURUPARK RESIDENCY" IN SOCIETY OF OPEN PLOTS WITH ALL APPURTENANT RIGHTS THEREUNDER OF MOUJE-GAM KARADAVA, SUB DISTRICT CHORYASI, SURAT - 394210, GUJARAT. THE SAID PROPERTY IS BOUNDED AS UNDER:-  
 EAST : PLOT NO. 99 WEST : ADJOINING SOCIETY ROAD  
 NORTH : PLOT NO. 82 SOUTH : ADJOINING SOCIETY

**Date : 02.05.2024 Authorised Officer (Indiabulls Housing Finance Limited) Place: SURAT**

**AXIS BANK**  
 Collection, 1st Floor Balleshwar Avenue, S G Highway, Opp Rajpath Club, Bodakdev, Ahmedabad, Gujarat - 380054. **POSSESSION NOTICE APPENDIX -IV [Rule 8(1)]**

Whereas, the undersigned being the Authorized Officer of the AXIS BANK LTD. under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002